



गोवा GOA

Serial No.: 18303 Place of Vending Vasco Date of Sale: 03 OCT 2018 512139  
Vendor's Name : Anurag A. Shet Address: Chicalim  
Licence No. : J/11/2015/AC-1  
Value : Rs. 1000/- (Rupees one thousand only.)  
Name : Mohammed Iqbal Shaikh Mohidin  
R/O : Vasco of Father : Shaikh Mohidin  
Purpose : Agreement / P.O.A. Transacting Part  
As for : Stamp Paper for the value of Rs. 1000/-  
Additional : for the completion of the value is attached  
Along with.



Signature of Stamp Vendor

Signature of Purchaser

#### IRREVOCABLE SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

A. MR. MOHAMMED IQBAL SHAIKH MOHIDIN, son of Late Mr. Shaikh Mohidin Shaikh Dawood, aged about 59 years, Businessman, Married, holding PAN Card bearing No. AHEPS4366E and Aadhaar Card No. 3263-0266-9002 and his wife, B. MRS. SHIREEN MOHAMMED IQBAL SHAIKH, aged about 48 years, housewife, holding PAN Card bearing No. AHEPS4367F, and Aadhaar Card No. 3884-7294-1357 both Indian nationals and residing at H.No.247, Bait Ul Aman, Opp. Masjid e Noor, Alto Dabolim, Mormugao, Goa, do hereby **SEND GREETINGS:**

*Shaikh*

...2/-

*[Signature]*





**WHEREAS**, We are the absolute owners of Sub Divided Plots identified as Plot No.5, Plot No.6, Plot No.7 and Plot No.8 respectively totally admeasuring 2227 (two thousand two hundred twenty seven ) square meters, which is being part of the larger immovable property known as ASSOY in the village Dabolim of Mormugao Taluka, South Goa revenue District, an immovable property admeasuring 14200(Fourteen thousand two hundred) square meters, bearing Survey No. 13/5 of Dabolim Village, which plots are hereinafter jointly referred to as the **SAID PLOT** which is bounded as under;

**On/towards the North** : By the property Bearing Survey no 13/4 of Dabolim Village

**On/towards the South** : By the Plot no 4 Bearing Survey no 13/5 of Dabolim Village

**On/towards the East** : By the property Bearing Survey no 14 of Dabolim Village

**On/towards the West** : Abutted by the 10 m wide road

**AND WHEREAS** vide Agreement for Development and Sale dated 03.10.2018, we have agreed to sell the said plot in favour of **M/s Fluidspace Infra Pvt Ltd**, holding PAN Card bearing No AADCF3119P having its office at 86/18 , ground floor , first cross , seventh main road , jayanagar Bangalore-560011 for the purpose of developing the same by constructing thereon commercial/residential multi-storied

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For FLUIDSPACE INFRA PVT. LTD.

*[Signature]*  
Authorised Signatory

*Shaiikh*

building/s on terms and conditions agreed in the Agreement for development and Sale dated 03.10.2018.

**AND WHEREAS** in terms of the said Agreement, the present Irrevocable Specific Power of Attorney needs to be executed in favour of M/s Fluidspace Infra Pvt Ltd, bearing PAN Card bearing No AADCF3119P represented therein by its Managing Director Mr. Sanjay N Kumar holding PAN Card bearing No AAWPN2102N, Indian National having its office at 86/18, ground floor, first cross, seventh main road, jayanagar Bangalore-560011.

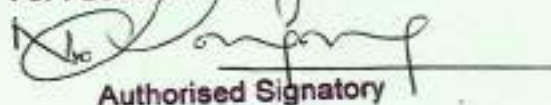
**AND WHEREAS** as mutually agreed by us and the Developer cum Purchaser that the Developer is bound to transfer, assign, sell and/or execute the necessary conveyance/sale deed of respective units only belonging to the developer's premises unto and in favour of the prospective purchasers or his nominees/assignees as the case may be.

