

IKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

Desai

Officer / Manager

Phone No:
Sold To/Issued To:
Narayanrao R Desai
For Whom/ID Proof:
PAN Card



AUG-07-2023 16:39:59

₹ 0274875/-

ZERO TWO SEVEN FOUR EIGHT SEVEN FIVE

Power of Attorney
30162201091426399990-00001404
3016220 30/02/07/2021-RD11



13/7/2023



PON-POA Register - 13-2023

N.R. Desai

Narayanrao R Desai

IRREVOCABLE POWER OF ATTORNEY

Desai

Kumar

N.R. Desai

Contd/-

TO ALL TO WHOM THESE PRESENTS SHALL COME, THAT WE (1) SHRI.LAVU DATTA DANGUI, son of Shri.Datta Dangui, age 53 years, married, Occup-business, holder of PAN Card No. [REDACTED] Adhaar Card No. [REDACTED], Mob. No.9890165972, Indian National, and **(2) SMT. KALPANA LAVU DANGUI**, wife of Shri. Lavu Dangui, daughter of Shri. Bombi Naik, age 47 years, housewife, holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] Mob. No.9890165972, Indian National, both residents of H.No.172/18 Shantinagar Ponda-Goa, 403401, (hereinafter for the sake of brevity referred to as **"OWNERS"**) do hereby **SEND GREETINGS**.



WHEREAS we are the owners of an immovable property admeasuring an area of 733.00 sq. known as **"LOCONDIEM PREIMEIRA ADICAO"** alias **"LOCONDIEM"** alias **"SHANTINAGAR BHAT"** surveyed under survey No.172/6-W of village Ponda, Taluka Ponda-Goa, more specifically described in the Schedule, hereunder written and hereinafter referred to as **"said Plot"**.

AND WHEREAS by Agreement for Development and Sale dated 07/08/2023, we have entered into agreement with the Builder Shri. Narayanrao R. Desai, proprietor of M/s Desai Developers and entrusted the said Plot mentioned in schedule herein below for development purpose and by virtue of aforesaid agreement, the Builder has agreed to construct and

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 [REDACTED] [REDACTED] [REDACTED]

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allot to the Owners, the following premises in the building proposed to be constructed on the said Plot:-

1. A residential Premise being flat of 2BHK bearing Flat No.F-1, admeasuring 90.20 square meters (super built-up area), located on the first floor of the building proposed to be constructed on the said Plot.
2. A residential Premise being flat of 2BHK bearing Flat No.F-2, admeasuring 89.05 square meters (super built-up area), located on the first floor of the building proposed to be constructed on the said Plot.
3. A residential Premise being flat of 2BHK bearing Flat No.S-4, admeasuring 90.20 square meters (super built-up area), located on the second floor of the building proposed to be constructed on the said Plot.
4. A stilt parking No. 1, 2, & 3 located on ground floor of the building proposed to be constructed on the said plot.



AND WHEREAS for the purpose of undertaking the development of the said Plot hereby agreed to sell and to do the various acts, deeds and things as mentioned herein below in connection with our property mentioned in schedule herein below, we desire to appoint Shri. Narayanrao R. Desai, proprietor of M/s Desai Developers on our behalf to do the various acts, deeds and things herein below.

NOW THEREFORE BY THIS INSTRUMENT OF POWER OF ATTORNEY WE, (1) SHRI. LAVU DATTA DANGUI,

Lavu Datta Dangui

K. R.

N. R. Desai

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son of Shri. Datta Dangui, major in age, married, holding Aadhaar Identity Card No. [REDACTED] and (2) **SMT. KALPANA LAVU DANGUI**, wife of Shri. Lavu Dangui, major, age 47 years, holding Aadhaar Identity Card No. [REDACTED], both Indian National and resident of the above mentioned address, do hereby nominate, constitute and appoint **SHRI. NARAYANRAO R. DESAI**, son of Ramchandra Narayan Desai, age 40 years, married, occup-business, holding Aadhaar identity Card No. [REDACTED], PAN Card No. [REDACTED], Indian National, resident of H No. 345/9 Opp. Viraj Wood Industry, Perigol, Kavlem, Ponda-Goa, as our true and lawful Attorney to act for us and on our behalf and to do, execute and perform all or any of the following acts, deeds and things that is to say;

