



गोवा GOA

Serial No. 765 Place of Vendor, Panaji Date 31/10/24

958708

Value of Stamp Paper 500/-
Name of Purchaser Rajesh Tarkar
Residence Dona Paula Name of Father Ulo Tarkar
Purpose Affidavit Transaction Parties

Sign of Stamp Vendor
Mangala N. Karapurkar
License No. AC/STP/IVEN/747/99

Sign of Purchaser



AFFIDAVIT CUM DECLARATION

We (1). **SHRI. RAJESH TARKAR**, son of late Ulo Tarkar, Business, Married, of major age, Indian National, Resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa, Sole Proprietor, **RAJDEEP BUILDERS**, a Proprietorship concern having its office at 708, 709 and 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa-403001 and (2). **THE SANSKAR COOPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society with its office at C/o. Mrs. Natalina Bastiao Dias e Seixas, AB-2, IInd Floor, Silver Tower Co-operative Housing Society Ltd., Building A, Near Cine Vishant, Aquem, Alto Margao, Goa- 403601, duly registered with the Registrar of Co-operative Societies, Panaji, Goa, under No. ARCS/SZ/HSG(b)-6/80/South Zone since 17.05.1980, through its **CHAIRMAN**, namely (a) **MRS. MEERA NAIK**, wife of Late Atchut D. Naik, daughter of

Sign of Purchaser

CASSIAN CRASTO
Advocate & Notary
Govt. of India
Panaji, Tiswadi, Goa.

Mr. Pandhari Naik, 68 years of age, Widow, Retired Teacher, Indian National, _____, residing at C/o. Mrs. Natalina Bastiao Dias e Seixas, AB-2, IInd Floor, Silver Tower Co-operative Housing Society Ltd., Building A, Near Cine Vishant, Aquem Alto, Margao, Goa-403601; **SECRETARY** namely, (b) **MRS. ANUPAMA SHAMSUNDAR KARPE**, wife of late Shamsundar B. Karpe, daughter of Mr. Visvonata Rajaram Xete Deulkar, aged about 75 years, Widow, Retired Teacher, Indian National _____, residing at House No. M-16, Housing Board Colony, Gogol, Margao, Goa-403601; and **TREASURER**, namely, (c) **MRS. NATALINA BASTIAO DIAS E SEIXAS**, wife of late Carmo Seixas, daughter of Mr. Bastiao Dias, 78 years of age, Widow, Retired Teacher, Indian National, _____, residing at AB-2, IInd Floor, Silver Tower Co-operative Housing Society Ltd., Building A, Near Cine Vishant, Aquem Alto, Margao, Goa-403601, **PROMOTERS** of the project named "**RAJDEEP SANSKAR COOPERATIVE HOUSING SOCIETY LTD.**", situated on Chalta No. 18 of P. T. Sheet No. 242 of City Survey of Margao Goa, do hereby, by way of this Affidavit cum Declaration solemnly declare, undertake and state as under:

- (1) We have a legal title Report to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Re-Development Agreement between Land Owners and Rajdeep Builders for development of the real estate project is enclosed herewith.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by us/promoters from the date of registration of project is 05.05.2029.
- (4) For new project seventy per cent of the amounts realised by us/promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- (6) That we the promoters shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That we/the promoters have taken all the required approvals, from the competent authorities and shall take all the required approvals in future from the competent authorities.



(8) That we/the promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That we/the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That we/the promoters shall not discriminate against any allottee at the time of allotment of any apartment.

Solemnly affirmed on this 11th day of November of the year 2024 at Panaji, Goa.



DEPONENT

Mr. Rajesh Tarkar, Proprietor Rajdeep Builders, for self and POA Holder for Deponent No. 2 vide POA dated 22.03.2023, executed before Shashikant V Nabar, Advocate and Notary, Panaji Goa, bearing Reg. No.1066 dated 24.03.2023

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on this 11th day of November of the year 2024 at Panaji, Goa.