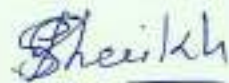
**AND WHEREAS** it is agreed that as per the terms and conditions mentioned in the Agreement for Development and Sale dated 03.10.2018 (Sharing of the OWNERS and DEVELOPERS premises in the building complex to be owned by the OWNER and the DEVELOPER) is as follows;

"All the apartments , premises ,parking spaces, etc, along with the undivided share in the said plot described in

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For FLUIDSPACE INERA PVT. LTD.

  
Authorised Signatory







SCHEDULE B in the Agreement for Development and Sale dated 03.10.2018 of property proportionate to the constructed superbuilt up area of the building, shall be shared in the ratio of 25% (Twenty Five percent) as the OWNERS PREMISES OR SHARE and 75% (seventy five percent) as the DEVELOPERS PREMISES OR SHARE".

**NOW KNOW YOU ALL MEN BY THESE PRESENTS THAT**

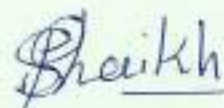
**WE:**

Mr. Mohammed Iqbal Shaikh Mohidin and Mrs Shireen Mohammed Iqbal Shaikh as an owners of the said plot, do hereby irrevocably either jointly and/or severally **CONSTITUTE, APPOINT and RETAIN**, Mr. Sanjay N Kumar; as our true and lawful attorney, to do or cause to do all or any of the following acts and things on our behalf either jointly and/or severally in respect of the said plot:-

1. To manage and administer the said plot and to enter upon the same either individually and/or through his authorised representative and to be in total charge of the said plot and carry out entire development work of construction of multi-storied building thereon.
2. To sign and execute all contracts, agreements, deeds, transfers, receipts and instruments in respect of the said plot as agreed in the said Agreement for Development and Sale dated 03.10.2018 except for the Owners Premises.

For FLUIDSPACE INFRA PVT. LTD.

  
Authorised Signatory





3. To develop the said plot by constructing thereon multi-storied building and for that purpose to do and cause to do any or all such acts, deeds and things as the attorney, hereby constituted, may deem fit and proper.
4. To prepare or cause to prepare plans, designs, drawings and like, for the purposes of developing the said plot and submit the same for approval of competent authorities or offices, including Municipality, Village Panchayat, North/South Goa Planning and Development Authority and/or any Development Authority, Town and Country Planning Department or any other officer or authority appointed and/or that may be appointed in that behalf and get the same duly approved; and/or further obtain or secure or receive sanctions, permissions, NOCs, or any other document or paper; and also to apply for all such permissions and other requirements.
5. To appear for and represent us before any officers or authorities of Central Government, State Government, autonomous bodies, Corporations, Semi-Government bodies, or Corporations, including Collectors, Deputy Collectors, Additional Collectors, Mamlatdars, Block Development Officers, Health Officers, Survey Officers, Public Works Department Officers, Electricity Department Officers, Water Department Officers, other

For FLUIDSPACE INFRA PVT. LTD.

Authorised Signatory



local Authorities or Officers, Municipal Officers or authorities, Sub-Registrar, Land Registrar or Officers appointed in that behalf, Forest Department, Mormugao Planning and Development Authority, Town and Country Planning Authority and other authorities, Panchayat, Municipal Council and/or any Department and offices and to obtain all licenses, permits, NOCs, authorizations, water connections, electricity connections or any other permissions or sanctions or documents or papers whatsoever in connection with or concerning the said plot and for the purpose aforesaid to make, sign and deliver all such applications, affidavits, declarations representations, petitions, plans, drawings, or any other documents or papers whatsoever and to do and cause to be done all such acts, deeds, things and matters as may be necessary or expedient in the opinion of the attorney, hereby constituted.

6. To agree to sell and/or sell any of the premises to be constructed except the owners premises as per the ratio mentioned in the Agreement for Development and Sale dated 03.10.2018 hereinabove to various customers/clients including individuals/firms/entity as our attorney hereby constituted, may deem fit and proper, and for the purposes aforesaid to enter into any binding agreements, including agreements of sale, sale deeds or any other deeds of transfer or conveyances or assurances at law and get the same registered and to do

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**For FLUIDSPACE INFRA PVT. LTD.**

*[Signature]*

Authorised Signatory

*Sheikh*



and cause to do any or all such acts, deeds, things and matters, as may be found necessary or expedient by the attorney/s, hereby constituted, for the purposes aforesaid.

