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

Officer / Manager

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kazimwada, Ponda-Goa-403 401

D-5/STP(V)/C.R./35/8/2006-RD(PART)

भारत 13411 NON JUDICIAL ग ोवा
136882 MAR 28 2016
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Rs.0300100/- PB6651
INDIA STAMP DUTY GOA

(6)

Serial No. 842/2016
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of
and 12:30 on 29/03/2016

Received fees for Rs. N. P
Registration 225000-00
Copying (Folios) 100-00
Copying Endorsements 180-00
Postage 10-00
Total Rs. 225290-00

SUB - REGISTRAR
PONDA

SUB - REGISTRAR
PONDA

THE SEAL OF THE SUB - REGISTRAR OF PONDA
PONDA

DEED OF SALE

THIS DEED OF SALE, made and entered on this Twenty ninth day of March in the year Two Thousand and Sixteen (29/03/2016) at Ponda Goa, within in Registration Sub District and Taluka Ponda, District of South Goa, State of Goa.

BETWEEN

(1) **SHRI SADANAND GOVIND KAMAT**, son of Govind Kamat age 77 years, widower, business, R/o A-11, Swapnaship, Ganesh Nagar, Kothrud, Pune 411038, Maharashtra, Indian National, holding pan no. **AECPK7557G**,

(2) **MRS SHUBHANGI DNYANESH AMONKAR**, D/o Sadanand Kamat, age 42 years, married, service, Indian National, holding pan no. **ADQPB5056L**, and her husband,

(3) **MR DNYANESH NARENDRA AMONKAR**, S/o Narendra Amonkar age 49 years, married, business, Indian National, holding pan no. **AACPA2506M**, both R/o B 201, Vasant Milestone, Veera Desai Road, Andheri (W), Mumbai,

REGISTRAR OF PONDA

(4) **SHRI MAHENDRA SADANAND KAMAT**, son of Sadanand Kamat, age 40 years, married, business, Indian National, holding pan no. **AFMPK3918C**, and his wife,

(5) **SMT YAMINI MAHENDRA KAMAT**, w/o. Mahendra S. Kamat, age 39 years, married, housewife, Indian National, holding pan no. **AADPK3414F**, both R/o flat no. 504, S. no.

19/6+7/2/1, Vanshaj Opulence, Near Shanti Vihar, Bavdhan, Pune, 411 021, hereinafter called as **'VENDORS'** (which expression unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, successors, and assigns) **OF THE FIRST PART**.

AND

(6) M/S PANKAJ BUILDERS AND DEVELOPERS, through its proprietor Shri Kishor Shrikant Naik, s/o. Shrikant Sitaram Naik, age 42 yrs, married, businessman Indian National, r/o Dhavli, Ponda, Goa, holding Pancard No. **ABQPN9597E,** hereinafter referred to as **'THE PURCHASER'** (which expression unless repugnant to the context or meaning thereof be deemed to include his heirs, legal representatives, successors, and assigns) **OF THE SECOND PART.**

WHEREAS in the village Orgao of Marcel in Ponda Taluka there is a property known as "Borod" which is described in the Land Registration office under no. 3628 at page 102 of Book B-1 (new), of Bicholim and now surveyed under new survey No. 59/11 of village Orgao, taluka Ponda and bounded on the East and south by Borodo of Communidade, on the west by Xir of Vinaoca Bhot and on the north by Ghorbata Xir. The 13/14th part of this property which is distinct and separate belonged 1/3rd to late Vasudev Ganesh Sukhtankar, 1/3rd to Krishna Shanker Sukhtankar and the remaining 1/3rd to Vishnu Ramchandra Karande. The said three co-owners amicably

divided the said property into three plots and the said division was accepted and confirmed by the Court of the Civil Judge Senior Division, Bicholim, in Regular Civil Suit no. 29/1977, which property is hereinafter referred to as **"SAID PROPERTY".**

AND WHEREAS said Vishnu Ramachandra Karande expired on 24/6/1966 and in terms of Deed of Succession dated 4/4/2002 recorded at pages 78 (V) of the Notarial Book (Deeds) No. 575 Smt Annapurnabai Vishnu Karande was declared as his wife and moiety holder and seven children namely Smt Sarogini Shambu Sukhtankar, Shri Umakant Vishnu Karande, Shri Arun Vishnu Karande, Shri Shashikant Vishn u Karande, Shri Arvind Vishnu Karande, Shri Suresh Vishnu Karande and Shri Pradip Vishnu Karande. Subsequently Shri Umakant Vishnu Karande expired on 3/2/1988 bachelor and on 31/3/1990 Smt Annapurnabai Vishnu Karande expired leaving behind Smt Sarogini Shambu Sukhtankar, Shri Arun Vishnu Karande, Shri Shashikant Vishnu Karande, Shri Arvind Vishnu Karande, Shri Suresh Vishnu Karande and Shri Pradip Vishnu Karande as her sole and universal legal heirs.

SUB - REGISTRAR OF

AND WHEREAS after the death of Vishnu Ramchandra karande, the said part of the property belonging to him was surveyed under survey no. 59, sub-division 11 of village Orgao in the name of one of his son Shri Ravindra Vishnu Karande.

AND WHEREAS all the legal representatives of Vishnu Ramchandra Karande sub-divided the said property into smaller plots and numbered them as 1,2,3,4,5,and 6. The said division is approved by the Town and Country Planning Department vide their letter no. TCP/CONST/ORG/59/93/426 dated 9/12/1993 addressed to the Sarpanch of village Panchayat Tivrem.