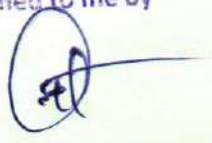
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Solemnly affirmed before me by

Rajesh taskar

Reg. No: 14396 Date: 11/11/24
known/identified to me by



CASSIAN CRASTO
Advocate & Notary
(Govt of India)
Panaji, Tiswadi Goa





गोवा GOA



Serial No. 422 Place of Vendor, Panaji Date 11/11/22
 Value of Stamp Paper _____
 Name of Purchaser _____
 Residence _____ Name of Father _____
 Purpose _____ Transacting Parties :
 Sign of Stamp Vendor _____
 Sign of Purchaser M. V. K.
 License No. ACR/STP/EN/1747/99

798521

POWER OF ATTORNEY

M. V. K.

Atamp

Dias e Seixas

[Signature]

KNOW ALL MEN by these presents that We, **The Sanskar Co-operative Housing Society Ltd.**, hereinafter referred to as "**the Said Society**", which is a registered Co-operative Housing Society under The Goa Co-operative Societies' Act, 2001 under No. ARCS/SZ/HSG(b)-6/80/South-Zone with effect from 17.05.1980 holding [REDACTED] [REDACTED] having its office at C/o, Mrs. Natalina Dias e Seixas AB-2, 2nd Floor, The Silver Tower Co-op. Hsg. Society, Bldg. 'A', Near Cine Visant, Aquem-Alto, Margao Goa-403601, represented herein by its **(1) the Chairman**, Mrs. Meera A. Naik, widow of Mr. Atchut D. Naik, aged about 67 years, Retired Teacher, Indian National, holding In [REDACTED], residing at C/o, Mrs. Natalina Dias e Seixas, AB-2, 2nd Floor, The Silver Tower Co-op. Hsg. Society, Bldg. 'A', Near Cine Visant, Aquem-Alto, Margao Goa 403601, **(2) the Secretary**, Mrs. Anupama S. Karpe, widow of Mr. Shamsundar B. Karpe, aged about 74 years, retired teacher, Indian National, holding [REDACTED] [REDACTED] residing at House No. M-16, Housing Board Colony, Gogol, Margao Goa-403601, and **(3) the Treasurer** of the Said Society, Mrs. Natalina Dias e Seixas, wife of Mr. Carmo Seixas, aged about 76 years, Retired Teacher, Indian National, holding [REDACTED] residing at AB-2, 2nd Floor, The Silver Tower Co-op. Hsg. Society, Bldg. 'A', Near Cine Visant, Aquem-Alto, Margao Goa 403601, authorized to sign herein vide Resolutions passed in General Body meetings dated 07.10.2018, 05.06.2022 & 12.03.2023;

AND WHEREAS, there exists a landed property admeasuring 1556.00 square meters as per Margao City Survey Form-D, at ward Aquem, within the limits of Margao Municipal Council, Taluka and Sub district of Salcete, District of South Goa, State of Goa, now forming an independent and separate property in itself being surveyed under Chalta No. 18 of P.T. Sheet No. 242 of City Survey of Margao, erstwhile forming part of the property known as "NAICALEM" (2/6th), described in the Land Registration Office of Salcete under No. 43165 of Book B-112 (new) and which corresponds to 2/6th fraction of the property enrolled under Taluka Revenue office under Matriz No. 228, which is fully more particularly described in SCHEDULE, hereunder written and hereinafter be referred to as "**The Said Property**".

AND WHEREAS, the Said Society is the owner of the Said Property vide Deed of Sale dated 22.10.1980, duly registered in the office of the Sub Registrar, Salcete under Registration No. 4 at pages 202 to 209 of Book No. 1, Volume No. 242 on 04.01.1982.

AND WHEREAS, the said Society owned within the Said Property a building consisting of 28 residential flats being 24 (twenty-four) Single Bedroom Flats and 4 (four) Double-Bedroom.

AND WHEREAS the residential flats contained in the said building had been allotted by the said Society to its shareholders/members;







AND WHEREAS the said Society after completion of the said building in all respects were granted Occupancy Certificate No. MMC/ENGG/F.3/88/82, dated 04.12.1982 issued by the Chief Officer, Margao Municipal Council, Margao, Goa;

AND WHEREAS the said building was in dilapidated condition and is demolished by the said Society for redevelopment purposes;

AND WHEREAS the said Society is, thus, the owner in possession of the Said Property and of the said Building that stood constructed on the Said Property;

AND WHEREAS the said Society is interested in re-development of the Said Property by constructing a new building/s on the Said Property, and for the purpose of aforesaid work it is necessary to obtain various licenses/permissions, NOCs from various Government, Semi Government and Local Authority as may be required by law.

AND WHEREAS the said Society in its Special General Body Meeting dated 09.09.2018, decided to get re-developed the Said Property through Mr. Rajesh Tarkar, the Sole Proprietor of the firm M/s. Rajdeep Builders and thereafter in the Special General Body Meeting held on 07.10.2018 and subsequent Annual General Body Meeting held on 12.03.2023, authorized the Chairperson, Secretary, Treasurer of the Executive Committee of the said Society to deal with the Proprietor of the Developer i.e. Rajdeep Builders in the matter concerning re-development of the Said Property and in that respect to sign necessary Agreements, Powers of Attorney, Memorandum of Understanding, documentation, letters, representation, applications, appeals, revision petition, etc.

