

(Rupees Eighty Seven Thousand Only)

CITIZEN CREDIT CO-OP BANK LTD
MORMUGAO
BRANCH NO. 1 & 2, VASCO DA GAMA, PIN CODE 551 101
BRANCH NO. 3, VASCO DA GAMA, PIN CODE 551 101
BRANCH NO. 4, VASCO DA GAMA, PIN CODE 551 101

भारत 05120
195280
भारत
INDIA

NON JUDICIAL
JUL 06 2015
15:59
R.0087000/- PB7122
STAMP DUTY
GOA



Name of Purchaser: SANCOALE DEVELOPERS

FOR CITIZEN CREDIT
CO-OP BANK LTD
AUTHORISED SIGNATORY

18/2015

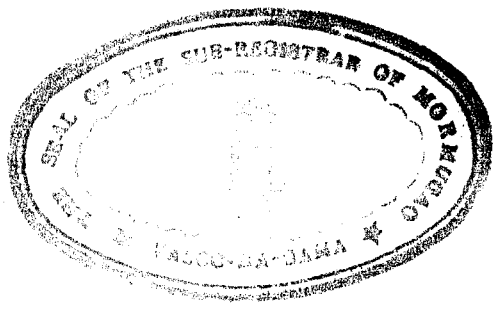
18/2015
Mormugao
245
18/8/15

Received fees for Rs.
Registration 49700/-
Copying (60) 90/-
Copying documents 10/-
Stamp 50/-
Total Rs. 49850/-

PHIROZE LORAN
Partner, Sancoale Developers

SUB-REGISTRAR
MORMUGAO

SUB-REGISTRAR
MORMUGAO



DEED OF EXCHANGE

This Deed of Exchange executed at Vasco da Gama on this 18th day of August 2015

[Signature]

[Signature]

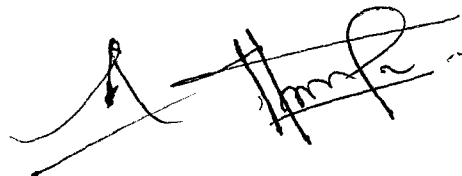
BETWEEN

Shri. LEONARDO A. RODRIGUES alias LEONARDO ANSELMO JOAQUIM RODRIGUES, s/o late Shri. PEDRO C. RODRIGUES, aged 73 years, business, having PAN Card No. AFLPR5689C and his wife Smt. MARCELINA P. RODRIGUES, aged 72 years, housewife, having PAN Card No. AFLPR5690F, both Indian Nationals, r/o Sasmollem, Baina, Vasco da Gama. jointly referred to hereinafter as the parties of the FIRST PART, which expression, unless repugnant to the context or meaning thereof, shall include their heirs, legal representatives, executors, administrators and assigns of the FIRST PART.

AND

Shri. APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA alias APRICIO PEREIRA s/o late Shri. ROQUE FRANCISCO DE SA PEREIRA, 66 years of age, widower, retired, having PAN Card No. AHPPP0545H and his sons, daughter and their spouses viz.,

- a.) Shri. VERNON VICTOR PEREIRA, s/o Shri. APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA, 32 years of age, Indian National, service, having PAN Card No. AKWPP6603J and his spouse, Smt. RHEA MARIA DSOUZA, 30 years of age, Indian National, housewife, having PAN Card No. AJIPD9613K represented in this act by their Attorney, Shri. APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA alias APRICIO PEREIRA, empowered by Power of Attorney dated 24/11/2012 executed before Notary Public Adv. Satishchandra Talauliker under Reg. No. 13794/2012 and that dated 24/01/2015 executed before Notary Public Adv. P.J. Augustine under Reg. No.372/15 respectively,
- b.) Fr. RENVICK ROQUE PEREIRA, s/o Shri. APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA, 36 years of age, Indian National, priest, having PAN Card No. AKWPP6604R represented in this act by his Attorney, Shri. APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA alias APRICIO PEREIRA, empowered by Power of Attorney dated 30/11/2012 executed before Notary Public Adv. Adv. Satishchandra Talauliker under Reg. No.14020/12,
- c.) Smt. AYOMI ANGELICA PEREIRA alias AYOMI PEREIRA e MARTINS, d/o Shri. APRICIO PEREIRA, 29 years of age, Indian National, service, having PAN



Card No. ALOPP1389G, and her spouse, Shri. SILROY MARTINS, 33 years of age, doctor, having PAN Card No. AWZPM5967F, represented in this act by their Attorney, Shri. APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA alias APRICIO PEREIRA, empowered by Power of Attorney dated 03/12/2012 executed before Notary Public Adv. Sathishchandra Talauliker under Reg. No.14105/12 and that dated 20/05/2015 executed before Notary Public Adv. T.T.Shreedharan under Reg. No. 10323 respectively,

all residents of H No. 74, Down Mangor, Maimollem, Vasco-da-Gama, Goa and hereinafter referred to jointly as the party of the SECOND PART, which expression, unless repugnant to the context or meaning thereof, shall include their respective heirs, legal representatives, executors, administrators and assigns of the SECOND PART.