1. To approach and represent us before all kinds of Government or semi-Government or Notary offices like Mamlatdar, Deputy Collector, Collector, Municipal office, Block Development Officer, Directorate of Panchayat, Town and Country Planning Department, Planning and Development Authorities, Electricity, PWD-Waters, Survey, Department, Directorate of Settlement and Land records Department, Forest Department, Health Department, Directorate of Fire and Emergency services, Real Estate Regulatory Authority office and all kinds of public bodies, public and private institution to file and sign any applications, Forms, plans, Undertaking, Declarations, affidavit etc., in connection with said Plot.

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2. To apply for, pursue, obtain, receive, and recover all kinds of licenses, permissions, clearances, approvals, sanctions, construction license, Sanad, No objection certificate, permissions from all concerned authorities inclusive of Municipal council, Town and Country Planning Dept, P.D.A, SGPDA, Real Estate Regulatory Authority, Health Department, Directorate of Fire and Emergency Service, Land & Survey Dept, Village Panchayat, Forest Department for cutting of any tress and/or transporting of trees and obtain renewals and/or extension from time to time as also with department of Electricity, Public Works Department for obtaining electric connection, water connection and to sign any applications, forms, declarations, swear affidavits, undertaking etc., as may be required in respect of development in said Plot and to present, receive, collect any documents in connection with said plot before competent authorities as and when required.

3. To submit the layout of the proposed building to the P.D.A, SGPDA, Health Department, concern Municipal Authority, and/or Town and Country Planning Development Authority, and to get the same sanctioned by the said authorities in respect of the new building proposed to be constructed therein and for that purpose to sign all applications, forms, declarations, affidavits, undertaking and other papers and to pay the requisite fees and premiums and to do all other acts and things necessary to obtain approval to such layout from concern authorities.



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4. To enter into and sign and contract with the contractor/s or builder/s for construction as well as contractor for laborers and to sign such agreements if needed.
5. To obtain completion and occupancy certificate from the concern authority like Municipal Council, or PDA or Town and Country Planning Department after the completion of the proposed building in all respect.
6. To develop and construct a building on the said Property as per the sanctioned plans and according to the specification and other requirements of the concerned authorities and for that purpose to employ contractor/s, architect/s, structural engineers, surveyors and other professional as may be required from time to time for the constructions of the proposed building in said Property.
7. To engage, appoint and terminate the services of Contractors, Architect, Engineers, surveyors, Advocates, Chartered Accountants, other professionals and for that purpose to sign requisite applications, authority letters, forms, Vakalatnama etc.
8. To agree to sell, to sell or to deal with in any manner the Flats/premises and/or any rights in any Flats /premises along with proportionate right to the land appurtenance to said Flat/premises or building along with stilt parking, as also in any structure or any other premises standing in the said Plot or portion except aforesaid flats/premises allotted for the



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Vendors mentioned above and for that purpose to make, sign, execute and present for registration before civil registrar cum Sub-Registrar office, any Agreements, Deeds, conveyance, undertaking, Declarations, or any documents and admit execution of such documents including Agreement for sale, Deed of cancellation of Agreement, Deed of sale, or Conveyance Deed, Gift Deed, Mortgage Deed, Rectification and/or Ratification Deed etc., and also to issue valid receipts towards consideration received on our behalf for the sale of said portion/flats/premises/structure/stilt-parking and/or proportionate right in said property etc., as also to pay any price and obtain receipt thereof.

9. To execute and perform all such acts, deeds and things concerning the sale of said flats standing in the proposed building and or proportionate right in said Plot.

10. To verify any complaint as also give evidence on oath/depose on our behalf and to represent us before all kinds of courts, Quasi-Judicial Authorities, Tribunals, Land Survey Department, Land Revenue Authorities.