AND WHEREAS the said Society held a Special General Body Meeting dated 05.06.2022 and passed a Resolution to go ahead with the redevelopment of the building with **RAJDEEP BUILDERS** through its Proprietor **Mr. Rajesh Tarkar**, as per our previous resolution dated 09.09.2018 and to which, majority of the members have given their consent;

AND WHEREAS, accordingly, we, the Chairperson, the Secretary and the Treasurer are executing this Power of Attorney as per the draft of Power of Attorney approved in the Special General Body Meeting held on 07.10.2018 and Annual General Body Meeting held on 12.03.2023 of the said Society.

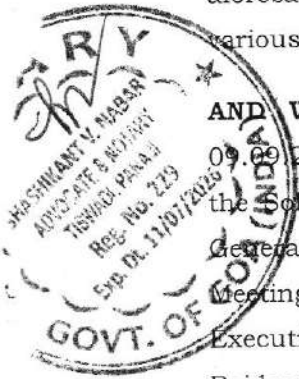
NOW KNOW YOU ALL MEN that the said Society of the Sanskar Co-operative Housing Society Ltd. through its Chairperson, Mrs. Meera Naik, the Secretary, Mrs. Anupama S. Karpe and the Treasurer, Mrs. Natalina Dias e Seixas, subject to the condition that all the expenditure to be made, towards the said Power of Attorney, shall be solely borne by the holder of this Power of Attorney, do hereby appoint, nominate and constitute **Mr. Rajesh Tarkar**, sole Proprietor of **RAJDEEP BUILDERS**, son of late Ulo Tarkar, Business, Married, 49 years of age, Indian National, holder of Pan Card No.

Meera Naik

Anupama S. Karpe

Natalina Dias e Seixas

Rajesh Tarkar



_____ having its registered Office No. 708, 709 & 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa 403001, to be our true and lawful attorney, and to represent us in the name of and on behalf of the Sanskar Co-operative Housing Society Ltd., and to do all or any of the following acts, deeds, and things, in relation to the Said Property and construction of a new building by way of re-development of the Said Property:

1. To sign or make or declare truthfully by way of any affidavits, declarations, applications, undertakings, receipt, representation, correspondence and dealings with all the Government or Semi-Government Offices, Local Authorities, Statutory Bodies and Authorities, Tribunals, Corporations or any other government departments including filing up of applications, forms, etc., for the purpose of re-development of the Said Property.

To apply for and obtain the N.O.Cs, permissions, licenses, approval from S.G.P.D.A (South Goa Planning Development Authority) or Town and Country Planning Department, Office of the Chief Town Planner, Margao Municipal Council or any concerned authority, for the construction of a multi-storied building with R.C.C. framework containing residential premises with compound wall in the Said Property and also obtain construction license from Margao Municipal Council.

3. To obtain all the licenses and approvals or permissions in the name as "**Rajesh Tarkar, POA holder for the Sanskar Co-operative Housing Society Ltd**", for the construction of the proposed new residential building/s and compound wall in the Said Property.
4. To sign all the necessary applications, forms, documents for completing the formalities as required as per law to obtain all the valid approvals, licenses, and permissions for the construction of the proposed residential building and compound wall in the Said Property.
5. To sign, seal, execute, deliver, acknowledge and perform all documents, declarations, bonds, assurances and other correspondence that may be lawfully necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed in order to obtain all the valid approvals, licenses, and permissions for construction of the proposed residential building/s in the Said Property.
6. To appear and represent the Said Society and carry on correspondence on its behalf before Margao Municipal Council, Talathi, Circle Officer, City Survey Officer, Post Office, Revenue Offices or central or any other State Government Office or before any other authority for the purpose or purposes, whatsoever,



Holder's

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and do all acts, as may be expedient in connection with the approvals/licenses in respect of the said proposed construction in the Said Property.

