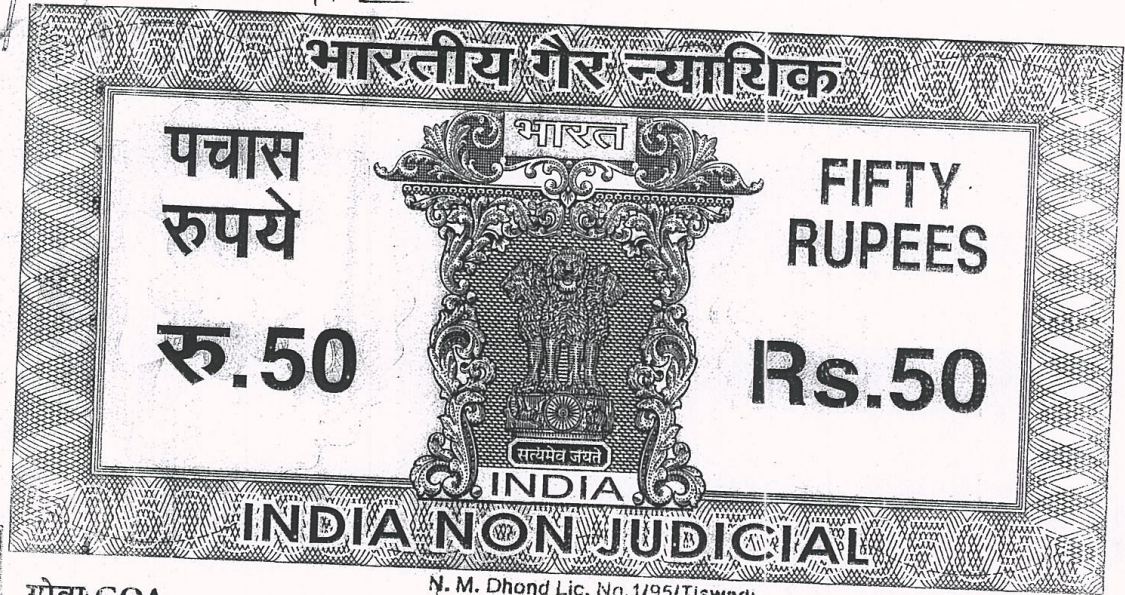


2674/12



गोवा GOA

N. M. Dhond Lic. No. 1/95/Tiswadi

337440

Sr. No. 3662 Place of Vendor Panaji Date: 08/10/11  
Value of Stamp Rs.: 50/-  
Name of Purchaser: Albert Esteves  
Place of Residence: Mercedes Goa  
Purpose:

Sign. of Vendor

Sign. of Purchaser



POWER OF ATTORNEY

Monteiro



-2-

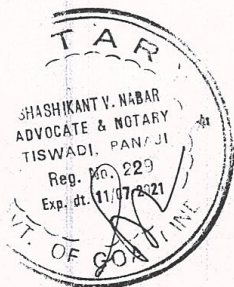
KNOW ALL MEN BY THESE PRESENTS THAT I, **MARGARATE ESTEVES**, wife of Shri. Albert Esteves, of 44 years, housewife, residing at H.no.260, Firguem Bhat, Mercos Ilhas Goa, do hereby appoint, constitute and nominate my husband **SHRI. ALBERT ESTEVES**, son of Shri. Jose Salvador Esteves, of 45 years, residing at H.no.260, Firguem Bhat, Mercos Ilhas Goa, to be my true and lawful Attorney to act for me in my name and on my behalf to do all or any of the following acts, deeds and things namely:-

1.- To look after, manage and administer all my moveable and immoveable properties including house/houses belonging to me or which may belong to me in future and to do all general administration and for that purpose to enter into agreements and contracts pertaining to and required for the management of all my properties.

2.- To sell and/or to purchase any moveable or immoveable properties,

*Monteiro*





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lands, houses, flats/built-up units etc. in whole or in plots or parts for the prices and under covenants and conditions deemed convenient.

3.- To enter into Agreements for sale and Purchase, pay and/or receive prices and earnest moneys and accept and give effectual discharges and receipts for the same. To receive also prices of any acquisitions which may be made as regards the immoveable properties and to give valid receipts thereof.

4.- To give on lease all or any of my landed properties and houses in whole or in parts and under rents, period, terms, conditions, clauses, and covenants which my said attorney may deem fit and proper, to make agreements for lease and agreements of Leave and Licence, to renew them, to collect rents and issue valid receipts.