AND

M/s. Sancoale developers, a registered partnership firm having its principal place of business at S-23, First Floor, Karma Point, Vasco-da-Gama, Goa, represented in this Act by its partner Shri. PHIROZE LORAN S/o. Shri. T. T. SHREEDHARAN, 29 years of age, Indian National r/o 601, SD Charisma, Sasmollem, Biana, Vasco-da-Gama, Goa 403802 having PAN Card No. AARFS0707M hereinafter called '**THE ACCEPTING PARTY**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all the partners of the firm presently and at all times, their legal representatives, heirs, executors, administrators and assigns) of the THIRD PART.

AND WHEREAS all the above parties are Indian Nationals.

WHEREAS pursuant to the Inventory Proceedings No. 03/2014/C concluded before the Civil Judge Junior Division at Vasco vide the Order delivered on the 24th day of February, 2015 in terms of the final Chart of Partition dated 18/02/2015 and having paid requisite owelty money in compliance of the said



final chart of partition, the party of the FIRST PART has become the absolute owner in possession of the immovable property admeasuring 410 sq. mtrs. or thereabout, situated in the city limits of Vasco da Gama and surveyed under Chalta No. 171 of P.T. Sheet No. 171 of the city survey of Vasco da Gama, more particularly described in the "**Schedule-I**" hereunder written and referred to hereinafter as the FIRST PROPERTY.

AND WHEREAS the said party of the FIRST PART has agreed to exchange the said FIRST PROPERTY for a portion admeasuring 300 sq. mtrs. or thereabout, of the adjacent larger property presently belonging to the party of the SECOND PART and surveyed under Chalta No. 169 of P.T. Sheet No. 171 of the city survey of Vasco da Gama, more particularly described in the "**Schedule-II**" hereunder written and referred to hereinafter as the SECOND PROPERTY.

AND WHEREAS the party of the SECOND PART desires that the party of the FIRST PART transfer in favour of the party of the THIRD PART the FIRST PROPERTY in return for the party of the SECOND PART transferring the SECOND PROPERTY in favour of the party of the FIRST PART and the party of the THIRD PART has accepted the same.

**NOW THEREFORE THIS DEED OF EXCHANGE WITNESSES AS
HEREUNDER RECORDED:**

That in pursuance of the consideration of the transfer effected by the Parties hereunder appearing, the said parties of the FIRST PART as beneficial owners, do hereby grant, convey, transfer, assign and assure unto and in favour of the parties of the THIRD PART free from encumbrances the aforesaid FIRST PROPERTY viz., landed property admeasuring 410 sq. mtrs. or thereabout surveyed under Chalta No. 171 of PT Sheet No. 171 of the city survey of Vasco-da-Gama described in **Schedule-I** hereunder written and delineated in red hatched lines to have and to hold the same absolutely and forever and **in exchange** the party of the SECOND PART as beneficial owners, grant, convey, transfer, assign and assure unto and in favour of the parties of the FIRST PART free from encumbrances the SECOND PROPERTY



viz., landed property admeasuring 300 sq. mtrs. or thereabout, forming part of the property surveyed under Chalta No. 169 of P.T. Sheet No. 171 of the city survey of Vasco da Gama described in **Schedule-II** hereunder written and delineated in blue hatched lines in the plan annexed hereto to have and to hold the same absolutely and forever. The party of the THIRD PART consent to the aforesaid transfer and subscribe their hand in acceptance of the same.

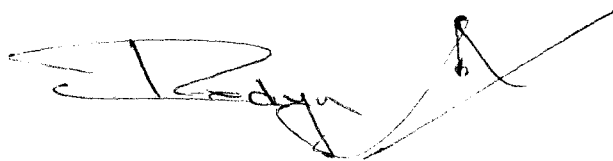
IT IS HEREBY AGREED AND DECLARED THAT the party of the FIRST PART and the party of the SECOND PART hereto have good right, full power and absolute authority and indefeasible title to give, grant, transfer and convey the property as herein exchanged by this deed and that the party acquiring their respective property shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other parties and/or anyone claiming by or through them and will at the request and cost of the other party/ies, execute every such assurance or assurances and further do, execute and perform every such act, deed or thing as shall be reasonably required for further and more perfectly assuring the properties in the manner hereby conveyed.

The properties herein exchanged are totally valued at Rs. 24,85,000/- (Rupees Twenty Four Lakhs Eighty Five Thousand Only) and stamp duty is paid accordingly.

SCHEDULE-I

Landed property under Chalta No. 171 of PT Sheet No. 171 of the city survey of Vasco-da-Gama, situated in Ward No. 9 described in the inquiry register (Form B) of the office of the Inspector of Survey and Land Records, Vasco in Pg. No. 60 Book No. 13 admeasuring an area of 410 sq. mtrs. bounded on all sides by the property surveyed under Chalta No. 169 of PT Sheet No. 171.

The property is delineated in red hatched lines in the plan annexed hereto.