7. To receive consideration as against such agreement/s or instruments of sale/transfer only the Developers Premises, and give valid discharge of the same.
8. To represent us before all Courts, both civil, criminal and Revenue, or other lawful authorities, in connection whatsoever with the said plot and/or in respect of the development of said plot; to sign and verify pleadings, applications, petitions, etc.; to swear affidavits, to produce documents, to apply for certified copies, to give statement on oath, to engage advocates, to compromise, compound, withdraw and abandon such matters; to prefer appeals, revisions, reviews, writ petitions, to accept service of summons, etc.
9. To appoint professionals such as Contractors, Engineers, Surveyors, Architects for the purpose of development of said plot.
10. To negotiate and settle, on our behalf, the terms of Agreement of Sale/Deed of Sale/Deed of Exchange



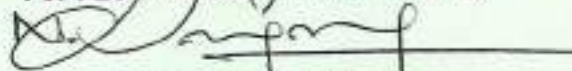
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 For FLUIDSPACE INFRA PVT. LTD.  
 Authorised Signatory

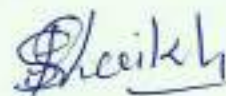


and/or such other conveyance deed, with any person or body in respect of the said plot and/or the various premises to be constructed thereon except for the owners premises which are to be constructed for us.

11. To sell, gift, exchange, partition, surrender, mortgage, lease or dispose of the various premises to be constructed thereon except for the owners premises which are to be constructed for us.
12. To sign all documents, Agreements, Gift Deed, Deed of Sale, instruments, No-Objection Certificates, etc. on our behalf, in respect of the said plot and/or in respect of the various premises to be constructed thereon except for the owners premises which are to be constructed for us, or to give consent to any such deeds or agreements or be a party to such deeds or Agreements.
13. To execute sale deeds, gift deeds, deed of rectification and/or ratification and/or any other deed in respect of the said property and/or any part/portion or any ideal share thereof; and further to present any such deed or other document before the Sub-Registrar of Mormugao and/or such other concerned Registrar for the purpose of its registration and to admit the execution of such document before such Sub-Registrar.

For FLUIDSPACE INFRA PVT. LTD.

  
Authorised Signatory




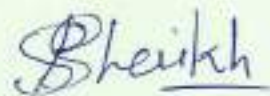




14. To present any documents, which may be executed by the attorney, hereby constituted, on behalf of us, before the Sub-Registrar and to admit the execution of such documents before him.
15. To appear for and represent us before any Sub-Registrar or any other officers or authority appointed in that behalf and get any deeds, agreements or any other documents duly registered and receive back such deeds or agreements or documents, apply for and receive copies or certified copies of such documents or any documents or papers.
16. To represent us before the Revenue Officer and/or any other competent officers for mutations and/or partition and/or conversion and/or for any other purpose.
17. To obtain all permissions, licences, NOC's, certificates, renewals, revised plans and approval, electricity connections, water connections, sewerage connections and all amenities and facilities in respect of the said plot and/or building constructed thereon.
18. To apply for and obtain the Occupancy certificate and all other permissions from the Municipal Authorities and/or any other competent authority.

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For FLUIDSPACE INFRA PVT. LTD.

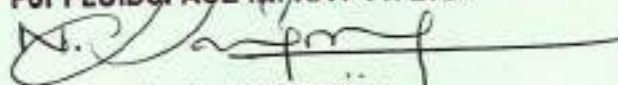
  
Authorised Signatory

  
Sheikh

19. To appear before the Asst Registrar of Co-op Societies or any other competent authority in connection with the formation of the Housing Society and for this purpose to sign all applications, correspondence, declarations etc.
20. To gift or donate road widening area, if any, and for such purpose sign, execute and register all required documents but with our written consent/ express permission.
21. To accept all letters and/or other correspondence, which may be addressed to us, from the postal and/or any other such department.
22. To appear before the concerned authority constituted under The Real Estate (Regulation and Development) Act, 2016 **in short RERA** for obtaining Registration/NOC and/or any other compliance under said Act and for such purpose to sign all applications, correspondence, declarations etc.
23. Generally, to make, sign and deliver all such writings and documents whatsoever and to do and cause to be done all such acts, deeds and things as may be necessary or expedient in the opinion of the attorney,



For FLUIDSPACE INFRA PVT. LTD.