5.- To execute Lease Deed/Leave and Licence Agreement and for that purpose appear before the concerned Sub-Registrar, to sign, execute and

*Monteiro*



-4-

admit execution of the said Lease Deed, Leave and Licence Agreement, and/or Deed of Rectification if need be. ✓

6.- To renew the Lease Deed/Leave and Licence Agreement from time to time, under such terms and conditions and at rents my attorney may deem fit and proper.

7.- To execute cancellation/termination of Lease Deed/Leave and Licence Agreement and for the purpose to appear before concerned authorities, Sub-Registrar and to sign, execute and admit execution thereof.

8.- To receive the monthly compensation/rent and/or the security deposit from the Lessee/Licensee on my behalf and to deposit the same if need be.

9.- To issue notice for eviction/vacating the said flat if need be and also to accept any correspondence relating to issues concerning the flat, and to reply to the same.

*Ashikant V. Nabar*  
*[Signature]*





-5-

10.- To apply for conversion into non-agricultural properties from any agricultural properties belonging to me, to produce documents and maps, to sign and to collect sanad, to pass receipts, to conduct all its Proceedings and to take part in such files.

11.- To engage contractors, labour contractors, employees, agents, etc. for the constructions of buildings or structures and construction as per plans approved and sanctioned by the proper authorities on any and/or all of my properties.

12.- To develop any and/or all of my property and to erect and/or construct shops, blocks, flats, commercial units and/or residential units or multi storied buildings and to sell the shops, blocks, flats, commercial and/or residential units to the respective Purchases on ownership and/or otherwise as she thinks fit and to receive consideration money and to execute and pass the receipts for such payments received by her.

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-6-

13.- To get prepared and execute the agreements for the sale of shops, blocks, flats, commercial units and/or residential units in any and/or all of my properties to respective Purchasers and to sign and hand over the same to the respective Purchasers.

14.- To appear at and represent me before the Office of Mamlatdar, Talathi, Plant Officer, Collector and/or any Revenue Authority at all stages concerning any and/or all of my properties.

15.- To construct any houses and buildings, including internal-repairs /renovation of any existing house/houses, to make agreements with any fit persons, for such constructions, under terms, conditions and clauses which my said attorney may deem proper, to apply for permissions and licences to Competent Authorities, to produce documents, plans, maps and any other papers, to obtain such permissions and licences, to renew them, to purchase all sort of materials for such constructions.

*Monteiro*  
*[Signature]*







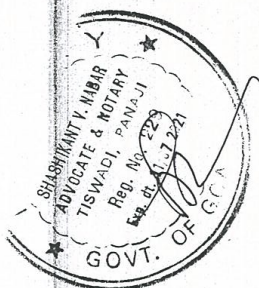
-7-

16.- To pay any sort of taxes and duties, to submit returns and statements before any Tax Authorities; to apply for refund of any taxes already paid, to appear before any Tax Authority including Income Tax Authorities and conduct all matters of any Tax payment.

17.- To appear before any Sub Registrar of Goa and to get registered any documents including Agreement of Sale, Deed of Sale, Deed of Rectification to present for registration the same, to sign, execute and admit execution of the same, to receive back the same and to pass necessary receipts, including those concerning the flats/units in any building Projects with the prospective purchasers.

18.- To apply for any sort of registration in any Land Registration Offices of any documents and properties, as well as any endorsements and cancellations and transfers and enrolments in Revenue Registration

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-8-

(Matriz Predial), to produce documents for this purpose.

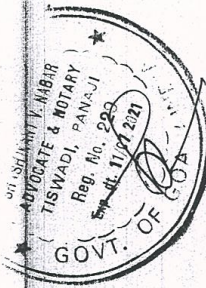
19.- To collect and to receive all moneys, Principal, interests and any sort of dues, to solicit payments and to pass receipts.

20.- To appear before any Government Offices including Collector and Dy. Collectors Offices, Mamlatdar Offices, Municipal Councils, Village Panchayat Offices, Town Planning Department, Land Survey Department and its Subordinate Offices, Enquiry Officers, Secretariat and its subordinate Offices, Police Stations and any other Offices of Government, Semi-Government or Non-Government as well as before any Judicial Courts, Civil, Revenue or Criminal, whether original or appellate and to defend, before the same all my interests.

21.- To apply for NOC, for Registration of any documents to any development Authority, to produce documents, to collect the same and to conduct all its matters.

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-9-

22.- To appoint advocates, pleaders or any other legal practitioners, to produce documents and evidence, to make any sort of statements and affidavits, to apply for refund of Court fees and stamp duty, to accept service of any summons, to give notices, to apply for inspections and to inspect any Judicial Records, to apply for copies and Certificates, to compromise, compound and withdraw cases and to refer them for Arbitrators, to deposits moneys and to withdraw moneys.