AND WHEREAS the village panchayat Tivrem Orgao, Ponda Taluka by their letter no. VPTO/SD/93-94/722, dated 30/12/1993 have given their no objection certificate to the said sub-division.

AND WHEREAS in terms of Deed of Partition dated 23/05/1994 and registered before Sub Registrar Bicholim and nearing Registration No. 85 at pages 73 to 86 of book I volume 57 dated 28/7/1997, the legal representatives of said Vishnu Ramchandra Karande partitioned the said property into six plots and the plot no.1 admeasuring 672 sq. mts was allotted to the Shri Arun Vishnu Karande and his wife Asha Arun Karande .

AND WHEREAS in terms of Deed of Rectification dated 8/7/1996 and registered before Sub Registrar at Bicholim and bearing registration No. 755 of Boo I volume 118 dated 2/9/1996 , said Deed of partition dated 23/5/1994 was rectified as regards the area of Plot No. 1,2,3,4 and 6.

AND WHEREAS in terms of Deed of Ratification dated 3/1/2005 and registered before Sub Registrar Ponda andbearing Registration No. 40 at pages 192 to 195 of Book IO volume 2005 dated 10/11/2005 Shri Pradip Vishnu Karande, Smt Vanita Shambhu Sukhtankar and her husband Shri Shambhu Sukhtankar confirmed and ratified the Deed of Partition dated 23/5/1994.

AND WHEREAS in terms of Deed of Sale dated 16/1/1997 and registered before Sub Registrar at Bicholim and bearing registration No. 44 of Book I volume 133 dated 17/1/1992 said Shri Arun Vishnu Karande and his wife Smt Asha Arun Karande sold and conveyed in favour of Shri Sadanand Govind Kamat plot No. 1 admeasuring 672 sq.mts and forming part of the new survey No. 59/11 of village Orgao Taluka Ponda and which plot is more particularly described in schedule written hereunder and hereinafter to as **"SAID PLOT".**

AND WHEREAS wife of Vendor No.1 expired leaving behind the Vendor No. 2 to 5 as her legal heirs/representatives and although the Vendor being Non Goans and Law of communion of Assets is not applicable to the vendors, Vendor No.2 to 5 are joined as Vendors as abundant caution.

AND WHEREAS pursuant to an agreement between the parties hereto, the Vendors have agreed to sell and purchaser has agreed to purchase from the Vendors said plot being plot No.1 admeasuring 672 sq.mts at/for a total price/consideration

of Rs. 75,00,000/- (Rupees Seventy Five Lakhs only) being its fair market value which plot is hereinafter referred to as the 'SAID PLOT' and which plot is more particularly described in schedule written hereunder .

AND WHEREAS the purchaser has requested the Vendors to execute the requisite deed of sale in his favour, which the Vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER :

1.THAT in pursuance to the said agreement and in consideration of the price of Rs. 75,00,000/- (Rupees Seventy Five Lakhs only) paid by the purchaser to the Vendors, (The receipt of which sum the Vendors do hereby admit and acknowledge, and acquit, and discharge the purchaser from the same every part thereof) the Vendors as absolute owner of the said plot being Plot No.1 admeasuring 672 sq.mts do hereby grant, convey, sell, transfer relinquish and assure unto the purchaser, all that plot of land being plot No.1 more particularly described in the schedule written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the yards, compounds, sewers, fences, commons, trees, gullies, water courses, hedges, buildings, structures, ditches ways, waters watercourses, light, liberties, path passage, casements, privileges and appurtenances whatsoever to the said plot or any part thereof belonging to or

in any way appertaining or usually held, or occupied therewith or reputed to belong thereof AND ALL the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights and privileges to the licences, permissions, approvals sanads, plans etc in connection with the said plot and every part thereof TO HAVE AND TO HOLD all the said plot B hereditaments hereby conveyed and assured and expressed to be with its appurtances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of Purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues, and duties fines, penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2.The Vendors do hereby covenant with the purchaser that not withstanding any act, deed, matters or things whatsoever done by the Vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made done, omitted or executed knowingly or willingly suffered to the contrary the Vendors, now have in them good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtances

and to receive the rents and profits for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Vendors or from by any other person or persons lawfully or equitably claiming 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 sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatsoever either already or to be hereinafter had, made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claiming by from under or in trust for them, and further that the vendors and all persons having or lawfully or equitably claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for him.

The Vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurance in law whatsoever for better and more perfectly assuring the said plot alongwith the license, permissions, approvals etc. hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the Vendors have not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or things whereby the Vendors are prevented from granting and conveying the said plot in the manner aforesaid and where by the same or any part thereof are, is, can or may be charged, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The Vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other person or persons having right or obligation therein and if for any defect in the title of the Vendors, the purchaser is deprived of the said plot or any part thereof then the Vendors do hereby undertake to indemnify fully the purchaser.

6. The Vendors further declare that their right to the said plot hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the mutation entry of survey records of Revenue village Tivrem Orgao, Taluka Ponda.

The vendor hereby declares that the said plot is not owned by schedule caste or schedule Tribe. The said declaration is given as per the notification RD/LND/LRC/318/77 dated 24/8/1978.

Vendors no. 2 and 3 herein are represented by vendor no.1 as their attorney vide power of attorney dated 12/02/2015, executed before notary Mrs. Kasturi G. Karkera bearing registration no. 1482.