  
 Authorised Signatory





hereby constituted, to give effect to the powers hereby conferred upon the attorney and further to fully satisfy and comply with the terms and conditions of the said Agreement for Development and Sale dated 03.10.2018.

24. AND we, as the makers hereof, do hereby agree and undertake to ratify and confirm, if so found necessary, all such acts which may be performed by our said attorney by virtue of this instrument, and we do further hereby declare that all such acts to be performed by our said attorney shall be binding on us and each one of us, as if we have personally performed the same.

25. Stamp Duty of this Irrevocable Specific Power of Attorney is already paid in the Agreement for Development and Sale dated 03.10.2018 which is duly registered in the Office of the Sub Registrar of Mormugao.

10/11/18

Shaikh

For FLUIDSPACE INFRA PVT. LTD.

  
Authorized Signatory

Authorized Signatory

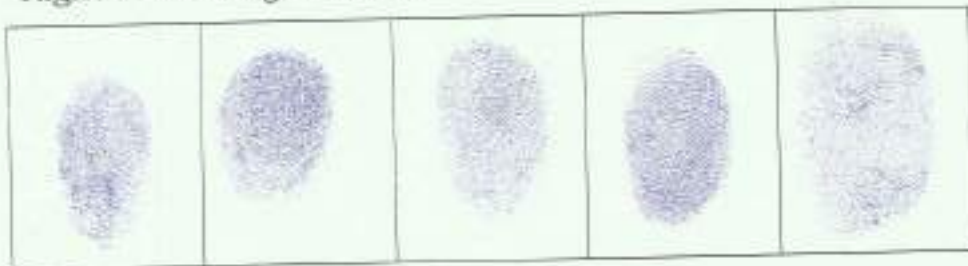
**IN WITNESS WHEREOF** We have executed this instrument of Irrevocable Specific Power of Attorney on this 03<sup>rd</sup> day of October, 2018.

**MR. MOHAMMED IQBAL SHAIKH MOHIDIN**

The Executants:



Right Hand Finger Prints



Left Hand Finger Prints

*Signature* **Shaikh**

**For FLUIDSPACE INFRA PVT. LTD.**

*Signature*  
**Authorised Signatory**

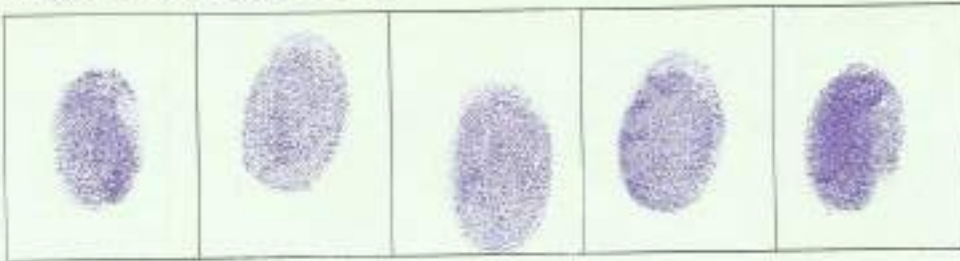


**MRS. SHIREEN MOHAMMED IQBAL SHAIKH**

The Executants:



Right Hand Finger Prints



Left Hand Finger Prints

*Shireen*  
For FLUIDSPACE INFRA PVT. LTD.  
*[Signature]*  
Authorised Signatory