11. To give No Objection Certificate, assurance, undertaking or declaration on our behalf to any Bank or financial institution for availing loan to the prospective Purchaser to purchase their respective flat by mortgaging their respective Flat with concerned Bank by way of security for repayment.

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12. To accept the summons, notices or any other process issued by any court of law in connection with said Plot.
13. To negotiate the terms and to agree to sell and enter into or conclude any agreement for sale and sell the said premises, flats or shop together with proportionate right to land to purchasers at such price as the said Attorney in its absolute discretion, thinks proper and/or to cancel and/or repudiate the same.
14. To receive from the intending Purchasers/Allotees any earnest money and/or advance or advances and also the balance or purchase money, and to give good, valid receipt and discharge for the same.
15. To represent us before any concerned Civil Registrar cum Sub-Registrar office and Notary Public Ex-Officio and to execute, sign, present and admit execution of any Agreements, Deed of cancellation of Agreement Deeds of sale or Conveyance, Mortgage Deed Rectification and/or Ratification Deed, or any documents, etc. either executed by us or executed by our said Attorney on our behalf and also to collect aforesaid documents on our behalf.
16. To maintain, manage and to look after our said Plot and to defend any interest in respect of the said Plot against any person or whole world as I could myself do and to restrain and restrict any third party invasion, trespass and/or interference in and around our said Property and to file proper applications to the Authorities including Police Complaints if necessary on our behalf to settle, compromise, compound the



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complaints, encounter the complaints on our behalf before any Authorities.

17. To represent us to file applications, suit, petitions, declaration, plaints etc and to defend our interest in all proceedings in all Courts, Civil, Criminal, Revenue including Court of the Mamlatdar, Dy. Collector, Collector, Administrative Tribunal, District & Session court, High Court, Apex Court, etc and to sign and verify plaints, written statements, petitions, Memorandum of Appeal, Applications and swear Affidavits of all kinds and to file them in any such Court or Office and to compromise, compound and reach to an amicable settlement to any disputes. Also to swear or make statements on oath, depose on our behalf and to execute any judgement decree or order.

AND GENERALLY to do and caused to be done or execute all the acts, deeds and things required for the above purpose and we undertake **TO RACTIFY AND CONFIRM** all the acts whatsoever our said Attorney may do or to be done by virtue and in pursuance of the said authority hereby given to him.

AND WE hereby declare that this Power of Attorney conferred on our Attorney/Builder pursuant to the Agreement for Development and Sale dated 07/08/2023, shall be irrevocable for as long as agreement is in effect and further declare that all acts, deeds and things done by our said Attorney shall be constructed as acts, deeds and things done by us personally.

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NTP Desai

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For the purpose calculation of stamp duty @ 4% the undivided share agreed to sale to the Builder through this Agreement is 9/12th share of the said Sub-plot i.e an area admeasuring 549.75 sq. mtrs of the said Sub-plot, described in Schedule-II, is values at Rs. 68,71,875/- (Rupees Sixty Eight Lakhs Seventy One Thousand Eight Hundred and Seventy Five Only), and as such the appropriate Stamp duty of Rs.2,74,875/- (Rupees Two Lakhs Seventy Four Thousand Eight Hundred and Seventy Five Only)) is paid herewith.

SCHEDULE-I

ALL THAT SAID PLOT admeasuring an area of 733.00 sq. mtrs, being an independent unit Plot situated within the limits of Ponda Municipal council, Ponda Taluka and Sub-District of Ponda, forming part of plot described in Schedule-I above and now being identified and separately surveyed under new survey No.172/6-W of village Ponda, Taluka Ponda-Goa.

That the said property is bounded as under:

- On the East: By plot No.15-C surveyed under Survey No.172/6-Z.
- On the West: By Plot No.15-A surveyed under Survey No.172/6-V.
- On the North: By existing 8.00 meters wide road.
- On the South: By remaining part of the property surveyed under Survey No.172/6.