Vendors no. 4 and 5 herein are represented by vendor no.1 as their attorney vide power of attorney dated 05/02/2015, executed before notary Mrs. Sujata S. Navgira bearing registration no. 786/2015.

SCHEDULE

ALL THAT Plot No.1 admeasuring 672 sq.mts of the property known as "Borod' commonly known as "Bharad" situated at Orgao in Ponda Taluka, in the registration sub-District of Bicholim, District of North Goa, the entire property is described in the Land Registration office of Bicholim under no. 3628 of Book B-1 (new), not enrolled in the Taluka Revenue office and which is part of the survey no. 59, sub-division 11 of village Orgao, and which plot is bounded as under:

On the North: by the property of Maria Aurora Afonso and Francisca Reduz Saldanha, Maria Filomena Afonso and Sebastiana Fernandes,

On the South: By Plot No.2 and part of Internal Road,

On the East: By property of Carmel Luiza D'Melo and

On the West: By plot No.4.

IN WITNESSWHEREOF the parties hereto have set subscribed their hands on the day and the year hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

by the within named **'VENDORS'**

1. _____

(SHRI SADANAND GOVIND KAMAT)

(for self and as a attorney of vendor no. 2 to 5)

L. H. F. P

R. H. F. P.

SIGNED, SEALED AND DELIVERED

by the within named **'PURCHASER'**

3. _____

(SHRI KISHOR SHRIKANT NAIK)

(proprietor of M/s Pankaj Builders and Developers)

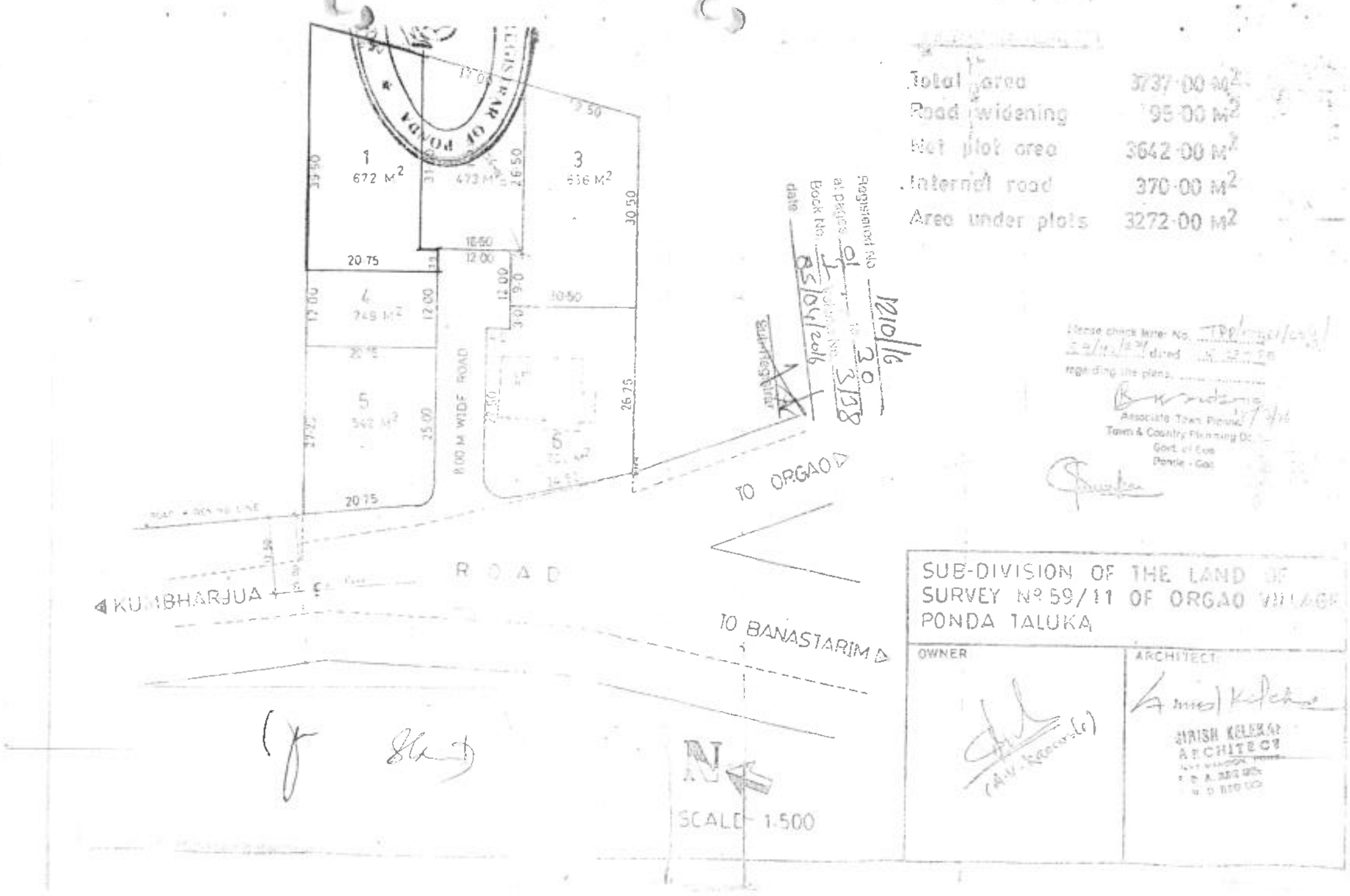
L. H. F. P

R. H. F. P.

In presence of:

1. Vishwanath G. Gaonkar

2. Suhas H-Lotlikar



Total area	3737·00 M²
Road widening	95·00 M²
Net plot area	3642·00 M²
Internal road	370·00 M²
Area under plots	3272·00 M²

Registration No. 12/10/16
Book No. 01
Serial No. 3338
date 25/04/2016

Please check letter No. TPP/...
dated ...
regarding the plans.
Associate Town Planner
Town & Country Planning Dte.
Govt. of Goa
Panaji - Goa

SUB-DIVISION OF THE LAND OF SURVEY Nº 59/11 OF ORGAO VILLAGE PONDA TALUKA

OWNER

ARCHITECT
JIRISH KELEKAR
ARCHITECT

TRUE COPY

महाराष्ट्र MAHARASHTRA

T 419708

प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८०००१२
3 FEB 2015
सक्षम अधिकारी

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE **(1) MRS. SHUBHANGI DNYANESH AMONKAR,** D/o Mr. Sadanand Kamat and wife of MR. Dnyanesh Narendra Amonkar, 41 years of age, married, service, Indian National, PAN card No. ADQPB5056L, and her husband **(2) MR. DNYANESH NARENDRA AMONKAR,** son of Narendra Amonkar, 48 years of age, Indian National, business, PAN card No. AACPA2506M, both residing resident at B-201, Vasant Milestone , Veera DesaweRoad, Andheriwe(West) Mumbawe400 058, do hereby SEND GREETINGS.

WHEREAS we are most of the time out of station and not in position to do all the legal affairs and therefore we intend to appoint somebody as our Attorney.

KASTURI G. KARKERA
NOTARY

AND THEREFORE we do hereby appoint, nominate and constitute our father/ father-in-law **MR. SADANAND GOVIND KAMAT,** s/o Govind Balkrishna Kamat , 76 years of age, married, Indian National, businessman, resident of Flat No. A-11, Swapnashilp, Ganesh Nagar, Kothrud, Pune 411 038, holding PAN Card No. AECPK7557G, as our duly constituted lawful attorney for us, in our name and on our behalf to do the following acts, deeds and things :

1. Our said Attorney is authorized to carry out mutation & partition in respect of the properties in Goa state.

2. Our Attorney is authorized to approach any department of the government of Goa as well as autonomous and Semwe- Government bodies including the Office of village Panchayat in Goa State in connection with obtaining of Licence to construct the compound wall and to do the development in Our properties.

3. Our Attorney is also authorized to obtain construction licence from Government and Semi- Government authorities for the house/ bungalow in Our property/properties by complying with all the requirement of law.

4. Our Attorney is further authorized to approach Town and Country Planning Department of Government of Goa and or the PPDA to get the plans approved by the said authorized Govt. Semi-Govt. or local Authorities.

5. Our Attorney is authorized to represent us in all Courts or Government offices in all types of cases at Panaji or anywhere in India.

6. To sign Deed of Succession, Deed of Relinquishments of Rights, Deed of Gift and to admit the execution before the Sub-Registration Office or the Notary Ex-officio of any Talukas in Goa State or in Maharashtra state.

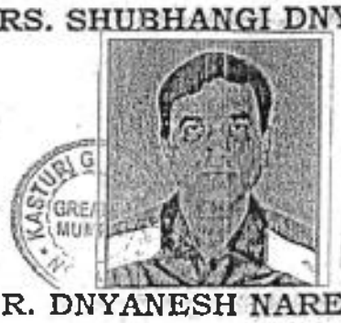
7. To take, adopt and pursue legal proceedings to institute and file suits, criminal cases and appeals including revisions and reviews and all such other legal proceedings as may be necessary or expedient in the opinion of Our said attorney against any person or persons or Government or local body or authority and to demand, filed or adopted against us by any person or persons, and to pursue the same till the final stage. To sign, verify, affirm, declare and file all declarations, petitions, applications, affidavits, plaints statements, complaints, indentures, memorandum of appeals or any other writing on papers whatsoever and to accept summons, notices and other processes of courts and all public authorities, etc. Take out execution proceedings, to represent me in Law Courts and before all public offices and public authorities in all matters pertaining to or in any way concerning Our share in the properties and to do and cause to be done all such acts, deeds and things as may be necessary or expedient as Our said attorney deems fit and proper in connection therewith and to appoint advocates, lawyers and solicitors and to discharge him.

of the power, authorities and liberties hereby conferred upon, under and by virtue of this Power of attorney.

IN WITNESS WHEREOF, this power of attorney is executed on the day, month and year hereafter mentioned.

SDAmonkar

(1) MRS. SHUBHANGI DNYANESH AMONKAR



DNAmonkar

(2) MR. DNYANESH NARENDRA AMONKAR
EXECUTANTS

ATTORNEY

MR. SADANAND GOVIND KAMAT

Before me

12/2/2015

MRS. KASTURI G. KARKERA
ADVOCATE /NOTARY PUBLIC GR: BOMBAY Regn.No.548
Shop No.11, Mona Shopping Centre,
Near Navrang Cinema, Andheri (W),
Mumbai-400 058, Expiry Date 08/06/2017

Reg. No. 1482 P.NO.51

महाराष्ट्र MAHARASHTRA

दि. 20 JAN 2015

T 135563

दु.नु. क्र. 14791

दु.श.रक्कम 500/-

अवलंबाचा प्रकार G.P.A

दिनांक बोलणारा कबूल आहे का ? होय/नाही.