SCHEDULE-II

Landed property surveyed under Chalta No. 169 (Part) of PT Sheet No. 171 of the city survey of Vasco-da-Gama, situated in Ward No. 9, admeasuring 300 sq. mtrs. Bounded on the

North : by Nullah

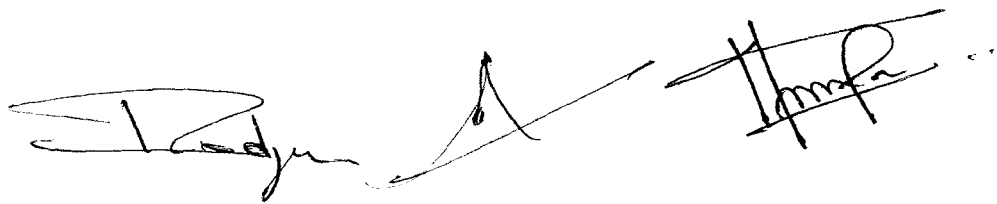
South : by property surveyed under Chalta No.168 PT Sheet No. 171

West : by property surveyed under Chalta No.167 PT Sheet No. 171

East : by part of the same property

The property is delineated in blue hatched lines in the plan annexed hereto.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL TO THESE PRESENTS ON THE DAY YEAR AND PLACE FIRST HEREINABOVE WRITTEN.

Two handwritten signatures in black ink, one on the left and one on the right, both appearing to be cursive and somewhat stylized.

Signed and delivered by the within
named parties of the FIRST PART



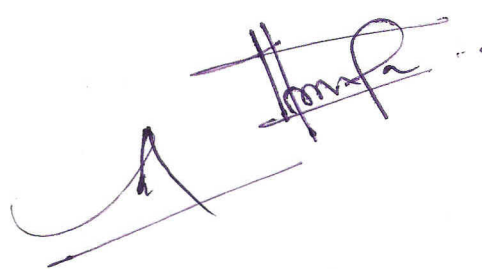
Shri. LEONARDO A. RODRIGUES
(For self and as Attorney of his spouse,
Smt. MARCELINA P. RODRIGUES)



L.H.T.I

LEFT HAND				
				

RIGHT HAND				
				



Signed and delivered by the within
named parties of the SECOND PART

.....
Shri. APRÍCIO DE ASCENCAO DE
CRISTO DE SA PEREIRA

(For Self and as Attorney of Fr. RENVICK ROQUE PEREIRA, Shri.
VERNON VICTOR PEREIRA, Smt. RHEA MARIA DSOUZA, Smt. AYOMI
ANGELICA PEREIRA and Shri. SILROY MARTINS)

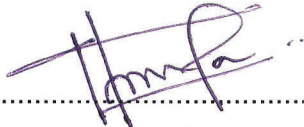


L.H.T.I

LEFT HAND				

RIGHT HAND				

Signed and delivered by the within
named parties of the THIRD PART



Shri. PHIROZE LORAN (Partner)
M/s SANCOALE DEVELOPERS



L.H.T.I

LEFT HAND				
				

RIGHT HAND				
				



In the presence of:

Witnesses:

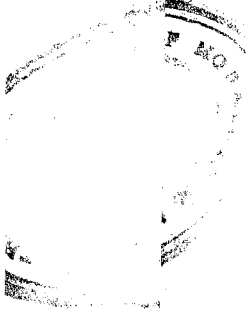
1. Adv. Clarita P Alfonso C. Alfonso

2. Rajendra H. Gawade. Gawade

Rodriguez A

Hernandez





GOVERNMENT OF GOA

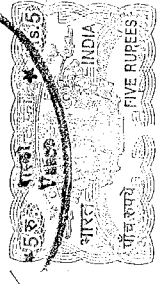
Directorate of Settlement and Land Records

PANAJI-GOIA

Inward No. 2949

Plan Showing plots situated at
Vasco-City
Taluka : NORMATIGAO
P.T.Sheet No.171 Challa No. 169
Scale : 1:500

OFFICE OF SURVEY & LAND RECORDS
Inspector of Survey & Land Records
City-Survey, Vasco & Mormugao-Taluka

