(Rupees Seven Lakhs Sixty Five Thousand Only)

For CITIZEN CREDIT CO-OP. BANK LTD.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHANTA BERRIER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 26435 NON JUDICIAL गोवा
159426 MAY 04 2019
zero seven six five zero zero zero 12:23
Rs.0765000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser.....DILIP K. DESAI

594/19

PON-1-584-2019

Dilip K. Desai.

THE SEAL OF THE SUB-REGISTRAR OF PONDA
PONDA

**DEED OF SALE**

THE SEAL OF THE STATE
PUNJAB

**THIS DEED OF SALE** is made, and entered at Ponda on this -- 20th May 2019 at Ponda – Goa, within the registration Sub- District and Taluka of Ponda, District of South Goa, State of Goa ( 20/5/2019).

**BETWEEN**

**(1) SHRI SITAKANT NARAYAN KAMAT GHANEKAR** alias **SITACANTA NARAINA CAMOTIM GANECAR**, son of Narayan Babuli Kamat Ghanekar, married, Medical Practitioner, aged about 73 yrs., having PAN No.AECPK7434E, Aadhar Card No. 3307 0716 6406 and his wife **(2) SMT. MAYA SITAKANT KAMAT GHANEKAR**, daughter of Raghunath V. P. Nachinodkar, aged about 70 years, having PAN No. AECPK7433D, Aadhar Card No. 6643 1240 9093 Medical Practitioner, both residing at Flat No 2, Building A, Annapurna Housing Soc. Behind Gomantak Bhavan, Sant Inez, Panaji-Goa hereinafter jointly referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof, shall include their respective heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART.**

REGISTRAR OF PONDA

**AND**

**(3) SHRI DILIP KESHAV DESAI** son of late Keshav J. Desai aged about 58 years, occupation business, having PAN No. ABWPD4544M, Aadhar Card No. 2756 2542 9877, resident of house no. 298, Dhavalimol, Ponda Goa, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be

repugnant to the context or meaning thereof, shall include his respective heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

**AND**

**(4) M/S. S. B. KAKODKAR & CO.**, a Proprietary firm duly represented by its Proprietor **SHRI SHIVPRASAD B. KAKODKAR**, son of late Balkrishna S. S. Kakodkar, married, aged about 62 years., Businessman, having PAN No.AJDPK8279P Aadhar Card No. 4137 2551 3382. resident of House No 5/2350, Behind St. Sebastiam Church, Aquem, Margao-Goa, hereinafter referred to as the **CONFIRMING PARTY** (which expression unless repugnant to the context or meaning thereof, mean and include its representatives, administrators, executors and assigns) of the **THIRD PART.**

**AND**

**(5) MRS. PRATIBHA SHIVPRASAD KAKODKAR**, Daughter of late Shridhar Pai Lotlikar, wife of Mr. Shivaprasad Kakodkar married, aged 52 years, Housewife, having PAN No. AJIPK2318J, Aadhar Card No. 6166 5515 9042, resident of resident of House No 5/2350, Behind St. Sebastiam Church, Aquem, Margao-Goa, hereinafter referred to as the **CONFIRMING PARTY** (which expression unless repugnant to the context or meaning thereof, mean and include its representatives, administrators, executors and assigns) of the **FOURTH PART** .

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That the Confirming party No Four **MRS. PRATIBHA SHIVPRASAD KAKODKAR** is duly represented by Power of Attorney **SHRI SHIVPRASAD B. KAKODKAR**, son of late Balkrishna S. S. Kakodkar, married, aged about 62 years., Businessman, having PAN No.AJDPK8279P Aadhar Card No. 4137 2551 3382. resident of House No 5/2350, Behind St. Sebastiam Church, Aquem, Margao-Goa The said Power of Attorney is Dated 27/5/2003 before the Notary Shri Sanjay Malkarnekar, under Sr. No 345/2003,

All the parties intervening in this Deed are Indian Nationals.

**WHEREAS** there exist property known as **"PATTONTOLY"** situated at Patantali within the limits of village Panchyat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 & 259/0 of Bandora village admeasuring about 49,050 square metres, which property is more particularly described in Schedule I hereinafter appearing and hereinafter referred to or called as the said property.

**AND WHEREAS** the above referred property originally belongs to Dr. Narayan Babuli Kamat Ghanekar and after his death the Inventory Proceedings bearing No. 79/88 was initiated in the Court of the Civil Judge Senior Division of Ilhas at Panaji–Goa and the above property was listed at item No. 33.

**AND WHEREAS** in the said inventory preceding the property at item no 33 was allotted to VENDORS i.e. Mr Sitakant Narayan Kamat Ghanekar and the said Inventory proceeding was disposed off vide order dated 2/1/1990.

**AND WHEREAS** thereafter the said Mr. Sitakant Narayan Kamat Ghanaker i.e. Vendor No 1 carried out the Mutation and his name is duly recorded in the Form No. I and XIV of the Survey No 258/1 of Village Bandora in Ponda Taluka.

**AND WHEREAS** thereafter the office of Dy. Collector & S.D.O , Ponda- Goa has granted Sanad for conversion of land vide their letter No. 6/5/2002-CONV/365 dated 5th February 2003.

**AND WHEREAS** the VENDORS have permitted the CONFIRMING PARTY for development of the above described property for the purpose of subdividing the land of the said property into various plots and the permission was granted by Town and Country Planning Department, Ponda vide their letter No. TPP / Cons/ Band / 258 / 04 / 704, dated 04/08/04, and thereafter the village Panchayat of Bandora, Ponda granted the final N.O.C. for sub-division bearing No. VPB / 2004-05/ 856 dt. 24.08.2004 and further revised final NOC was issued to the Plot No 18 Vide Letter No.VPB/2018-19/1089, dated 14/2/2019.

**AND WHEREAS** the CONFIRMING PARTY have developed the said property into several plots and have numbered them as plot no. 1,2,3,4,……etc

**AND WHEREAS** the PURCHASER has approached the CONFIRMING PARTY for purchase of Plot No. 18 admeasuring an area of 1025.00 Sq Mtrs of the property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka for total consideration of Rs. 1,70,00,000/-( Rupees One Core Seventy Lakh Only) .

**AND WHEREAS** Purchaser approach to vendors and the Confirming party in order to execute present deed of sale as they have received the entire total consideration i.e price of the said Plot 18 having an area 1025.00 Sq. mtrs. i.e 1,70,00,000/-( Rupees One Core Seventy Lakh Only) which is its fare market value of plot No. 18 admeasuring an area of 1025.00 Sq and which is More particularly described in Schedule No II written hereunder and shown on the plan annexed herewith the read colour boundary lines.

**AND WHEREAS** the present vendors hereby declare as per the Notification No. RD/LAN/LRC/318 Dated 24/8/1978 that the present Vendors do not belongs to the Schedule Cast or Schedule Tribe.