IN WITNESS WHERE OF we have signed and executed this document of Irrevocable Power Of Attorney on this 7th day of the month August 2023.

Jeeva

Kaipa

NK Desai

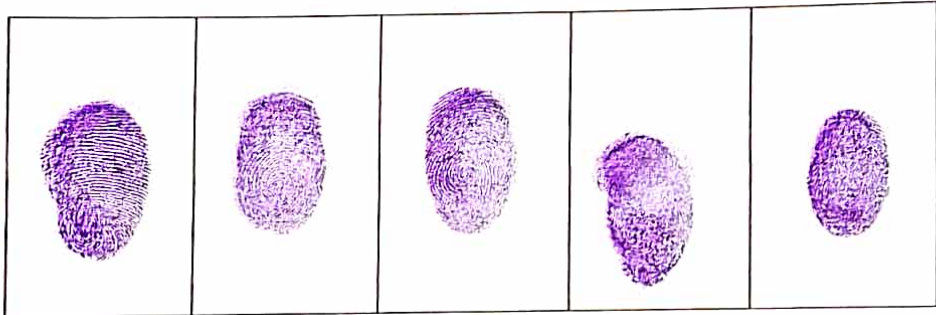
Contd/-

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED "EXECUTANT"
1. SHRI.LAVU DATTA DANGUI

Lavu



LEFT HAND FINGERPRINT IMPRESSION
SHRI.LAVU DATTA DANGUI



RIGHT HAND FINGERPRINT IMPRESSION
SHRI.LAVU DATTA DANGUI



Lavu

Ketkar

NPD Dangui

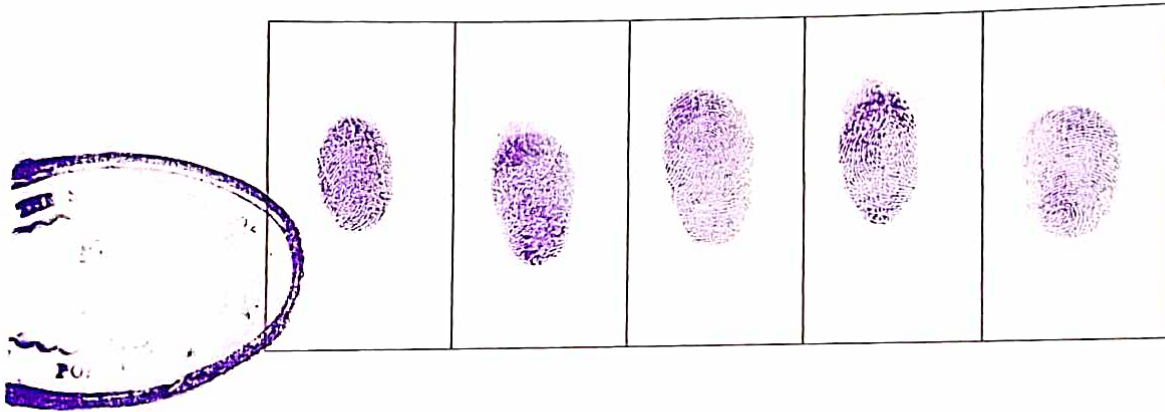
Contd/-

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED "EXECUTANT"
2. SMT.KALPANA LAVU DANGUI

Kalu



LEFT HAND FINGERPRINT IMPRESSION
SMT.KALPANA LAVU DANGUI *



RIGHT HAND FINGERPRINT IMPRESSION.
SMT.KALPANA LAVU DANGUI



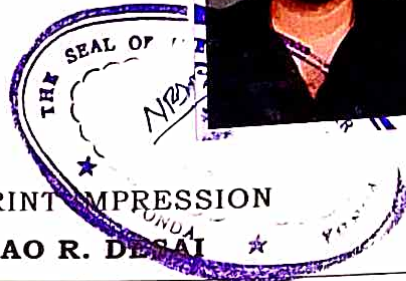
Javed *Kalu* *N.Dangui*

Contd/-

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED "ACCEPTER"
SHRI. NARAYANRAO R. DESAI Proprietor
Of M/s DESAI DEVELOPERS