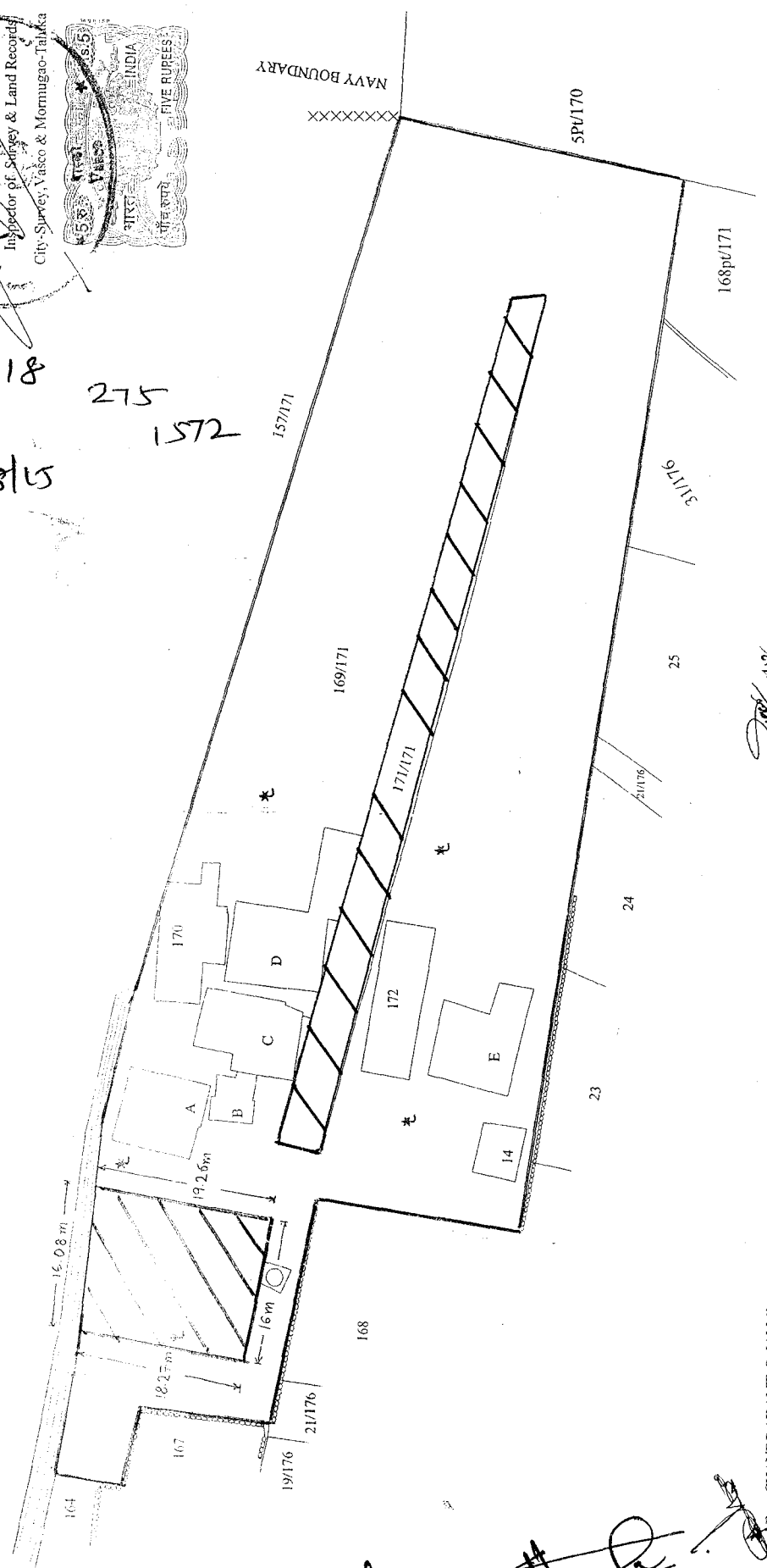
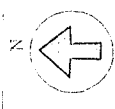


263
+
2418/15

18

275
1572

157/171



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Compared By: *[Signature]*

Generated By: CHANDRAKANT S. JALMI
On: 31-07-2012

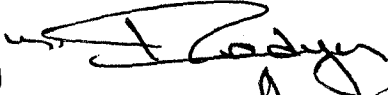
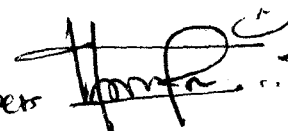
Executing Parties

- ① Shri. Leonardo A. Rodrigues alias Leonardo Anselmo Joaquim Rodrigues, son of late Shri Pedro C. Rodrigues, 73 years of age, business Indian National, and s/o. Sasmollem, Baina. Vasco da Gama, Goa. for self and as Attorney for his wife (a) Smt. Marcelina P. Rodrigues.
- ② Shri. Apolicio de Ascencao de Cristo de Sa pereira, alias Apolicio Pereira. Son of late Shri. Roque Francisco de Sa Pereira, 66 years of age, widower, retired, resident of H No 74. Down mangor, maimollem, Vasco-da Gama, Goa. for self and as Attorney for: (a) Shri. Vernon Victor Pereira, (b) Smt Rhea Maria D'souza (c) Fst. Renvick Roque Pereira, (d) Smt. Ayomi Angelica Pereira alias Ayomi Pereira e Martins (e) Shri. Silsroy Martins.
- ③ M/s. Sancoate Developers, a Partnership firm Vasco-da Gama, Goa, represented by its Partner Shri. Phiroze Loran, son of Shri. T.T. Shreedharan, 29 year of age, Indian National and s/o. 601. SD Charisma, Sasmollem, Baina. Vasco-da Gama, Goa.

And all parties are Indian Nationals.

ies 1 to 3

Deed of Exchange

- 1) Leonardo Rodrigues 
- 2) APOLICIO PEREIRA
- 3) PHIROZE LORAN
Partner, Sancoate Developers 

Clarita Alfonso w/o Prakash Alfonso, 53 yrs, Advocate, married, s/o Airport Road, Chicalim Goa.

Adv. Clarita P Alfonso C. Alfonso
Marragao, dated 18th August, 2015.