7. To represent the Said Society before the Electricity Department for obtaining necessary NOC & permission in relation to the construction of the said proposed building/s in the Said Property and to obtain electric connection to the proposed new building/s.
8. To represent the Said Society before the Public Work Department for obtaining necessary NOC & permission for construction of the said proposed building/s in the Said Property and to obtain water connection to the proposed new building/s.
9. To represent the Said Society before the Fire Safety Department for obtaining necessary NOC& permission and approvals for Construction of the said proposed building/s in the Said Property.
10. To represent the Said Society before the health department for obtaining necessary NOC & permission for construction of the said proposed building/s in the Said Property.
11. To represent the Said Society before the Goa State Pollution Control Board for obtaining necessary NOC for construction of the said proposed building/s in the Said Property.
12. To make application to the Office of the Collector/Dy. Collector of South Goa, South Goa Planning and Development Authority to obtain Conversion Sanad i.e. change the use of the said land to "Non-Agricultural" under the provisions of Section 44 of the Town and Country Planning Act 1974, if necessary, and to procure Conversion Sanad and change of zone, if required, and for the purpose of procuring such permissions, sign, execute, affirm, declare and deliver all Applications, Affidavits, Declarations, Statements, Undertakings, Indemnities in the usual form and other writings and to take all steps to procure such permission in respect of the Said Property and pay all the fees and charges as may be necessary thereto.
13. To sign and collect the Sanad from the office of the Dy. Collector /Additional Collector.
14. To apply & obtain requisite licenses, approvals and permissions for construction of the proposed building/s, from the office of the Mamlatdar, S.G.P.D.A.(South Goa Planning and Development Authority) or T.C.P. (Town and Country Planning Department), Margao Municipal Council or from any competent authority and obtain Occupancy Certificate from concerned



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authorities after completion of construction of the new building/s and also to appear before the Collector, Deputy Collector, Mamlatdar, Talathi, Municipality, S.G.P.D.A.(South Goa Planning and Development Authority) or T.C.P. (Town and Country Planning Department) or before any competent authority in relation to taking licenses and permissions.

15. To institute, prosecute or defend suits, Appeals/petitions, complaints or other legal proceedings in any Court/s, including civil, criminal, Collector, Dy. Collector, Mamlatdar, Magistrate, Tribunal, to sign and verify pleadings, swear Affidavits, give statement on oath, give evidence, receive notices, summons and letters, in process of taking sanctions and permissions required for Re-development.

16. To accept service of summons or legal processes and also to appear and to represent in all the Courts, Civil or Criminal, Appellate or Original, and before all Judicial, Executive and Revenue Officers and other Tribunals and to conduct any action or proceedings or to defend and contest any proceedings pertaining to the Said Property in process of taking sanctions and permissions required for Re-development.



17. To sign and receive all letters, notices and other things that may be sent in the name of the Said Society in relation to taking permissions and licenses for such Re-development of the Said Property.

18. To appoint Architects, Advocate, Engineers, Supervisors, Workmen, various consultants such as MEP Consultant and Piling Consultant, Soil Testing Consultant and other persons as desired by the said attorney for the purpose of re-development by constructing the residential building/s on the said Property or any other matters connected therewith, on such terms and conditions and on payment of such fees and remuneration to them.

19. To carry on correspondence with the Margao Municipal Council, Assistant Engineers PWD Department, Health Department, Electricity Department, South Goa Planning and Development Authority or Town and Country Planning Department and/or with any other concerned Public Bodies or authorities and to prepare, sign and execute papers, applications and documents including Affidavits, Plaints, Petitions, Declarations, usual Indemnity and usual Undertakings etc., as may be required for the purpose of procuring all necessary permissions, NOC's or sanctions for approval of the construction of the proposed building/s in the Said Property.

20. To carry out survey, resurvey of the Said Property and have the same demarcated and admeasured by the Office of the Taluka Inspector of Land

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Aravind e Seixas

[Signature]

Records, City Survey Office and for the said purpose to make applications and to make payment of the necessary charges/fees.

21. To pay all taxes, rates, charges, expenses and other outgoings in respect of the approvals or licenses for construction of the said proposed building/s in the Said Property, subject to cancelation/revocation of the present Power of Attorney, in which case the POA Holder shall be refunded the cost incurred by him for obtaining all the Approvals, Permissions and Licenses or any other expenses made.
22. To compromise or settle the matter amicably relating to taking permissions and licenses, with respect to redevelopment of the Said Property, without causing any loss or prejudice to the Said Society or interest of the Said Society.
23. And generally, to do every other act, thing or deed which are necessary for the purposes of proper and better performance of the powers hereby granted.
24. It is hereby clarified, that the powers granted to the Said Attorney shall stand valid for a period of 12 months from the date of signing of this Power of Attorney, within which time the said Attorney shall obtain all the necessary sanctions, approvals, licenses, NOCs, whatever required for the new construction in the Said Property.

It is further clarified, that the Said Society shall, at its sole discretion may execute a fresh Power of Attorney with the terms stated hereinabove, for such further period as may be decided by the Said Society.

It is further clarified that this Power of Attorney is only for taking Licenses and Permissions and does not confer upon the Said Attorney any power to do or cause to do such acts and things which may adversely affect the title or any right of the Said Society or may cause any prejudice to the Said Society or its title and possession thereof.