I ACCEPT

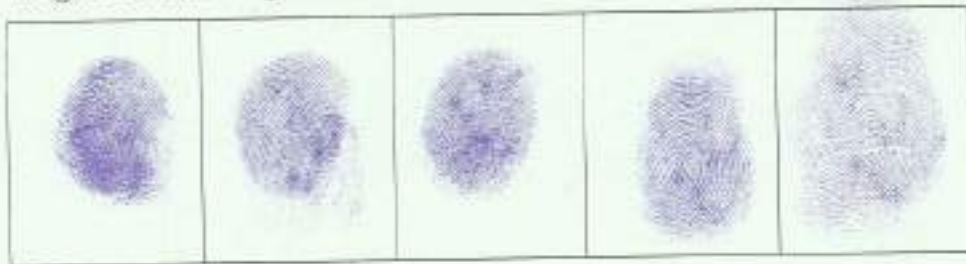
**M/S. FLUIDSPACE INFRA PVT LTD.**

Through its authorized Representative

**MR. SANJAY N KUMAR (POA HOLDER)**



Right Hand Finger Prints



Left Hand Finger Prints

Witnesses:

1. Mr. Prakash Vasudev Lone

2. Taher Sheikh

M. N. D. Sheikh

**For FLUIDSPACE INFRA PVT. LTD.**

Authorised Signatory









## Office of Sub-Registrar Mormugao

Government of Goa

Print Date &amp; Time : 03-10-2018 11:49:08 AM

Document Serial Number : 1816




Presented at 11:28:00 AM on 03-10-2018 in the office of the Sub-Registrar( Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1000.00
2	Processing Fees	350.00
	<b>Total :</b>	<b>1350.00</b>

Stamp Duty Required: 40.00

Stamp Duty Paid: 1000.00

Sanjay N Kumar presenter

Name	Photo	Thumb Impression	Signature
Sanjay N Kumar, S/o Narayan Rao , Married, Indian, age 48 Years, Business, r/o Off. 86/18, Ground Floor, First Cross, Seventh Main Road, Jayanagar Bangalore 560011 As a Managing Director of M/s Fluidspace Infra Pvt. Ltd having its office at Bangalore PAN NO.AADCF3119P			

## Endorsements

## Executant

1 . Mr. Mohammed Iqbal Shaikh Mohidin, S/o Late Shaikh Mohidin Shaikh Dawood, Married, Indian, age 59  
Years, Business, r/o Dabolim, Mormugao Goa

Photo	Thumb Impression	Signature
		

2 . Shireen Mohammed Iqbal Shaikh, W/o Mohammed Iqbal Shaikh Mohidin, Married, Indian, age 48  
Years, House-Wife, r/o Dabolim, Mormugao Goa

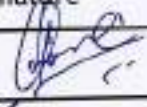
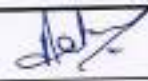


Photo	Thumb Impression	Signature
		

3 . Sanjay N Kumar, S/o Narayan Rao, Married, Indian, age 48 Years, Business, r/o Off. 86/18, Ground Floor, First Cross, Seventh Main Road, Jayanagar Bangalore 560011 As a Managing Director of M/s Fluidspace Infra Pvt. Ltd having its office at Bangalore PAN NO.AADCF3119P

Photo	Thumb Impression	Signature
		

## Identification

Sr No.	Witness Details	Signature
1	Prakash V Lone , S/o Vassudev Lone, Married, Indian, age 61 Years, retired, r/o Vasco Goa.	
2	Tabrez Shaikh , S/o Shaikh Mohamed Hussain, Married, Indian, age 38 Years, Advocate, r/o Vasco Goa.	

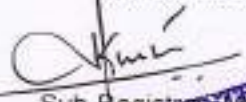
  
Sub-Registrar  
SUB-REGISTRAR  
MORMUGAO

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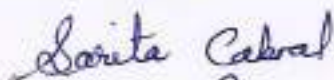
Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Register of Power of Attorney Document  
Registration Number MOR-BKPoA-00049-2018  
CD Number MORD33 on  
Date 03-10-2018

  
Sub-Registrar (Mormugao)  
**SUB-REGISTRAR  
MORMUGAO**

Scanned By:-



Signature:-



Designed and Developed by C-DAC, ACTS, Pune