NOTARIAL
MARRAGAO

Registered No. 18
of page 263 to 275
Book No. I Volume No. 1572
Date 24/8/15

Humbly
Sub-Registrar



Note of Return:
This document will be returned on 24/8/15

Humbly
Sub-Registrar

POWER OF ATTORNEY

Chalta 169 PT Sheet 171
Sasmollem Baina

Shri. APRICIO PEREIRA
Shri. VERNON PEREIRA
Shri. RENVICK PEREIRA
Kum. AYOMI PEREIRA

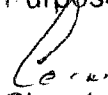
M/s Sancoale Developers

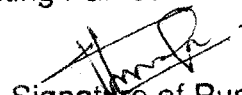
24/10/2013

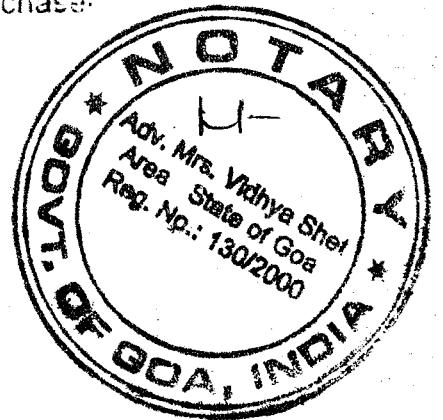


गोवा GOA

Serial No. 20587.... Place of Vending Vasco Date 23/10/2013 414194
 Vendor Cedric M Fernandes R/O Chicalim
 Licence No. JUD/STP/2/2000/MOR/AC
 Value of Stamp Paper ₹.100/- (Rupees One Hundred).....
 Name of Purchaser SANJOANE DEVELOPERS.....
 Resident of Vasco..... Name of Father
 Purpose P.O.A..... Transacting Parties


 Signature of Stamp Vendor


 Signature of Purchase



IRREVOCABLE POWER OF ATTORNEY

KNOW ALL MEN THESE PRESENTS that we Shri. APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA, son of late Shri. ROQUE





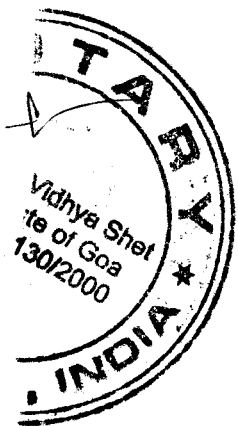
FRANCISCO DE SA e PEREIRA . 2. Shri. Renvick Pereira 3. Shri Vernon Pereira 4. Kum. Ayomi Pereira, all r/o H. No. 174, Bairro Mangor, Vasco da Gama, Goa and referred to herein as the OWNERS, SEND GREETINGS.

WHEREAS we are the joint owners of the property surveyed under Chalta Nos. 169, 170 and 172 of PT Sheet No. 171 and Chalta No. 14 of P.T. Sheet No.178 of the city Survey of Vasco-da-Gama, totally admeasuring 4046 sq. mts. or thereabout hereinafter referred to as the 'SAID PROPERTY' and is more particularly described in the Schedule hereunder written.

AND WHEREAS we are desirous of developing the 'SAID PROPERTY' through M/s. SANCOALE DEVELOPERS, a partnership firm having their registered office at 23, 1st Floor, Karma Point Vasco da Gama, Goa and engaged, among other things, development of real estate and civil construction activities. The said M/s. Sancoale Developers shall hereafter be referred to as "DEVELOPERS".

AND WHEREAS we consider that for the effective performance of theaforesaid act of developing our property, the 'DEVELOPERS' should be empowered to exercise rights and powers as enumerated herein below.

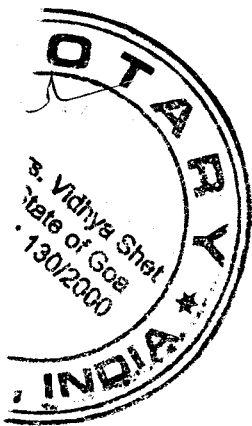
NOW KNOW YE BY THESE PRESENT WITNESS that we do hereby nominate, constitute and appoint M/s Sancoale Developers, Vasco-da-Gama, a partnership firm, having their registered office at 23, 1st Floor, Karma Point, Vasco da Gama through all or any of the partners of the firm to be our lawful attorney in our name and on our behalf to do and execute or cause to be done and executed all or any of the following acts, deeds and things in relation and pertaining to our 'SAID PROPERTY' that is to say:



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1. To enter into, improve, manage, develop, make plots undertake construction of building/s, arrange for water and electricity, sewerage connections, construct implement and maintain, apply for/pursue with the Mormugao Planning & Development Authority for the enhancement F.A.R. (Floor Area Ratio) for construction activities and do all such incidental things as may be thought fit and proper by our said attorney in respect of the 'SAID PROPERTY' hereinbefore described.
2. To negotiate and enter into agreements of exchange with the owners of the property under Chalta No.171of P.T.Sheet No.171 of the City Survey of Vasco da Gama, admeasuring 410 sqmts or there about, situate in the midst of our 'SAID PROPERTY' for land, not exceeding 300 sqmts, at the periphery of our 'SAID PROPERTY' more particularly delineated in red in the plan annexed hereto.
3. To advertise and/or make known in any manner deemed fit, the powers conferred by these presents including the development of the SAID PROPERTY and construction of building/s thereon and accept bookings for building/s constructed/proposed to be constructed thereon, premises and/or units thereof except flats agreed to be built for the OWNERS, executing the necessary Agreement of sale or such other agreement and appropriate the entire consideration receivable as agreed upon by our attorney and the intending Purchaser/s.
4. To enter into an Agreement to sell/ to convey/ to exchange/ to assign/ to transfer/ to gift or in any manner agree to dispose of the aforesaid property, except the Owners Flat/premises with any person/s, association of persons willing to purchase the same including the Developers, their nominees/assigns and, upon and only upon handing over the premises constructed for