It is further declared that in case the Said Society prematurely decides to cancel or cancels the present Power of Attorney, then the Said Society shall be free to do so provided Society pays the cost incurred by the POA Holder towards taking licenses and permissions.

AND, We, the executants hereof, on behalf of the Said Society, so hereby agree and undertake all the acts and things done or carried out by our said Attorney shall be ratified, if necessary, by the Said Society and that, except for whatever is stated hereinabove, do hereby declare that all such acts and things done or carried out by our Attorney by virtue hereof, shall be binding on us and the Said Society.





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SCHEDULE

All that a landed property admeasuring 1556.00 square meters as per Margao City Survey Form-D, at ward Aquem, within the limits of Margao Municipal Council, Taluka and Sub district of Salcete, District of South Goa, State of Goa, now forming an independent and separate property in itself being surveyed under Chalta No. 18 of P.T. Sheet No. 242 of City Survey of Margao, erstwhile forming part of the property known as "NAICALEM" (2/6th), described in the Land Registration Office of Salcete under No. 43165 of Book B-112(new) and which corresponds to 2/6th fraction of the property enrolled under Taluka Revenue office under Matriz No. 228, having registered society known as "The Sanskar Co-operative Housing Society Ltd." within the limits of Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa and bounded as under:

- On the East:** By the Property of Arceline Mascarenhas, now the land bearing Chalta No. 40 and Chalta No. 19 of P. T. Sheet No. 242;
- On the West:** By the reserved way of the width of two meters and half by Honorio Antonio Basilio Diniz e Costa and his wife, which is presently developed into a 6 meters wide tarred road, in the land under Chalta No. 12 of P. T. Sheet No. 228;
- On the North:** By the property of the same name Naicalem of the said Honorio Antonio and his wife, where there is a 10 meters wide tarred road developed in the land under Chalta No. 10 of P. T. Sheet No. 228; and
- On the South:** By Municipal Road which is leading from Margao to Gogol.

IN WITNESS WHEREOF the Said Society through its above-mentioned office bearers, have executed this Instrument of Power of Attorney on this 22nd day of March 2023 at Panaji Goa.



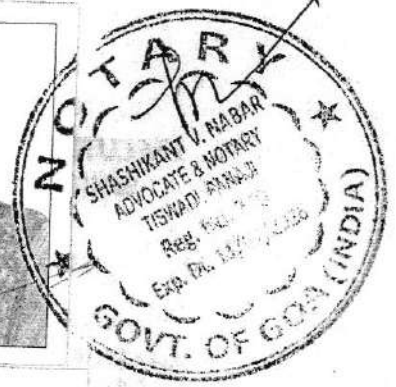

Maria Seixas



The Executants.

Meera Naik

(Smt. Meera Naik)
The Chairperson
The Sanskar Co-operative Housing Society Ltd.



Anupama S. Karpe

(Smt. Anupama S. Karpe)
The Secretary
The Sanskar Co-operative Housing Society Ltd.



Natalina Dias e Seixas

(Mrs. Natalina Dias e Seixas)
The Treasurer
The Sanskar Co-operative Housing Society Ltd.



I hereby Accept:

Rajesh Tarkar

(Mr. Rajesh Tarkar)
Sole Proprietor of
Rajdeep Builders

Rajesh Tarkar



In the presence of:

1. Ms. Sailee Thanekar *Sailee Thanekar*

2. Mrs. Santoshi Sawant *Santoshi Sawant*

Rajesh Tarkar

Meera Naik

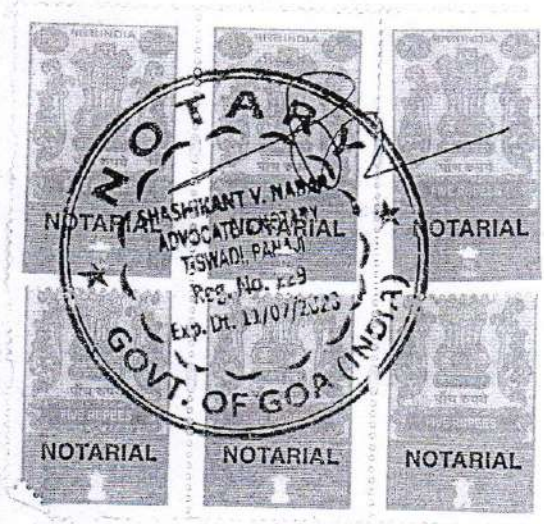
Anupama S. Karpe

Natalina Dias e Seixas

EXECUTED BEFORE ME
WHICH I ATTEST



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



SRNO. 1066

DT. 24/03/2023