दिलेकरी .....

पक्षकार mahendra sadanand kamat

रा. Shantwe vihar Bavdhan pune-21

.....

Vikas Jawale warje pune-18

19 JAN 2015

प्रथम मुद्रांक किंमत कोषागार पुणे करिता

मुद्रांक विक्रेत्या अधिकाऱ्याची सही

NOTARY
MRS. SUJATA S.NAVGIRE
DIST.PUNE
Regd.No.9001
GOVERNMENT OF INDIA

REGISTRAR OF ASSURANCES

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE **MAHENDRA SADANAND KAMAT,** S/o Mr. Sadanand Kamat, 39 years of age, married, business, Indian National, PAN card No. AFMPK3918C,

and his wife **(2) MRS. YAMINI MAHENDRA KAMAT**, (Yamini Vilas Katre) wife of Mahendra Sadanand Kamat, 38 years of age, married, Indian National, housewife, PAN card No. AADPK3414F, both residing resident at Flat No. 504, S.No. 19/6+7/2/1, Vanshaj Opulence, Near Shantwe Vihar, Bavdhan, Pune 411 021, do hereby SEND GREETINGS.

WHEREAS we are most of the time out of station and not in position to do all the legal affairs and therefore we intend to appoint somebody as our Attorney.

AND THEREFORE we do hereby appoint, nominate and constitute our father/ father-in-law **MR. SADANAND GOVIND KAMAT,** s/o Govind Balkrishna Kamat 76 years of age, married, Indian National, businessman, resident of Flat No. A – 11, Swapnashilp, Ganesh Nagar, Kothrud, Pune 411 038, holding PAN Card No. AECPK 7557G, as our duly constituted lawful attorney for us, in our name and on our behalf to do the following acts, deeds and things:

1. Our said Attorney is authorized to carry out mutation & partition in respect of the properties in Goa state.

2. Our Attorney is authorized to approach any department of the government of Goa as well as autonomous and Semi-Government bodies including the Office of village Panchayat in Goa State in connection with obtaining of Licence to construct the compound wall and to do the development in Our properties.

3. Our Attorney is also authorized to obtain construction licence from Government and Semi- Government authorities for the house/ bungalow in Our property/properties by complying with all the requirement of law.

NOTARY MRS. SUJATA S.NAVGIRE DIST.PUNE Regd.No.9001 GOVERNMENT OF INDIA

4. Our Attorney is further authorized to approach Town and Country Planning Department of Government of Goa and or the PPDA to get the plans approved by the said authorized Govt. Semi-Govt. or local Authorities.

5. Our Attorney is authorized to represent us in all Courts or Government offices in all types of cases at Panaji or anywhere in India.

6. To sign Deed of Succession, Deed of Relinquishments of Rights, Deed of Gift and to admit the execution before the Sub-Registration Office or the Notary Ex-officio of any Talukas in Goa State or in Maharashtra state.

7. To take, adopt and pursue legal proceedings to institute and file suits, criminal cases and appeals including revisions and reviews and all such other legal proceedings as may be necessary or expedient in the opinion of Our said attorney against any person or persons or Government or local body or authority and to demand, filed or adopted against us by any person or persons, and to pursue the same till the final stage. To sign, verify, affirm, declare and file all declarations, petitions, applications, affidavits, plaints statements, complaints, indentures, memorandum of appeals or any other writing on papers whatsoever and to accept summons, notices and other processes of courts and all public authorities, etc. Take out execution proceedings, to represent me in Law Courts and before all public offices and public authorities in all matters pertaining to or in any way concerning Our share in the properties and to do and cause to be done all such acts, deeds and things as may be necessary or expedient as Our said attorney deems fit and proper in connection therewith and to appoint advocates, lawyers and solicitors and to discharge him.

NOTARY
MRS. SUJATA S NAVGIRE
DIST.PUNE
Regd.No.9001
GOVERNMENT OF INDIA

9. To appear and represent us before the Mamlatdar of Goa state, Talathe of Mutations, Survey authorities, Dy. Collector & S.D.O. or before any other Government or Semi Government authorities in all matters relating to our property and for that purpose sign and submit all papers and; documents as may be required.

11. To make payment and receive, acknowledgments, etc., in respect of the sale of the immovable properties to any Authorities.

12. The Power Agent is also empowered to enter into agreement of sale and in that connection to advertise for sale, to negotiate for sale, to make necessary payments to the purchaser and sale consideration and to do such other acts for the sale of our immovable property in our name and on our behalf.

13. To sign and execute all other deeds, papers, documents and assurances that are necessary to perform the above acts.

14. To receive the documents from the Registration Office.

15. To take all necessary lawful steps and perform and execute all and every act matter and thing whatsoever in any way necessary and expeditiously to be done in our absence and on our behalf effectively, as we are personally present to do the same.

16. To execute and sign and present for the registration Deed of Sale, Deed of Gift, Deed of Partition, Deed of Rectification of Mistake, Deed of Conformation and any other Deed or Deeds and to admit the execution thereof. Either as a vendor / confirming parties.