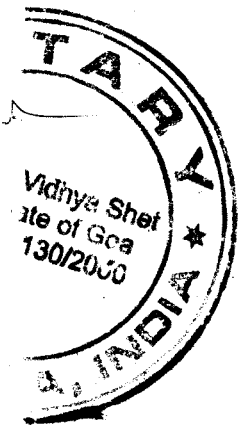
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A handwritten signature in black ink, consisting of a stylized, cursive script.

the OWNERS, to alienate the flats, shops, garages, premises or units thereof together with the proportionate, undivided share of the 'SAID PROPERTY' executing necessary Deed of Conveyance in favour of the Co-operative Housing Societies or any other entity and to attend before any Registrar, Sub-Registrar or Registrar of Assurances and/or to execute and present for registration and admit execution of the said Deed Conveyance and generally to do all things, necessary or expedient for registering the 'said deed', duly receiving any consideration therefore.

5. To represent us, or any of us, in all matters pertaining to the 'said property' and the construction of any building/s thereon and to deal and correspond with the government and other concerned authorities and offices including the Mormugao Municipal Council, Planning and Development Authority, Town and Country Planning Department, Talathi, Mamlatdar, Land Records Office, Collector, Dy. Collector, Block Development Officer or any Public Body, Quasi-Judicial statutory authority, regulatory or approving agency, processing and pursuing such application and correspondence till its final conclusion and acting pursuant thereto and in particular the following:

6. a. To apply for and obtain sanction/license for the construction of residential/ residence cum commercial building for development of the 'said property' conversion sanad, construction of internal roads, construction/implementation of drainage system, establishing any related amenities for building plans or the revision of the plans to be sanctioned with such alteration, additions as desired by the Owners' Attorney or required by the regulation in force and act in pursuance thereto, apply for renewal of all such permissions,



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A handwritten signature in black ink, consisting of a stylized cursive script.

sanctions, licenses etc. and present, receive plans, proposals, applications for all or any of the above.

- b. To apply for and obtain Occupancy Certificate and/or Completion Certificate or any other Certificates in respect of the building/s to be constructed and completed on the said property premises and/or units thereon.
 - c. Generally to do all other acts and matters in connection with or relating to or touching the development of the said property and construction and completion of the building/s thereon including the Agreement to sell the aforesaid property, any part thereof or any structure thereon except the OWNERS' flats to any purchaser including the Developer/Attorney.
7. For any of the purposes mentioned herein above, to sign all applications, papers, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the Authorities concerned and to pay fees, collect refund of such fees paid in respect of any of the matters mentioned in Para 5 above and give effective receipt for such refund.
 8. To deal and correspond with the Electricity Department, Waterworks Department, Sewerage Department, Public Works Department or any other bodies or Authorities for obtaining electricity/ water/ sewerage connection relating to the construction and the building/s to be constructed on the said property and for the said purpose to sign all the necessary letters, applications, undertakings or any other deeds documents or writings as may be required by the authorities concerned or as may be from time to time found necessary and represent us before all such authorities in this regard.



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A handwritten signature in cursive script.

9. To appoint from time to time Architect/s, RCC Consultants, Contractors, Specialists, Designers and/or any other personnel, labourers, workmen etc. for carrying out the improvement/ management, development of the said property and/or to implement any of the provisions herein contained and on such terms and conditions as our Attorney may deem appropriate and also pay their fees, salaries, wages, dues, consideration, monies and obtain valid receipts thereof and also to obtain discharge of their services and/or to dismiss any workmen, specialists, workmen, consultants etc.
10. To make, sign and execute all necessary applications, letters, undertaking indemnities, deeds or any other documents or writing to all concerned authority or authorities in connection with the improvement /development / management of the "said property" and construction of building thereon.
11. To make applications, sign such papers and documents as may be necessary for water connection and sewerage connection from public works department and other ancillary facilities /conveniences that may be required for the "said property" and buildings constructed thereon and represent us before the appropriate authorities in this regard.
12. To accept and /or take delivery on our behalf all correspondence and communications addressed to us in respect of the "said property" including all registered letters and Court summons and also to correspond on our behalf with any person or persons and to send notices in connection with the "said property".
13. To appear before any civil ,revenue ,criminal or statutory court or courts, tribunal and judicial, revenue and other offices ,whatsoever including all appellate courts up to the highest



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A handwritten signature in black ink, appearing to be a stylized name.

stage, all Quasi judicial Authorities , Government Authorities or state as well as Central Revenue, Tax Authorities, Municipal Council, Collector, Dy. Collector, Mamladar, Joint Mamladar, Block Development officer, Talathi, Survey or any other Public Body or authority connected with any work pertaining to our "said property" and construction of multi-storied building and other developments thereon and to represent us before them in all matters connected with the "said property".