23.- To rectify any mistakes and errors and to ratify any acts and contracts.

24.- To file or institute any kind of suits and to conduct it against any person including a suit for eviction and/or for Temporary, Permanent and/or for mandatory injunction and/or for possession of any property belonging to me.

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25.- And for the aforesaid purposes to sign, execute and do all such deeds, agreements, including agreements for sale, agreement for purchase, statements, affidavits, receipts, cheques, applications, petitions, forms, declarations, bonds and any other necessary papers as shall be required and sub delegate all or any of the Powers hereinabove contained upon any other fit person or persons.

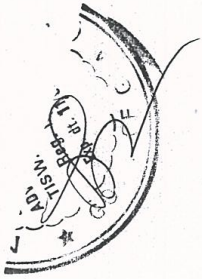
I hereby agree that all acts, matters, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds, matters and things done by me and I undertake to ratify and confirm whatever my attorney shall do or cause to be done for me by virtue of these presents.

IN WITNESS WHEREOF I, the said Executant have executed this Power of Attorney at Panaji on this 08th day of October 2012.

Monteiro  
[Signature]

[Signature]





11-

The Executant



*Margarate*

MARGARATE ESTEVES

1. \_\_\_\_\_ 1. \_\_\_\_\_

2. \_\_\_\_\_ 2. \_\_\_\_\_

3. \_\_\_\_\_ 3. \_\_\_\_\_

4. \_\_\_\_\_ 4. \_\_\_\_\_

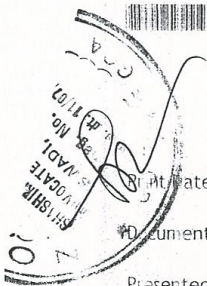
5. \_\_\_\_\_ 5. \_\_\_\_\_

Witnesses:

1. *[Signature]* Mukund Shintekar

2. *[Signature]* Ashish S. Chaudhary

*[Signature]* *[Signature]*



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Date & Time : 09-10-2012 09:50:47 AM

Document Serial Number : 2674




Presented at 09:44:00 AM on 09-10-2012 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	500.00
2	Processing Fees	140.00
	Total :	640.00

Stamp Duty Required: 20.00

Stamp Duty Paid: 50.00



Albert Esteves presenter

Name	Photo	Thumb Impression	Signature
Albert Esteves, s/o Jose Salvador Esteves , Married, Indian, age 45 Years, Business, r/o H/ no 260, Firguem Bhat, Mercas Tiswadi Goa			

#### Endorsements

Executant

1. Margarate Esteves, D/o late Pedro Lourenco Monteiro, Married, Indian, age 44 Years, Housewife, r/o H.No.260, Opp. Mercas Church, Firguem Bhat, Mercas, Goa

Photo	Thumb Impression	Signature
		



2. Albert Esteves, s/o Jose Salvador Esteves, Married, Indian, age 45 Years, Business, r/o H/ no 260, Pirguem Bhat  
Morces, Tiswadi Goa

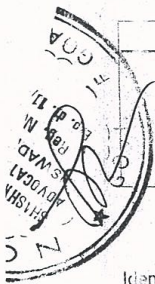
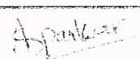


Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Ashish Khandeparkar , s/o Shivanand Khandeparkar, Married, Indian, age 29 Years, Service, r/o Taleigao Tiswadi Goa	

Sub-Registrar

20.08.2019  
5.1.1

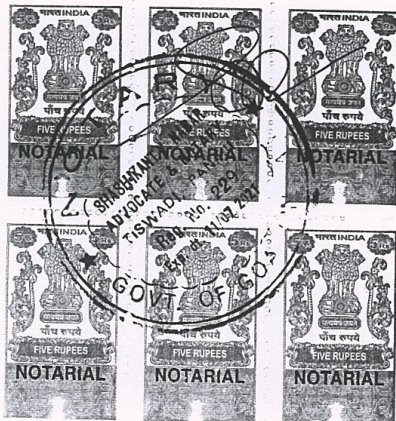
Book-4 Document  
Registration Number PNJ-BK4-00042-2012  
CD Number PNJD17 on  
Date 09-10-2012

Sub-Registrar (Ilhas/Tiswadi)

Scanned By:- R. Joshi

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



TRUE COPY OF THE ORIGINAL  
REG. No. 4021 DATED 30/11/2017

SHASHIKANT V. NABAR  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa. 403 001  
Reg. No. 229