NOTARY
MRS. SUJATA
DIST
Regd.No.9001
GOVERNMENT OF INDIA

18. To sign and execute deed of Sale or all other deeds, papers, documents and assurances that are necessary to perform the above acts and to sign and admit the execution of the sale deed before the Sub- Registration office at Panaji Goa or in any part of Goa State.

19. To engage, appoint, terminate advocate / solicitor / chartered accountant as our attorney deems fit.

30. To generally do or cause to be done any other acts, things or deeds on our behalf whenever necessary in respect of the properties in Goa.

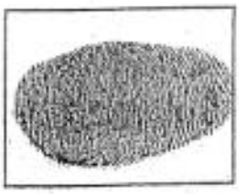
31. To apply for certified copies of all the documents, applications and writings, and to make payment to the concern departments.

AND GENERALLY to, do execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of Our said attorney ought, to be done, executed and performed in relation to Our said property/House as fully and effectually as ourself could do the same if we was personally present.

AND WE hereby agree and undertake to ratify and confirm all and whatsoever Our said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this Power of attorney.

NOTARY
MRS. SUJATA
S.NAVGIRE
DIST.PUNE
Regd.No.9001
GOVERNMENT OF INDIA

IN WITNESS WHEREOF, this power of attorney is executed on the day, month and year hereafter mentioned.

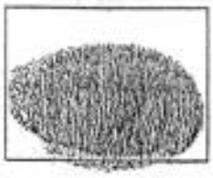


(1) MAHENDRA SADANAND KAMAT

(2)MRS. YAMINI MAHENDRA KAMAT
(YAMINI VILAS KATRE)

EXECUTANTS

ATTORNEY



MR. SADANAND GOVIND KAMAT

BEFORE ME

Mrs. Sujata S. Navgire
NOTARY, GOVT. OF INDIA
PUNE DISTRICT

NOTED AND REGISTERED
AT SR. NO.: 786/2015
DATE:

05 FEB 2015

NOTARY
MRS. SUJATA
S.NAVGIRE
DIST.PUNE
Regd.No.9001
GOVERNMENT OF INDIA

REGISTRAR OF

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AADPK3414F

NOTARY
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SADANAND GOVIND KAMAT

GOVIND BALKRISHNA KAMAT

20/04/1938

Permanent Account Number
AECPK7557G

Signature

06032006

NOTARY
MRS. SUJATA
S.NAVGIRE
DIST.PUNE
Regd No.9001
GOVERNMENT OF INDIA

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क साधावा.

महावितरण

म. V 2.3.39
5/726

वीज आकार देयकाचा महिना नोव्हेंबर-२०१४

For any additional information please contact e-mail: sdo4598@ho.mahadiscom.in /Contact No. 0

देयक दिनांक 05/12/14 देयक क्र. 4725

देयक कालावधी 24/10/14 पासून 24/11/14 पर्यंत

विलींग युनिट : 4598 / GANESH KHIND SD / Ph.No. 25674211

GIS DTC/POLE:

ग्राहक क्रमांक : 160220797942 जुना ग्राहक क्र. 55637

GGN:201411759832270

अंतिम तारीख	25/12/14
या तारखेपर्यंत भरल्यास	15/12/14
या तारखेनंतर भरल्यास	25/12/14

रु. पैसे
1130.00
1160.00

* वरील रक्कम पूर्णांकात दर्शविली आहे

या तारखेनंतर देयक भरले असल्यास निव्वळ रक्कम स्विकारण्यास पात्रता दाखवावी 02/12/14

आकार श्री कामत महेंद्र सदानंद फ्लॅट न 504

पत्ता वंशराज ओपुलेन्स सनं. 19/6+ 7/2/1 जवळ शांती विहार पुणे / बावधन खुर्द

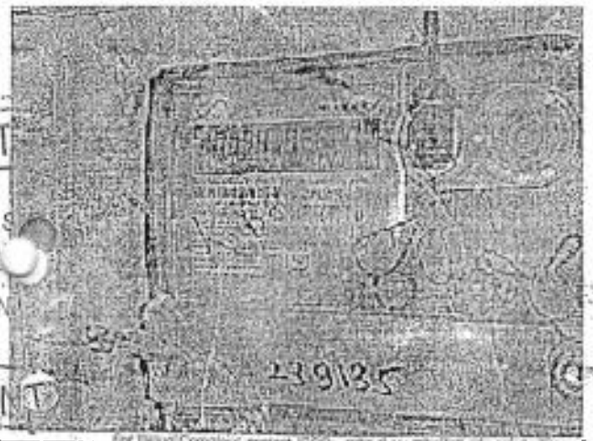
SHRI KAMAT MAHENDRA SADANAND FLNO 504
VANSHRAJ OPULENCE SNO 19/6+ 7/2/1 NR SHANTI VIHAR PUNE / BAVDHAN KD - 411021

पी.सी./चक्र+मार्ग-क्रम 7/17/1500/3270 दर संकेत 01/LT I Res 3-Phase वेणो

डी. ई. सी. क्र. 4598408 संलग्न भार 5.00 KW वीज शुल्क संकेत : 51

पोल (New Connection) मंजुर भार 5.00 KW पुरवठा तारीख : 12/09/07

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अक्षर	युनिट	समा. युनिट	एकूण वीज वापर
6100239135	9910	9757	1	153	0	153



मागील वीज वापर

महिना	युनिट
OCT-14	294
SEP-14	173
AUG-14	193
JUL-14	228
JUN-14	497
MAY-14	99
APR-14	341
MAR-14	204
FEB-14	116
JAN-14	132
DEC-13	104