**AND WHEREAS** the Purchaser has paid the TDS of an amount of Rs.1,70,000/-, Vide receipt No. AG0257165, dated 16/4/2019.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER :**

That for the total consideration of price of Rs. 1,70,00,000/-( Rupees One Core Seventy Lakh Only)paid to the vendors and Confirming Party by the purchasers in following way i.e.

a. A Sum of Rs 90,00,000/- ( Rupees Ninety Lakhs Only ) by Way of RTGS on 02/03/2019
b. A Sum of Rs 1,70,000/- ( Rupees One Lakhs Seventy Thousand Only ) Paid TDS as on 16/4/2019
c. b A Sum of Rs 48,30,000/- ( Rupees Forty Eight Lakhs Thirty Thousand Only ) by Way of RTGS on 22/04/2019
d. A Sum of Rs 30,00,000/- ( Rupees Thirty Lakhs Only ) by Way Cheque bearing No. 159784 dawn on The Bicholim Urban Co-operative Bank, Ponda Branch, Dated 22/4/2019( Subject to Realization)

total amounting to Rs. 1,70,00,000/-( Rupees One Core Seventy Lakh Only) (the receipt of which the vendors and confirming pary do hereby admit and acknowledge and acquit and discharge the purchaser from the same and every part thereof). The vendors so far as concerned with their respective rights as the absolute owners of the said Plot No. 18 admeasuring an area of 1025.00 Sq Mtrs of the property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda


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Taluka with right, share, title, interest in the said plot and the house, do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser free from any encumbrances, charges, attachments, and/or liens of any kind whatsoever **ALL THAT** Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as **"PATTONTOLY"** situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka more particularly described in schedule II written hereunder delineated in red colour boundary lines on the plan annexed hereto, together with all the rights, title, interest, claim and demand, whatsoever of the vendor into or upon the same and every part thereof and also together with all and singular rights, liberties, privileges, easements, profits, advantages and appurtenance whatsoever to the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as **"PATTONTOLY"** situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time thereto for usually held, used or occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenance thereto **AND** also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as **"PATTONTOLY"** situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka or any part thereof **AND ALL** the estates, rights, title, interest, property, inheritance, possession, benefit, claim and demand whatsoever at law and equity of the vendors into out of or upon the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs

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property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka or any part thereof **TO HAVE AND TO HOLD** all and singular Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka hereby granted, conveyed and assured or expressed to be along with all their rights, and appurtenances unto and to the use and benefit of the purchasers forever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become due and / or payable to the Government or the Village Panchayat authorities, Municipality or any other public body in respect thereof.

1. **AND** the vendors do hereby for themselves, their heirs, executors and administrators covenant with the purchasers that notwithstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, made, done, omitted or knowingly or willingly suffered to the contrary the vendors now have in themselves good right, full power and absolute powers to grant, transfer, convey the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka hereby granted, conveyed or assured or intended so to be unto and to the use of the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time


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and at all time herein after peacefully and quietly to hold, possess, occupy, own and enjoy the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as **"PATTONTOLY"** situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka hereby granted with all and every appurtenances and to receive, the rents, issues and profits thereof and of every part thereof to and for their own use and benefits without any lawful eviction, interruption, claim or demand whatsoever by the vendor or from by any other person or persons lawfully or equitably claimed by, from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors well and sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned and suffered by the vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, or any of them.

2. **AND THIS INDENTURE FURTHER WITNESSETH THAT** The vendors, confirming party and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as **"PATTONTOLY"** situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka hereby granted or any part thereof by, from, under or in trust for them the vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of

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the purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters, conveyance and assurance in law whatsoever for better and more perfectly and absolutely granting and assuring, the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka and every part thereof hereby granted unto and to the use of the purchasers in the manner aforesaid as shall or may be reasonably required by the purchasers, their successors or assigns or their counsels-in-Law.

3. **AND THE VENDORS AND CONFIRMING PARTY** do hereby covenant with the purchasers that the vendors and confirming have not done, committed, omitted or knowingly or willingly suffered or been a partly or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka in the manner aforesaid and whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially effected in estate, title or otherwise whatsoever.
4. **AND THIS INDENTURE FURTHER WITNESSES THAT the** vendors and confirming party covenant with the purchaser that the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka hereby sold is free


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from any charges, liens, encumbrances, and/or attachment of any kind whatsoever now there are any rights of any kind whatsoever in favour of any person whatsoever in respect Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as **"PATTONTOLY"** situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka the vendors and confirming party shall compensate the purchaser and/or their successors-in-interest.

5. There is no person/s claiming any right under the Tenancy Act, Mundkarial Act or any other law for the time being in force, in or towards the said plot No. 18 or any part thereof.

6. That they the VENDORS shall from time to time and at all times hereafter at the request of the PURCHASER or any person requiring the same do and execute all such further acts, deeds, things, conveyances and assurances in law required to be executed for better and more perfectly assuring the said plot No. 18 hereby sold in the name of the PURCHASER in all Government and public records inclusive Survey records.

7. That the VENDORS hereby agree and undertake to save harmless and to keep indemnified the PURCHASER from and against all losses, costs, damages and expenses that the PURCHASER may sustain or suffer by reason of any lawful claim being made by any person of persons or any defects in ownership title is found and/or by reason of untruthfulness of any of the representation hereinabove contained.

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8. The CONFIRMING PARTY does hereby signify its assent to the sale hereby done.

9. The Purchaser hereby declare that they have inspected all the title documents of the Vendors and are fully satisfied with the title of the vendors and the confirming party.

10. The present market value of the Said plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka is Rs. 1,70,00,000/-( Rupees One Core Seventy Lakh Only) and the requisite stamp duty is paid herewith.

**SCHEDUALE- I**

All that Property known as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 & 259/0 of Bandora village admeasuring about 49,050 square metres, of Ponda Taluka and is bounded as follows:-

**On the East**:- By nallah separating the property Paryabailly Pattantally, alias Pattontoly Poiquim new belonging to Raya Narayan Kamat Ghanekar

**On the West & South**: - By stone fence, separating the property belonging to Communidade de Bandora

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**On the North**:- By road.

**SCHEDULE –II**

**ALL THAT** Plot No. 18 admeasuring an area of 1025.00 Sq Mtrs of the property known as **"PATTONTOLY"** situated at Patantali within the limits of village Panchyat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka forming part and parcel of the property described in Scheduale I hereinabove written and is bounded as under:-

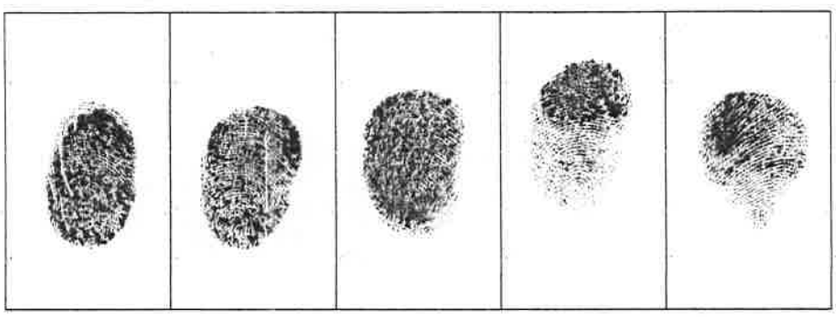
**On the East**: - By 10 mts. wide road of same sub-division
**On the West**: - By open space of same sub-division
**On the North**: - By Plot No. 5, 6 & 7 of same sub-division
**On the South:** - By nalla & open space of the same sub-division

And shown in red colour lines in the plan annexed hereto.