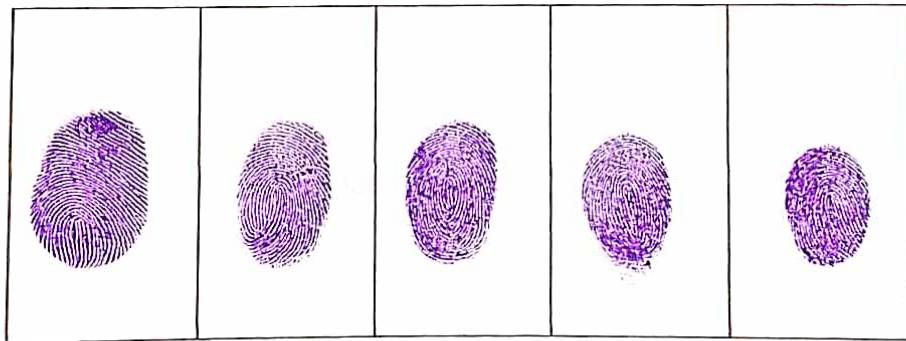
N.R. Desai



LEFT HAND FINGERPRINT IMPRESSION
SHRI. NARAYANRAO R. DESAI



RIGHT HAND FINGERPRINT IMPRESSION
SHRI. NARAYANRAO R. DESAI



Jurnal *Kull* *N.R. Desai*

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In Presence of Witnesses:

1. Miss. Susmita Subhash Naik Salelkar
D/o Subhash Naik Salelkar, major in age,
R/o H No.46, Dhavali, Queula, Near Wamneshwar
temple, Ponda-Goa.

Aadhaar No. [REDACTED]

Susmita
.....

2. Mr. Omkar Ulhas Naik
S/o Shri. Ulhas Naik, major in age,
R/o H No.167, Agapur Durbhat Ponda-Goa.

Aadhaar No. [REDACTED].

Omkar *Ulhas* *Naik* *Naik*
.....

SIR

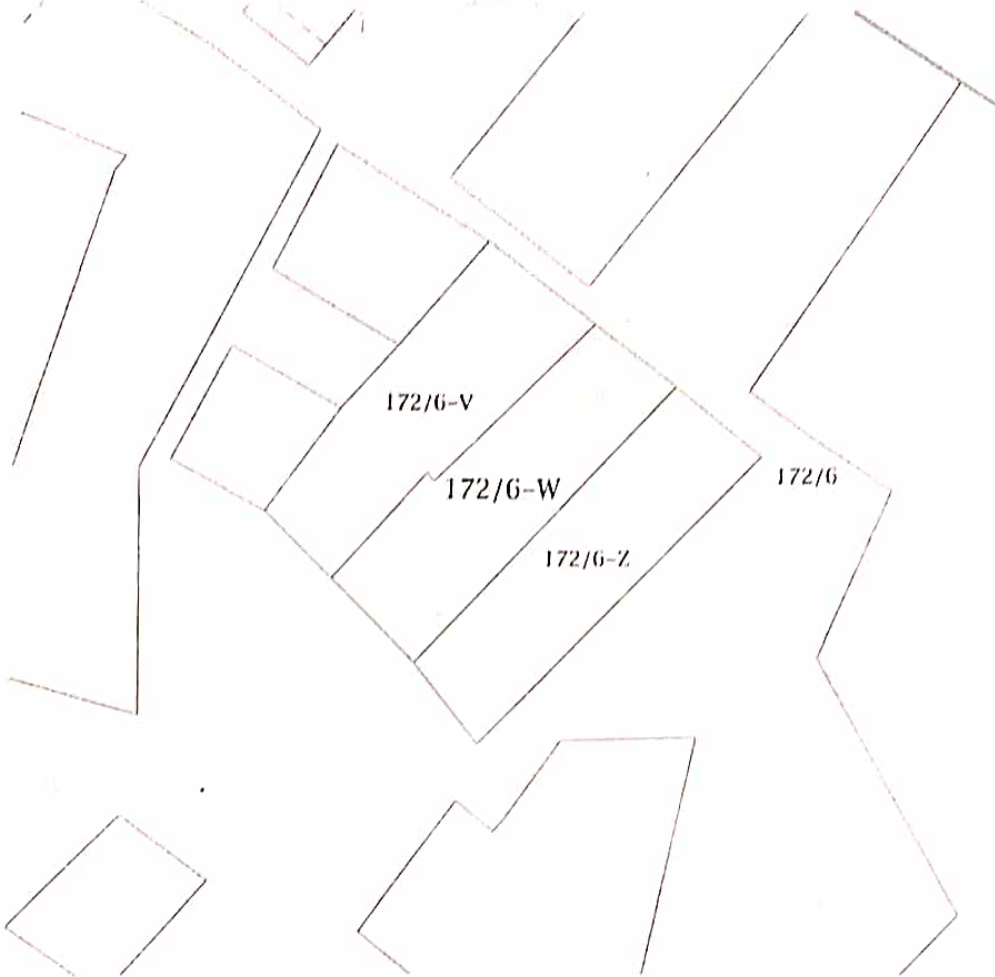
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Applicant date: 08-06-2023