कॉल सेंटर नं.
18002333435
18002003435

ग्राहक तक्रार निवारण संपर्काचा पत्ता

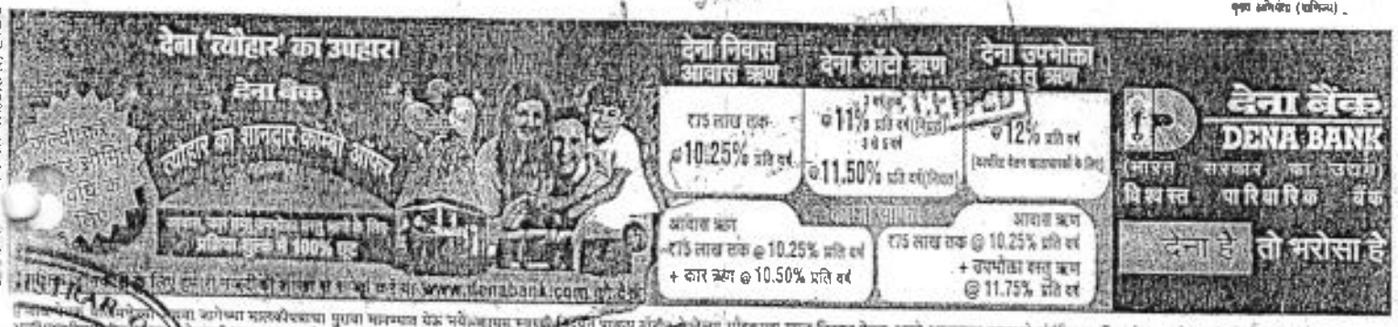
For Billing Complaint contact Nearest Office of MSEDCL, Electricity Bill Collection Centre, Payment Counter, Pune /Phone No. 2565 1111

स्थिर आकार	130.00
वीज आकार	648.58
वीज शुल्क	148.32
इंधन समायोजन आकार BY CASHCHEQUE	60.83
	0.00
	0.00
	0.00
वीज विक्री कर	0.00
वजा सरासरी देयकाची रक्कम	0.00
व्याज	0.00
	0.00
आकार	149.40
	1137.13
निव्वळ थकबाकी / जमा	2.83
समायोजीत रक्कम	0.00
व्याजाची थकबाकी	0.00
एकूण थकबाकी / जमा	2.83
देयकाची निव्वळ रक्कम	1134.30
पुर्णांकित देयक	1130.00
मागील भरणाचा दिनांक	15/11/14 1970.00
सुरक्षा ठेव जमा ***2500	

वितरण आकार रु.22.74

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि

अंतरीम आकार रू.80.29/जेनको आकार रू.40.66/ट्रांसको आकार रू.28.45//नयित वीज दर दिनांक 01.06.2012 नुसार/1-100 Units-1.01 युनिट/दिवस/ तसेच देयक भरणा सूट रु.9.89/FCA RATE Rs.:1-100Units-0.2863/101-300 Units-0.6269/301-500 Units-1.1439/501-1000 Units-1.2411/ Above 500 Units-1.0315/



NOTARY
MRS. SUJATA S. NAVGIRE
DIST. PUNE
Regd No. 9001
GOVERNMENT OF INDIA

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क साधावा.

महावितरण

प. V 2.3.39
5/759

वीज आकार देयकाचा महिना नोव्हेंबर-२०१४

For any additional information please contact e-mail: sdo4598@ho.mahadiscom.in /Contact No. 0

देयक दिनांक 05/12/14 देयक क्रं. 4758

देयक कालावधी 24/10/14 पासून 24/11/14 पर्यंत

बिलींग युनिट : 4598 / GANESH KHIND SD / Ph.No. 25674211

GIS DTC/POLE:

ग्राहक क्रमांक : 160220797934 जुना ग्राहक क्र. 55636

GGN:201411759832269

अंतिम तारीख	25/12/14
या तारखेपर्यंत भरल्यास	15/12/14
या तारखेनंतर भरल्यास	25/12/14

रु. 1710.00
1700.00
1750.00

नाव सौ यामिनी कत्रे-कामत फ्लॅट नं 503

पत्ता वन्शज ओपुलेन्स सनं. 19/6+ 7/2/1 जवळ शांती विहार पुणे / बावधन खुर्द -

MRS YAMINI KATRE-KAMAT FLNO 503
VANSHAJ OPULENCE SNO 19/6+ 7/2/1 NR SHANTI VIHAR PUNE / BAVDHAN KD - 411021

* कॉल रक्कम पूर्णकात दर्शविली आहे
या तारखेनंतर देयक भरले असल्यास विलंब
02/12/14 रक्कम निकालण्यास पात्रती टाकुवावी

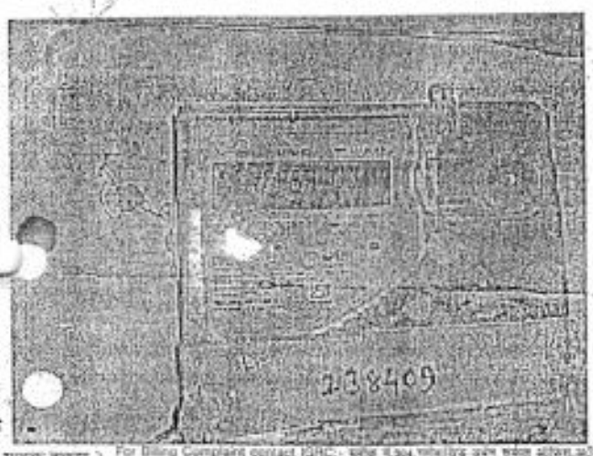
पो.सें.कं.+ सायं.क्रम 7/17/1500/3270 दर संकेत 01/LT I Res 3-Phase घेणी