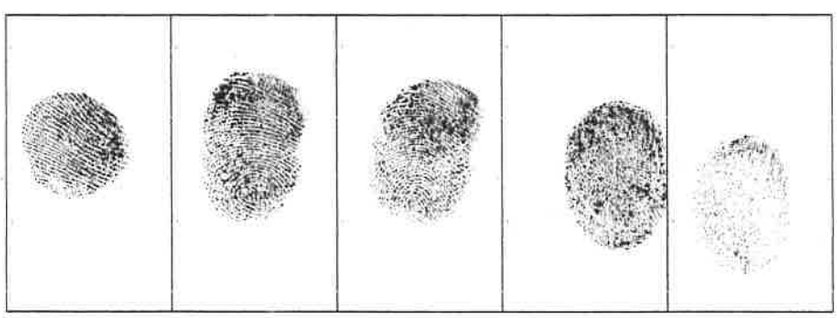
**IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day, year and place first herein above written after having read and understood the contents hereof in the presence of the following witnesses who have singed herein below.**

**SIGNED SEALED AND DELIVERED**
**BY WITHIN NAMED THE VENDOR NO.1**
**SHRI SITAKANT NARAYAN KAMAT GHANEKAR**
alias **SITACANTA NARAINA CAMOTIM GANECAR**

Sitakant N Kamat Ghanekar



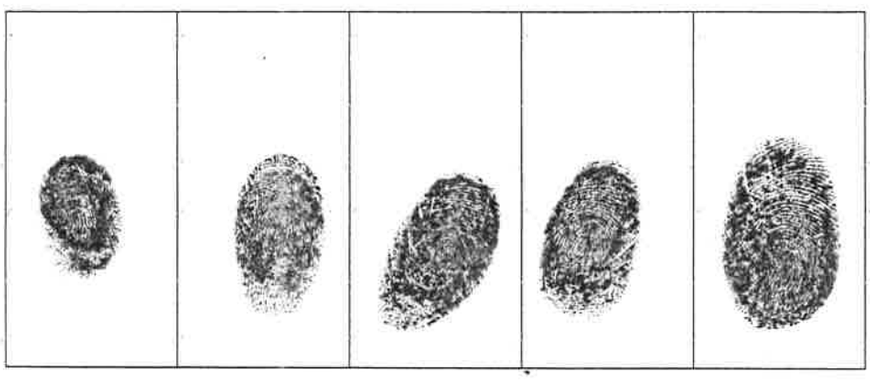
**L.H.F.P. OF SHRI SITAKANT NARAYAN KAMAT GHANEKAR** alias **SITACANTA NARAINA CAMOTIM GANECAR**



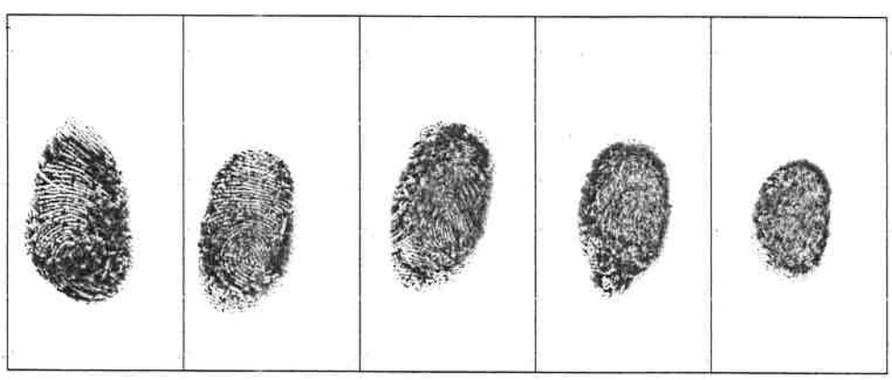
**R.H.F.P.OF SHRI SITAKANT NARAYAN KAMAT GHANEKAR** alias **SITACANTA NARAINA CAMOTIM GANECAR**

**SIGNED SEALED AND DELIVERED**
**BY WITHIN NAMED THE VENDOR NO.2**
**SMT. MAYA SITAKANT KAMAT GHANEKAR**

Mayank Ghanekar



**L.H.F.P. OF SMT. MAYA SITAKANT KAMAT GHANEKAR**



**R.H.F.P.OF SMT. MAYA SITAKANT KAMAT GHANEKAR**

***SIGNED SEALED AND DELIVERED***
***BY WITHIN NAMED THE PURCHASER***
***SHRI. DILIP KESHAV DESAI***

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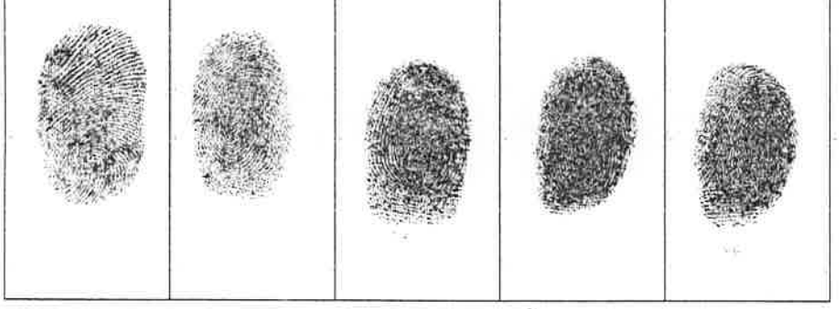

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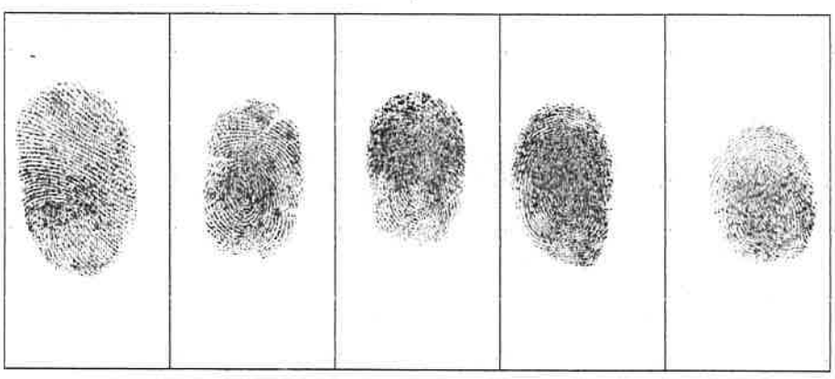
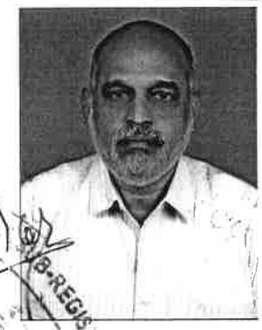