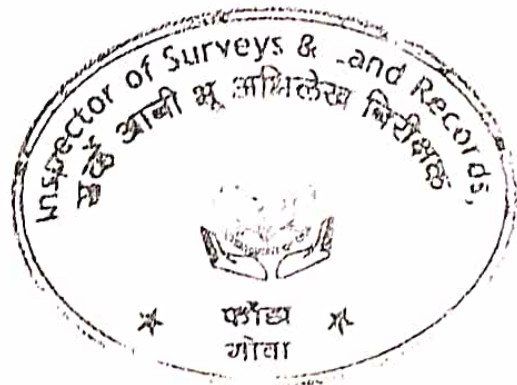
Ref. No: 223-4789



Scale 1:1000



Taluka Name : PONDA
Village Name : Ponda
Survey No. : 172
Subdiv No : 6-W





Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Ponda

Print Date & Time : - 08-Aug-2023 12:07:33 pm

Document Serial Number :- 2023-PON-1317

Presented at 11:57:51 am on 08-Aug-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	274900
2	Registration Fee	1000
3	Processing Fee	580
Total		276480

Stamp Duty Required :274900/-

Stamp Duty Paid : 274900/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Narayanrao Ramchandra Desai .Father Name:Ramchandra Narayan Desai, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, Address,1 H.No.345-9 Opp Viraj Wood Industry Perigol Kavlem Ponda Goa, Address2 - , PAN No.: [REDACTED]			




Executer


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Kalpana Lavu Dangui , Father Name:Bombi Naik, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No.172/18 Shantinagar Ponda Goa, PAN No.: [REDACTED]			
2	Lavu Datta Dangui , Father Name:Datta Dangui, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, H.No. 172/18 Shantinagar Ponda Goa, PAN No.: [REDACTED]			
3	Narayanrao Ramchandra Desai , Father Name:Ramchandra Narayan Desai, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.345-9 Opp Viraj Wood Industry Perigol Kavlem Ponda Goa, PAN No.: [REDACTED]			

Witness:

We individually/Collectively recognize the Executant, Acceptor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Omkar Ulhas Naik, Age: 24, DOB: , Mobile: 8007458512 .Email: , Occupation: Service , Marital status : Unmarried . Address:403401, H No 167 Agapur Durbhat Ponda Goa, H No 167 Agapur Durbhat Ponda Goa, Durbhat, Ponda, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Susmita Subhash Naik Salelkar ,Age: 24,DOB: ,Mobile: 8698955176 ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403401, H No 46 Near Wanneshwar Temple Dhaavli Ponda Goa, H No 46 Near Wanneshwar Temple Dhaavli Ponda Goa, Queula, Ponda, SouthGoa, Goa			


Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2023-PON-1317

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