14. To sign/execute and verify or swear and represent before the courts , tribunals , Officers or Authorities referred to in Para 12 above , all written statements, complaints, Applications, petitions, accounts, affidavits, declarations, indemnities, Appeal, review, application for transfer of proceedings from one court or authority to another court or authority and all such documents, papers and instruments as may be required or thought fit by our said Attorney in respect of the "said property" , any construction thereon or any part thereof or any development thereon.
15. To give evidence on oath in the court, tribunals or before legal authorities, to present documents to apply for return of documents, to receive such documents and to give receipt for the same, to receive and effectively acknowledge receipt of any money that may be due from such court, tribunals or authorities in respect of the "said property".
16. To sign/execute/Vakalatnama/Warrant of attorney and engage Advocate/Counsel/s Pleader/Solicitors and also authorise them to engage any senior Advocate or counsel to appear on our behalf before any Court/s Tribunal/s or any authorities or Officers, Judicial, Revenue or whatsoever, in connection with or in any matter pertaining to the "said property", construction thereon or any other development thereon.



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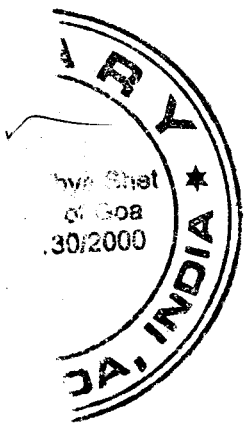
A handwritten signature in cursive script, appearing to be a name followed by a surname.

17. To institute and /or defend any legal proceedings, accept service or any writ, summons or other legal process and to appear on our behalf and to represent us in all the matters connected with the "said property" before any court/s Tribunal/s or any authorities or Officers, Judicial, Revenue or whatsoever or Authorities as may be thought fit and proper by our said attorney or that may be brought against us before such Court/s, Tribunal/s , Office/s, Authorities and to represent us fully and in all respects in such proceedings and to pursue them up to the highest appellate stage and to take action that may be necessary in that regard and to sign, execute, verify or swear and present complaints , written statements, applications, writ petitions, application for certified copies, application for transfer of documents and instruments as may be necessary or thought fit and proper by our said attorney in our name and on our behalf.

18. To enter into compromise and / or to file terms of compromise to settle, adjust or compound all actions in respect of any litigation, claims, disputes or proceedings pertaining to the "said property" /construction thereon or any other development.

19. And generally to do or cause to be done all acts, deeds and things incidental and/or allied as may be found/thought necessary in the opinion of our said attorney in respect of the "said property" / construction thereon or any other development including giving identical power of attorney to any person/s or association of persons.

20. To mortgage, keep as security or in any manner encumber any shop/flat/premises and the land proportionate to the same save and except the Owners flats and land proportionate to its built up area to obtain loan /finance for development of our "Said



A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

A handwritten signature in black ink, appearing to be a cursive name.

property"/construction thereon and to sign and execute necessary documents in this regard.

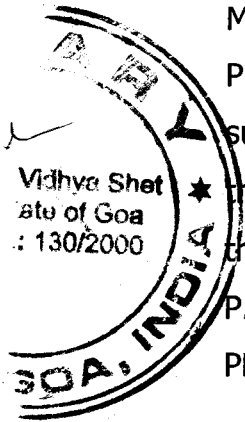
21. This Power of Attorney shall be irrevocable, subject however to the construction and due handing over of the Owners flats by the developers on terms mutually agreed upon.

22. Our said Attorney shall bear all expenditure incurred in respect of the acts deeds and things done and/or caused to be done, and/or executed by virtue of these presents and we, or any of us, shall not be called upon to bear any such expenditure or saddled with any such financial liability.

23. And we hereby confirm, ratify and agree and undertake to confirm and ratify all and whatsoever our said attorney shall lawfully do or cause to be done/ executed by virtue of these presents.

SCHEDULE-I
DESCRIPTION OF THE PROPERTY

Immovable property 'ARECAL CONDOI' or 'GINA' situated at Baina, Vasco-da-Gama Goa within the limits of Mormugao Municipal Council described in the Land Registration office of Salcete under No. 10926 which is also enrolled in the land revenue office of Mormugao under Matriz no. 1646 and surveyed under Chalta Nos. 169, 170 and 172 of P.T. Sheet No. 171 and Chalta No. 14 of P.T. Sheet No. 178 in the city survey of Vasco-da-Gama, Goa totally admeasuring 4064 sq.mts. or thereabout which may be altered on the exchange of 300 sq.mts of the "said property" with 410 sqmts. of property under Chalta No.171 of P.T Sheet No. 171 of the City Survey of Vasco da Gama. The SAID PROPERTY is bounded as follows:



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A handwritten signature in black ink, appearing to be a stylized name.

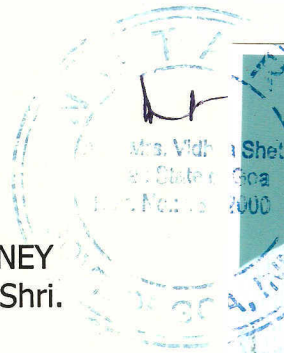
- North : by Nallah & property under Chalta No. 157 of PT Sheet No. 171
- South : by properties under Chalta No. 23, 24, 25 & 31 of PT Sheet No. 176
- West : by properties under Chalta No. 167 & 168 of PT Sheet No. 171
- East : by property under Chalta No. 5 of PT Sheet No. 170

IN WITNESS WHEREOF we have executed this Power of Attorney on this 24th day of October 2013 at Vasco da Gama, Goa.



APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA
For Self and as Attorney of Shri. RENVICK PEREIRA, Shri. VERNON PEREIRA and Kum. AYOMI PEREIRA

ACCEPTED
M/s SANCOALE DEVELOPERS, ATTORNEY APPOINTED HEREBY, represented by Shri. PHIROZE LORAN



EXECUTANTS



We identify and attest the signature and photograph of the Partner of M/s Sancoale Developers, Shri. PHIROZE LORAN, in token of which we affix our signature.



APRICIO DE ASCENCAO DE CRISTO DE SA PEREIRA
For Self and as Attorney of Shri. RENVICK PEREIRA, Shri. VERNON PEREIRA and Kum. AYOMI PEREIRA

EXECUTED BEFORE ME
BY Apricio De Ascencao de
Cristo De Sa Pereira
WHICH I ATTEST



Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130
Date: 25/10/2013
Reg. No.: 53943/2013

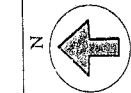


ANNEXURE III

GOVERNMENT OF GOA

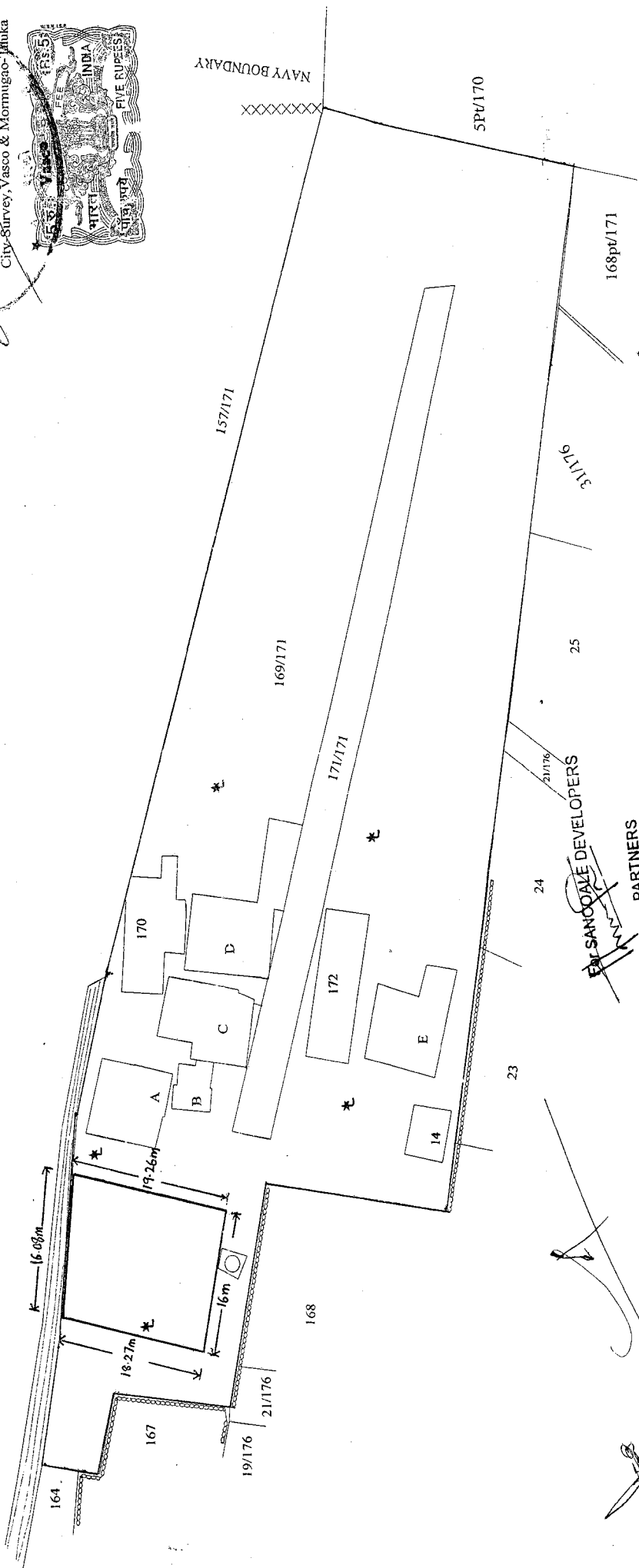
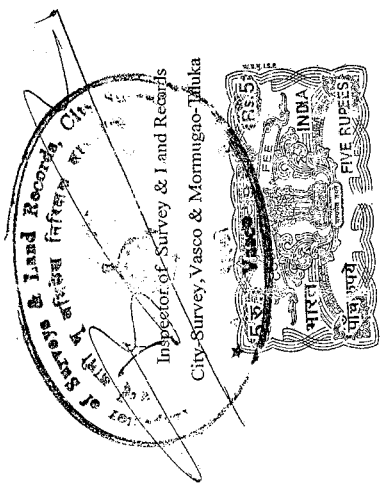
Directorate of Settlement and Land Records

PANAJI-GOAO



Plan Showing plots situated at
Vasco-City
Taluka : MORMUGAO
P.T.Sheet No.171 Chalta No. 169
Scale : 1:500

Inward No. 2949



23 24 25
SANTOALE DEVELOPERS PARTNERS
Compared By: [Signature] 11/11/17

Generated By: CHANDRAKANT S. JALMI
On : 31-07-2012