***R.H.F.P.OF SHRI. DILIP KESHAV DESAI***



***SIGNED SEALED AND DELIVERED***
***BY WITHIN NAMED THE CONFIRMING PARTY***
***M/S. S.B. KAKODKAR & CO.***
***Through proprietor and for confirming***
***party of the fourth part though Power of attorney***
***SHRI SHIVPRASAD BALKRISHNA KAKODKAR***

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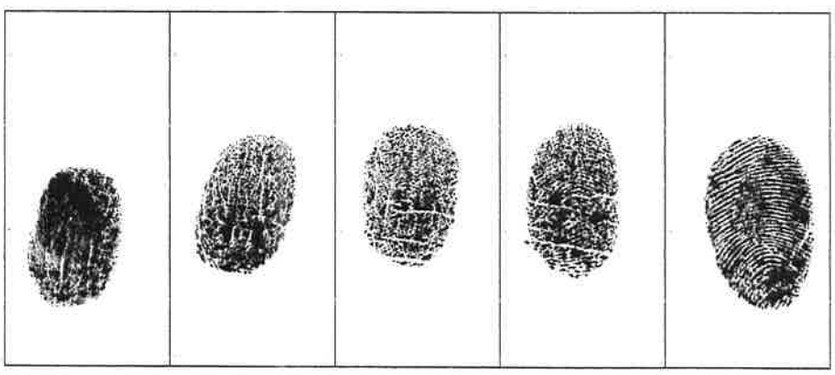
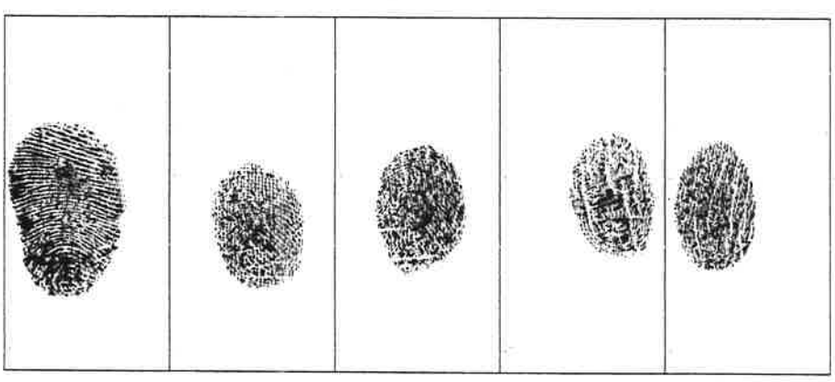


***L.H.F.P. OF SHRI SHIVPRASAD BALKRISHNA KAKODKAR***



***R.H.F.P.OF SHRI SHIVPRASAD BALKRISHNA KAKODKAR***

**IN THE PRESENCE OF :-**

| Sr. No | Name | Address | Signature |
|---|---|---|---|
| 1. | Shri Awadhut Avant Vaidya | Dhavali, Ponda. Goa. | |
| 2. | Adv. Sharvani M. Khedekar | Madkai Ponda GOA | |

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## AREA STATEMENT

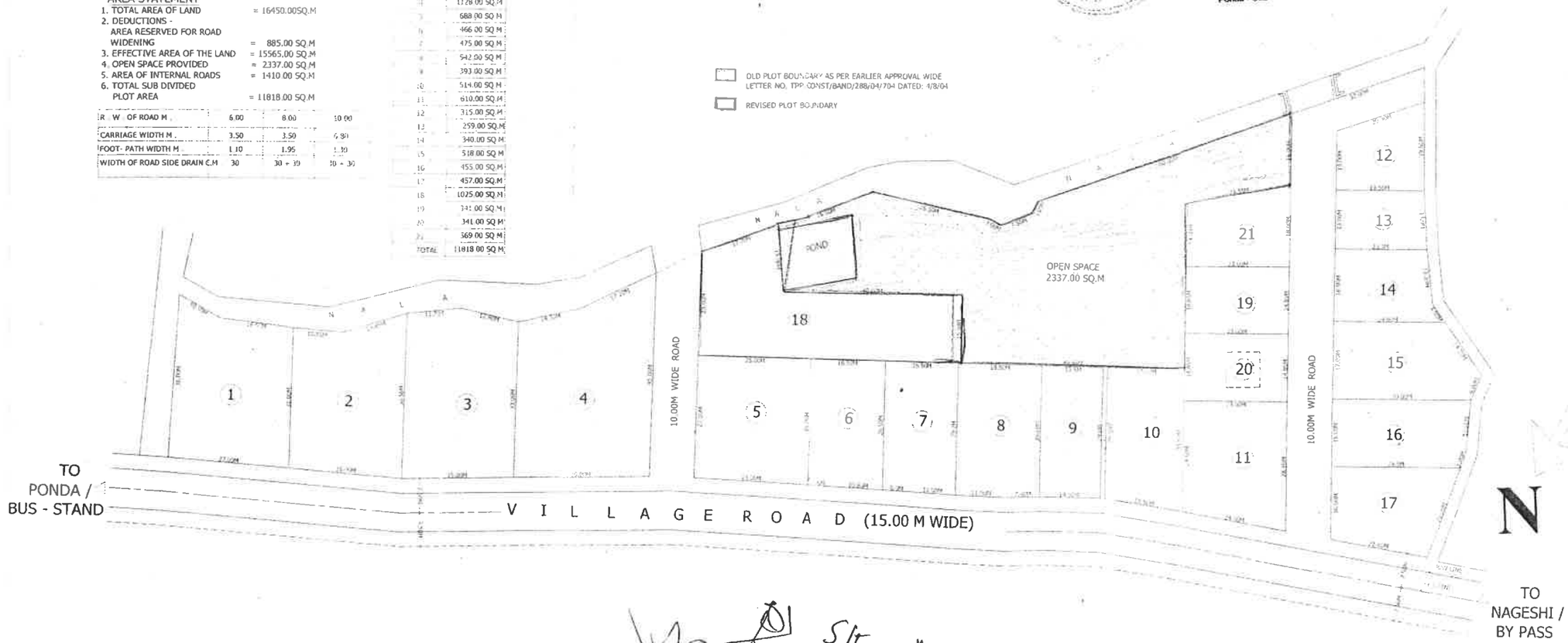
1. TOTAL AREA OF LAND = 16450.00SQ.M
2. DEDUCTIONS -
   AREA RESERVED FOR ROAD WIDENING = 885.00 SQ.M
3. EFFECTIVE AREA OF THE LAND = 15565.00 SQ.M
4. OPEN SPACE PROVIDED = 2337.00 SQ.M
5. AREA OF INTERNAL ROADS = 1410.00 SQ.M
6. TOTAL SUB DIVIDED PLOT AREA = 11818.00 SQ.M

| | | | |
|---|---|---|---|
| R W OF ROAD M | 6.00 | 8.00 | 10.00 |
| CARRIAGE WIDTH M | 3.50 | 3.50 | 6.30 |
| FOOT- PATH WIDTH M | 1.10 | 1.95 | 1.30 |
| WIDTH OF ROAD SIDE DRAIN C.M | 30 | 30 + 19 | 30 + 30 |

| PLOT NO | AREA IN SQ. M. |
|---|---|
| 1 | 678.00 SQ.M |
| 2 | 818.00 SQ.M |
| 3 | 586.00 SQ.M |
| 4 | 1128.00 SQ.M |
| 5 | 688.00 SQ.M |
| 6 | 466.00 SQ.M |
| 7 | 475.00 SQ.M |
| 8 | 542.00 SQ.M |
| 9 | 393.00 SQ.M |
| 10 | 514.00 SQ.M |
| 11 | 610.00 SQ.M |
| 12 | 315.00 SQ.M |
| 13 | 259.00 SQ.M |
| 14 | 340.00 SQ.M |
| 15 | 518.00 SQ.M |
| 16 | 455.00 SQ.M |
| 17 | 457.00 SQ.M |
| 18 | 1025.00 SQ.M |
| 19 | 341.00 SQ.M |
| 20 | 341.00 SQ.M |
| 21 | 369.00 SQ.M |
| TOTAL | 11818.00 SQ.M |

OLD PLOT BOUNDARY AS PER EARLIER APPROVAL WIDE LETTER NO. TPP/CONST/BAND/288/04/704 DATED: 4/8/04

REVISED PLOT BOUNDARY




No. VPB/2018-19/1085
Dt. 14/04/19
Sarpanch
Village Panchayat Bandora
Ponda - Goa

PROJECT NO 92/00
NAME:- PROPOSED SUB-DIVISION OF LAND SURVEY NO. 258/1 AT VILLAGE BANDORA PONDA, GOA. (FOR PLOTS 1 TO 11 & 16 TO 21)
DRAWN NO: 4.85 SCALE: 1:500
DRAWN POSI: DATE: 27.10.2018
NOTES:
REVISED DRAWING : REVISION FOR PLOT NO 18 ONLY

APPLICANT / OWNER :

REG NO : CA/93/15994 DATED :

Please check letter no. TPP/598/Bandora/258/2019/299 dt. 24/01/2019
regarding ...

YOGESH PRABHUGAONKAR
ARCHITECT
REG.NO-A/0067/2010 (TP DEPT)
REG.NO-CA/93/15994 (COUNCIL)

YOGESH PRABHUGAONKAR
ARCHITECT

**TEAM**
ARCHITECTS AND ENGINEERS
DR. GOKHALE'S BUILDING, UPPER BAZAAR, PONDA, GOA. PH: 2315960
NAGARSENKAR BUILDING, CHAUDI CANACONA, GOA. PH: 2643740

# Government of Goa

## Document Registration Summary 2

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

Print Date & Time : - **20-May-2019 10:05:11 am**

Document Serial Number :- **2019-PON-594**

Presented at **10:05:43 am** on **20-May-2019** 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 | 765000 |
| 2 | Registration Fee | 595000 |
| | Mutation Fees | 2500 |
| 4 | Processing Fee | 440 |
| | **Total** | **1362940** |

Stamp Duty Required : **765000** Stamp Duty Paid : **765000**

### Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|---|---|---|---|---|
| 1 | **Dilip Keshav Desai** ,S/o - D/o **Keshav Desai**<br>**Age:** 58,<br>**Marital Status:** Married ,**Gender:**Male,**Occupation:** Business,<br>**Address1 -** Dhawali Ponda Goa, **Address2 -** ,<br>**PAN No.:** ABWPD4544M |  |  | |

### Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|---|---|---|---|---|
| 1 | **Sitakant Narayan Kamat Ghanekar Alias Sitacanta Naraina Camotim Ghanecar** ,S/o - D/o **Narayan Kamat Ghanekar**<br>**Age:** 73,<br>**Marital Status:** Married ,**Gender:**Male,**Occupation:** Doctor,<br>**Address1 -** Santinez Panaji Goa, **Address2 -** ,<br>**PAN No.:** AECPK7434E |  |  | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|---|---|---|---|---|
| 2 | **Maya Sitakant Kamat Ghanekar** ,S/o - D/o **Raghunath V P Nachinodkar**<br>**Age:** 70,<br>**Marital Status:** Married ,**Gender:**Female,**Occupation:** Doctor,<br>**Address1 -** Santinez Panaji Goa, **Address2 -** ,<br>**PAN No.:** AECPK7433D |  |  | |
| 3 | **Dilip Keshav Desai** ,S/o - D/o **Keshav Desai**<br>**Age:** 58,<br>**Marital Status:** Married ,**Gender:**Male,**Occupation:** Business,<br>**Address1 -** Dhawali Ponda Goa, **Address2 -** ,<br>**PAN No.:** ABWPD4544M |  |  | |
| 4 | **Shivprasad Balkrishna Kakodkar** ,S/o - D/o **Balkrishna Kakodkar**<br>**Age:** 62,<br>**Marital Status:** Married ,**Gender:**Male,**Occupation:** Business,<br>**Address1 -** Aquem Margao Goa, **Address2 -** ,<br>**PAN No.:** AJDPK8279P |  |  | |
| 5 | **Shivprasad Balkrishna Kakodkar** ,S/o - D/o **Balkrishna Kakodkar**<br>**Age:** 62,<br>**Marital Status:** ,**Gender:**Male,**Occupation:** Business,<br>**Address1 -** Aquem Margao Goa, **Address2 -** ,<br>**PAN No.:** AJDPK8279P |  |  | |

**Witness:**

I/We individually/Collectively recognize the Vendor, Purchaser, Confirming Party,

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|---|---|---|---|---|
| 1 | **Sharvari Mayuresh Khedekar, 35 , ,9765221707 , ,Advocate , Marital status : Married**<br>403401, Marcaim Ponda Goa, Marcaim Ponda Goa<br>Marcaim, Ponda, SouthGoa, Goa |  |  | |
| 2 | **Awadhut Anant Vaidya, 59 , ,9421124300 , ,Business , Marital status : Married**<br>403401, Dhawali Ponda Goa, Dhawali Ponda Goa<br>Queula, Ponda, SouthGoa, Goa |  |  | |

**Sub Registrar**

SUB-REGISTRAR
PONDA

THE SEAL OF THE PRESIDENT

**Document Serial No:-2019-PON-594**

| |
|---|
| Book :- 1 Document<br>Registration Number :- **PON-1-584-2019**<br>Date : 20-May-2019 |

**Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)**

SUB-REGISTRAR
PONDA

NOTARY
JYOTSNA A. SAWAIKER
PONDA
JUDICIAL DIVISION
Regd. No. 312
Exp. dt. 28/02/2024
GOVT. OF GOA

Issued three certified xerox copies on 3/6/2019.
Sawaiker
Notary.

NOTARY JYOTSNA A. SAWAIKER PONDA JUDICIAL DIVISION Regd. No. 312 Exp. dt. 28/02/2024 GOVT. OF GOA

☎ : 335102

# VILLAGE PANCHAYAT BANDORA

BANDORA - PONDA

ग्रामपंचायत बांदोडा-फोंडा-गोवा

Ref. No. : VPB/2004-05/856 Date : 24/08/2004

To,
Shri. Sitakant N.K. Ghanekar,
Bandora, Ponda-Goa.

Sub:- Final N.O.C. for sub-division of land in Survey No. 258/1 of Village Bandora, Ponda Taluka.

Sir,

With reference to the above subject, this is to inform you that the Final N.O.C. is hereby granted to you for Sub-Division of land in Survey No. 258/1 of Village Panchayat Bandora subject to obey all the condition No. 1 to 5 mention in the letter No. TPP/Const/Band/258/04/704 dated 4/8/04.

Yours faithfully,

(Shri. Kishor S. Farwar)
Sarpanch
Village Panchayat Bandora
Ponda - Goa.

TRUE COPY
NOTARY PUBLIC
PONDA JUDICIAL DIVISION
JYOTSNA ANANT SAWAIKAR
Dated: 19/05/2019 The NOTARY
Receipt No. 420
JYOTSNA ANANT SAWAIKAR

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NOTARY JYOTSNA A. SAWAIKER PONDA JUDICIAL DIVISION Regd. No. 312 Exp. dt. 28/02/2024 GOVT. OF GOA

18/05/2019

NOTARY
JYOTSNA A. SAWAIKER
PONDA
JUDICIAL DIVISION
Regd. No. 312
Exp. dt. 23/02/2024
GOVT. OF GOA

Ref No. TPP/Sub-Div/Bandi/258/04/704
Town and Country Planning Department
Panaji, Goa
Date: 4/8/04

To,

The Sarpanch,
Office of the Village Panchayat,
Bandora, Ponda - Goa.

Sub:- Application of Shri Sitakant N.K. Ghanekar for final N.O.C. for sub-division of land in survey no. 258/1 of Village Bandora, Ponda Taluka.

Ref:- 1) Your letter no.VP/Ban/2004-05/526 dt. 19/7/2004.
2) Provisional approval issued vide letter no.TPP/Sub-DIV/Ban/258/04/645 dt. 19/7/2004.

Sir,

With reference to the above mentioned subject this is to inform you that there is no Objection from planning point of view to issue Final N.O.C. to the plot no.01 to 11 & 16 to 20 ( Total nos of plots 17 ) as per the plans hereby enclosed.

1) No change in the approved Sub-Division plan shall be carried out without approval of competent Authority.
2) The permission is laible to be revocked if it is based on false information/Wrong plans/Calculations,Documents or any other occupaintments of the applicaton are found to be in correct or any wrong at any stage.
3) Recreational open space shall be strictly maintained as shown in the plans finally approved.
4) The construction in individuals plots shall be governed as per rules in force.
5) This permission shall not in any way construed to be documents confirming boundaries of the relevant site for which permission has been obtained.

Keeping one set of plans for this office records the rest of the plans are enclosed herewith for further necessary action.

Yours faithfully,

( Rajesh J. Naik )
DY. Town Planner.

Encl:- As above.

TRUE COPY
NOTARY PUBLIC
PONDA JUDICIAL DIVISION
JYOTSNA ANANT SAWAIKAR
Dated: 19/05/2019.
Receipt No. 421
The NOTARY
JYOTSNA ANANT SAWAIKAR

NOTARY
JYOTSNA A. SAWAIKAR
PONDA
JUDICIAL DIVISION
Regd. No. 312
Exp. dt. 28/02/2024
GOVT. OF GOA

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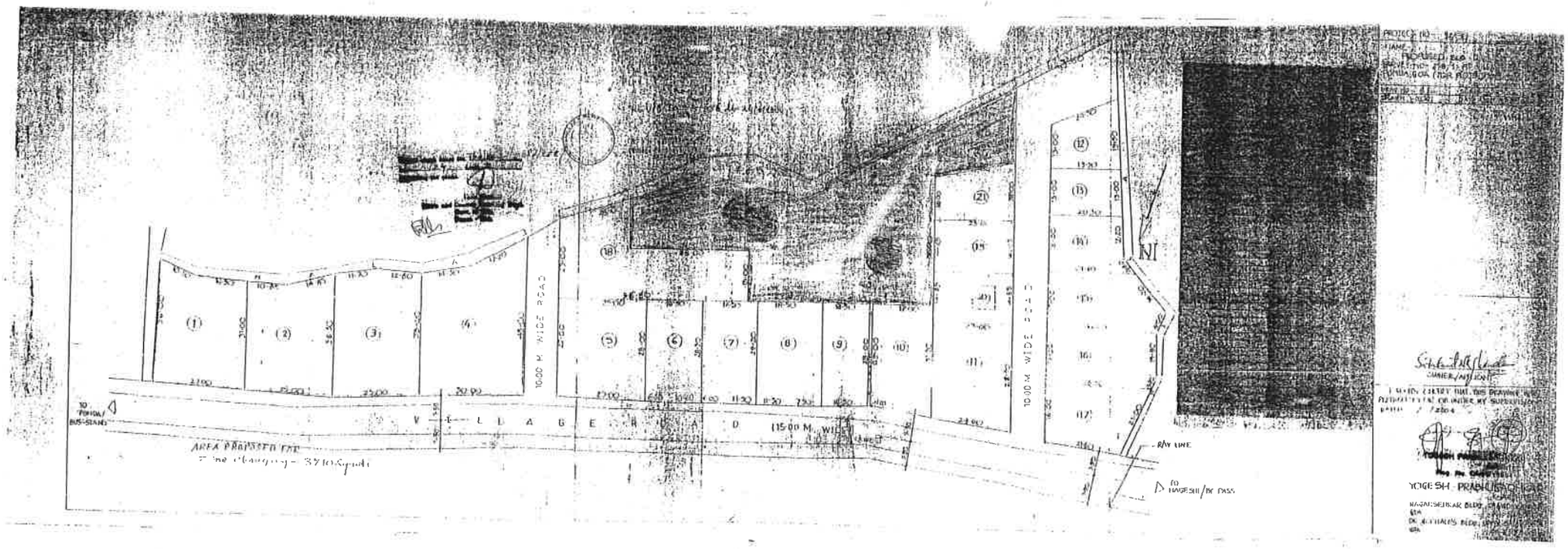
18/05/2019.


10.00 M WIDE ROAD
10.00 M WIDE ROAD
V I L L A G E R O A D
15.00 M. WI
TO PONDA BUS-STAND
AREA PROPOSED FOR
RAY LINE
TO HANGESHI/BK PASS
N
YOGESH PRABHUDESSAI

Ref. No.: TPP/598/Bandora/258/1/TCP/2019/129
Town & Country Planning Dept
Government of Goa
2nd Floor, Govt. Office Bldg
Opposite Axis Bank
Ponda-Goa
Date: 26/03/2019

NOTARY
JYOTSNA A. SAWAIKER
PONDA
JUDICIAL DIVISION
Regd. No. 312
Exp. dt. 28/02/2024
GOVT. OF GOA

**TOWN & COUNTRY PLANNING DEPARTMENT**
**Government of Goa**
**Ponda-Goa**

To,
Sitakant N. Kamat Ghanekar,
C/O, S.B. Kakodkar,
F/12, Sapana Chambers,
Margao-Goa.

**Sub :- Revision of plot no.18 of property under survey no. 258/1 of Bandora village of Ponda Taluka**

**Ref:- 1. Approval of final NOC for Sub-division of Land vide ref. no. TPP/Const/Bandora/258/04/704 dated 04/08/2004.**
**2. Our letter dated 12/11/2018, received in this office vide inward no 4163 dated 26/11/2018.**

Sir,

With reference to the above mention subject, this is to inform you that there is no objection from planning point of view to issue revision of plot no 18 of property under sy no 258/1, at Bandora Village of Ponda Taluka for admeasuring an area 1025 sq mts. as per the plan hereby annexed.

The condition stipulated on this office approval letter no. TPP/Const./Bandora/258/04/704 dated 04/08/2004, will remain unchanged.

This NOC is issued based on approval granted by Chief Town Planner, vide reference no TPP/598/Bandora/258/1/TCP/2019/129 dated 14/01/2019.

Complaint/ Court Order if any shall be verified by the Village Panchayat before issue of N.O.C.

Yours faithfully,

Sanjay A. Halornekar
(Dy. Town Planner)

Copy to:
The Sarpanch/Secretary,
Village Panchayat Bandora
Ponda Goa.

TRUE COPY
NOTARY PUBLIC
PONDA JUDICIAL DIVISION
JYOTSNA ANANT SAWAIKAR
Dated: 18/5/2019.
Receipt No. 419.
The NOTARY
JYOTSNA ANANT SAWAIKAR

NOTARY JYOTSNA A. SAWAIKER PONDA JUDICIAL DIVISION Regd. No. 312 Exp. dt. 28/02/2024 GOVT. OF GOA

19/05/2019.

NOTARY JYOTSNA A PONDA JUDICIAL Regd. N Exp. dt. 28/0 GOVT. OF

THE SUB-REGISTRAR OF PONDA

AREA STATEMENT
1. TOTAL AREA OF LAND = 16450.01SQ.M
2. DEDUCTIONS -
AREA RESERVED FOR ROAD WIDENING = 885.00 SQ.M
3. EFFECTIVE AREA OF THE LAND = 15565.00 SQ.M
4. OPEN SPACE PROVIDED = 2337.00 SQ.M
5. AREA OF INTERNAL ROADS = 1420.00 SQ.M
6. TOTAL SUB DIVIDED PLOT AREA = 11810.00 SQ.M

| | | | |
|---|---|---|---|
| R. W. OF ROAD M. | 6.00 | 6.00 | 10.00 |
| CARRIAGE WIDTH M | 3.50 | 3.50 | 6.00 |
| FOOT - PATH WIDTH M | 1.50 | 1.50 | 1.50 |
| WIDTH OF ROAD SIDE DRAIN M | .50 | .50 + .50 | .50 + .50 |

| PLOT NO | AREA IN SQ.M |
|---|---|
| 1 | 878.00 SQ.M |
| 2 | 918.00 SQ.M |
| 3 | 885.00 SQ.M |
| 4 | 1128.00 SQ.M |
| 5 | 686.00 SQ.M |
| 6 | 466.00 SQ.M |
| 7 | 475.00 SQ.M |
| 8 | 342.00 SQ.M |
| 9 | 351.00 SQ.M |
| 10 | 534.00 SQ.M |
| 11 | 610.00 SQ.M |
| 12 | 515.00 SQ.M |
| 13 | 358.00 SQ.M |
| 14 | 346.00 SQ.M |
| 15 | 316.00 SQ.M |
| 16 | 458.00 SQ.M |
| 17 | 457.00 SQ.M |
| 18 | 1829.00 SQ.M |
| 19 | 341.00 SQ.M |
| 20 | 341.00 SQ.M |
| 21 | 364.00 SQ.M |
| TOTAL | 11810.00 SQ.M |

OLD PLOT BOUNDARY AS PER EARLIER APPROVAL VIDE LEVI DA NO. TPP/CZONE/BARDEZ/2010/0-1/50 DATED- 4/6/01

REVISED PLOT BOUNDARY

ROAD

OPEN SPACE 2337.00 SQ.M

10.00M WIDE ROAD

10.00M WIDE ROAD

TO PONDA / BUS - STAND

V I L L A G E R O A D (15.00 M WIDE)

N

TO NAGESHI / BY PASS

Village Panchayat Bandora - Ponda - Goa

PROJECT NO-52/06

NAME:- PROPOSED SUB-DIVISION OF LAND- SURVEY NO. 256/1 AT VILLAGE BANDORA PONDA, GOA. (FOR PLOTS 1 TO 21)

REVISED DRAWING : REVISION FOR PLOT NO. 18 ONLY

APPLICANT / OWNER

YOGESH PHAL

TEAM

THE SEAL OF THE SUBA

# VILLAGE PANCHAYAT BANDORA

**BANDORA - PONDA - GOA**

**Ref. No. : VPB/2018-19/1089** **Date: 14/02/2019.**

To,
Shri. Sitakant N. Kamat Ghanekar,.
C/o. S.B. Kakodkar,
F/12, Sapana Chambers,
Margao – Goa.

Sub:- Proposed final NOC for Sub-Division of Land (revised) of property bearing Survey No. 258/1 of plot no. 18 of Village Bandora Taluka Ponda, by Sitakant N. Kamat Ghanekar.

Ref No.:- Application date 24/01/2019 vide this office inward no. 2184 dated 25/01/2019.

Sir,

With reference to the above mentioned subject, this is to inform you that there is no objection from Planning Point of View to issue final NOC for Sub-division of land (revised) as per plans annexed on the conditions stipulataed on the Town & Country Planning letter no. TPP/Const./Bandora/258/04/704 dt. 04/08/2004. Will remain unchanged.

R.No.:- 4 (4)

Date:- 31/01/2019.

Sd/-
SARPANCH
VILLAGE PANCHAYAT BANDORA
Sarpanch
Village Panchayat Bandora
Ponda - Goa

TRUE COPY
NOTARY PUBLIC
PONDA JUDICIAL DIVISION
JYOTSNA ANANT SAWAIKAR
Dated: 19/5/2019
Receipt No. 418
The NOTARY
JYOTSNA ANANT SAWAIKAR

NOTARY JYOTSNA A. SAWAIKER PONDA JUDICIAL DIVISION Regd. No. 312 Exp. dt. 28/02/2024 GOVT. OF GOA

19/05/2019.

TRUE COPY

20 Rs.

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सत्यमेव जयते

INDIA

TWENTY RUPEES

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20RS

NOTARY SANJAY B. MALKARNEKAR GOVT. OF GOA REG. No. 146 STATE OF GOA INDIA

NOTARY SACHIN S. KOLWALKAR SALCETE TALUKA EXP. DT. 25/1/2020 REG. NO. 224 GOVT. OF GOA (INDIA)

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I **MRS. PRATIBHA SHIVPRASAD KAKODKAR,** wife of Shivprasad Kakodkar, aged about 35 years, housewife, resident of Vrindavan, Curchorem – Goa do hereby appoint, nominate and constitute my husband **SHRI SHIVPRASAD B. KAKODKAR,** s/o. Balkrishna S. S. Kakodkar, aged about 46 years, Businessmen, resident of Vrindavan, Curchorem – Goa, as my true and Lawful Attorney, for me, in my name and on my behalf to do and execute all or any of the following acts, deeds, matters and things.

....2

Serial No. 366 Place of vend: MARGAO Date 9/1/13

Value of Stamp Paper : .....

Name of Purchaser .....

Residence ..... Name of Father .....

Purpose .....

Signature of Stamp vendor Signature of purchaser



1. To appear and act for me and on my behalf in all Courts, Civil Criminal, Administrative or Revenue, original, revisional appellate, in the Court of Collector, Dy. collector, Mamlatdar, Rent Controller, in the Registration Office, in any Land Survey office, City survey, in any Municipality or Village Panchayat, in the Government Authorities like P.W.D., water supply Department, electricity Department, S.P.D.A., Town Planning RTO etc., in the Income Tax, Sales Tax, Wealth Tax Departments, in the reserve Bank of India, in the enforcement Directorate of the Government of India, in any Police Station and to sign, verify and file plaints,

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.....3

20 Rs.

बीस रुपये

सत्यमेव जयते

भारत

INDIA

२०रु.

20Rs

TWENTY RUPEES



written statements and any other petitions including special leave petition to Supreme Court of India and to present appeals, revisions or writs in any Court of Law.

2. To file Income Tax Returns on my behalf before Income Tax Authorities and to appear, plead, argue and for that purpose to do all acts necessary before Income Tax Authorities and in general to represent me before Income Tax Department.

.....4

Serial No. 1108 Place of vend: MARGAO. Date 28/2/22

Value of Stamp Paper : .....

Name of Purchaser .....

Residence ..... Name of Father .....

Purpose ..... Transaction .....

Signature of stamp vendor  Signature of purchaser

THE SEAL OF THE SUB-R



3. To file and defend suits and verify the same, to sign applications and verify the same, affirm affidavits, to file written statements, to depose before any Court of Law or authority having Power to record depositions on oath or otherwise and do all and every act or acts necessary in any suit or proceedings before any Court of Law or authority.

4. To enter into any agreement for sale, to sell, exchange, surrender, lease or otherwise dispose of any of my property or properties or portion or portions thereof and to transfer , release any mortgage or charge or also to execute or enforce any powers of sale or other power under any

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NOTARY SACHIN S... SALTAL EXP. 28/11 REG. N... OF G...

such mortgage or charges or otherwise to realise or obtain the benefit thereof in such manner as our said attorney shall think proper , to sell, mortgage, lease any property in which I am interested and which may come to us as Lawful owner, to take part in the inventory proceedings , to execute and register any document or documents in that behalf. To sign Deed of Sale and/or any conveyance Deed for transfer of any property and/or part of the property and present, execute and register the document/documents before the concern Sub-Registrar and to do all the needful for registration of the said document/documents on my behalf.

5. To mortgage the property in my name and/or in our joint names in favour of financial Institutions/Bank and to obtain loan thereof on such terms and conditions as my attorney dim fit proper and for that purpose to sign application forms, mortgage papers ,deed of mortgage and to sign and present the same before Sub-Registrar at Margao, Salcete - Goa for registration and admit execution thereof.

6. To prefer appeals or revision application against any order from a Court of Law to a superior appellate court or Tribunals.

7. To appoint and constitute on my behalf pleaders, advocates, lawyers and other attorneys whenever

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necessary, and for that matter to sign proper Wakalatnamas in favour of said Pleaders/Advocates.

8. To apply for certified copies of any documents from any Court and/or public office, to withdraw and receive documents from public office or opposite party, either in execution of decrees or otherwise and to give proper receipt and discharges for the same and to do all acts that may be necessary in connection with any of such cases.

9. To swear affidavits and to swear or better to depose even on oath in any Court of Law or before any competent authority to make statements and submit them to proper authorities as required by any Law or rule in force in support of any claim or otherwise and to produce all sorts of evidence and documents that may be necessary.

10. To accept service of summons and/or notification, intimations, issued by any Court, office or authority against me in any proceedings or otherwise.

11. To look after, manage, develop and maintain my immovable properties in any part of Goa, and to protect my interests in the same.

12. To manage and supervise the management of my properties and to ask, demand, sue for any dues, rent and profits now due from any person or body or which shall

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hereafter become due on account of the said properties and to give effectual receipts and discharges thereof.

13. To take Housing loan from any of the Financial institutions for construction of the Bungalow in my name / in our name and for that purpose to sign Mortgage Deed and/or any other conveying Deed, Agreements etc and further to present any agreements, deeds or documents before the Sub-Registrar of Assurances and /or other registering authority and admit execution on my behalf.

14. To settle, adjust, compound, submit to arbitration and compromise any proceedings before any court of law or any accounts claims and whatsoever which are now or hereinafter remain pending between me and any other person or persons in respect of my properties.

15. To rectify any mistakes, slips and errors and to rectify, amend and ratify any acts and pleadings, deeds, contracts and agreements or any other instruments.

16. To conduct all correspondence relating to my properties and to receive postal letters, parcels etc.

17. To undertake any construction on my behalf in my property for me and for that purpose to do all the necessary and required formalities.

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AND GENERALLY TO DO, execute and perform any other acts, deeds, matter whatsoever, which in the opinion of my said attorney ought to be done, executed and performed in relation to the aforesaid as fully and effectually in all respects, as I could do the same if I was personally present.

AND I HEREBY AGREE AND UNDERTAKE to rectify and confirm all and whatsoever my attorney shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF, I, the abovenamed executant have set and subscribed my hands at ~~Margao~~ Curchorem-Goa, on this 27th day of May, 2003.

R

.....9

THE EXECUTANT:

MRS. PRATIBHA SHIVPRASAD KAKODKAR

PHOTOGRAPH ATTACHED HERETO

Left Hand Thumb Impre

Right Hand Thumb Impression

IN THE PRESENCE OF WITNESSES:-

1._____

2._____

—P.T.O—

41
130

EXECUTED BEFORE ME
WHICH I ATTEST

Sallkamelkar
27/5/03

Sanjay S. Maikarnekar
NOTARY
QUEPEM
STATE OF GOA (INDIA)
REG NO. 345/2003

CERTIFIED TO BE TRUE XEROX
COPY OF THE ORIGINAL

NOTARY
SACHIN S. KOLWALKAR
SALCETE, TALUKA
STATE OF GOA. (INDIA)
Reg. No.: 511/2019
Date: 3/04/2019