डी. सी. क्र. 4598408 संलग्न भार 6.00 KW वीज शुल्क संकेत : 51

पोल नं. Rural Construction मंजुर भार 6.00 KW पुरवठा तारीख : 12/09/07

R

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वीज वापर
6100238409	18959	18744	1	215	0	215



मागील वीज वापर
मागील युनिट

OCT-14	468
SEP-14	221
AUG-14	201
JUL-14	291
JUN-14	372
MAY-14	530
APR-14	599
MAR-14	277
FEB-14	134
JAN-14	151
DEC-13	152

कॉल सेंटर नं.
18002333435
18002003435

विवरण	रु. पै.
स्थिर आकार	130.00
वीज आकार	1043.68
वीज शुल्क	221.88
इंधन समायोजन आकार	99.70
	0.00
	0.00
	0.00
वीज विक्री कर	0.00
वजा सरासरी देयकाची रक्कम	
व्याज	0.00
इतर आकार	0.00
अतिरिक्त आकार	232.48
एकूण	1708.74
विलंब थकबाकी / जमा	4.87
समायोजीत रक्कम	0.00
व्याजाची थकबाकी	0.00
एकूण थकबाकी / जमा	4.87
देयकाची निव्वळ रक्कम	1713.61
पूर्णांकदेयक	1710.00
मागील मासतीचा दिनांक	15/11/14 3830.00
सुरक्षा ठेव जमा	***3000

PAID BY CASH/CHEQUE NO. 000401 DATE 24/12/14

विलंब आकार रु.34.17

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

मुख्य अभियंता (वाणिज्य)

ग्राहक तक्रार निवारण यंत्रणेकरिता पत्ता

For Billing Complaint contact ZGRC:- वरील पत्ता,फोन,ई-मेल आयडी देखील आहेत.अधिक माहितीसाठी Toll Free No. 24570520
देये तक्रारीचे निवारण समाधानकारक न झाल्यास ग्राहक मुंढील ठिकाणी तक्रार दाखल करू शकतो
CGRF:- 925, कसबा पेठ, आपिर. कौन्सील, टच भजला, पुणे-411011 Ph:24570520

अंतरीम आकार रु.124.93/जेनको आकार रु.62.98/ट्रांसको आकार रु.44.57//नविन वीज दर दिनांक 01.09.2012 पासून लागू/1.03 महिन्याचे देयक/ तापर देयक भरणा सूट रु.14.86/FCA RATE Rs.:1-100Units-0.2863/101-300 Units-0.6269/301-500 Units-1.1639/501-1000 Units-1.2741/above 1000 Units-1.0815/

ते वीज देयक [illegible] कालेच्या थकबाकीचा पुढचा भागण्यात येऊ नये. आपण स्वतची विद्युत पुरवठा खंडीत केलेल्या ग्राहकाला पात्र विद्युत देयक आले असल्यास ग्राहकाने त्वरित्तीय कार्यालयाशी संपर्क साधावा. [illegible] वीज देयक कोणताही बदल या दुरुस्ती कर नये, असे देयक स्विकारले जाणार नाही. चुकचुक देये घेणे, मागील चालार नमूद केलेल्या अटींस आधीन राहून [illegible] देयकाची मूळ प्रत सादर केल्यास, महावितरणच्या खात्यात रक्कम

Yamini Katre

NOTARY
MRS. SUJATA S.NAVGIRE
DIST.PUNE
Regd.No.9001
GOVERNMENT OF INDIA

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क साधावा.

महा वितरण

प. V 2.3.41
3/367

वीज आकार देयकाचा महिना डिसेंबर-२०१४

For any additional information please contact e-mail sdo4613@ho.mahadiscom.in /Contact No. 0

देयक दिनांक 24/12/14 देयक क्रं.2366

देयक कालावधी 19/11/14 पासून 19/12/14 पर्यंत

वर्तुळ युनिट : 4613 / KOTHRUD SUB DIV / Ph No. 25447799

ग्राहक क्रमांक : 160260151255 जुना ग्राहक क्रं. 63370655

GIS DTC/POLE: GGN:201412661321741

नाव श्री कामत सदानंद गोविंद

पत्ता स्वप्ना शिल्प फ्लो 11 स न 19/2 एरंडवणा जवळ गांधी / कोथरुड पुणे -

=SHRI KAMAT SADANAND GOVIND
SWARNA-SHILP FNO 11 SNO 19/2 ERANDWANA NR GANDHI / KOTHRUD PUNE - 411029

	रु.	पैसे
अंतिम तारीख 13/01/15		650.00
या तारखेपर्यंत भरल्यास 02/01/15		640.00
या तारखेनंतर भरल्यास 13/01/15		660.00

* वर्तमान रक्कम पूर्णांकात दर्शविली आहे

या तारखेनंतर देयक भरले असल्यास नियमाप्रमाणे रक्कम वितरणात पाठवली जाईल

22/12/14

मी.री.चेक - मार्ग क्रम 6/29/3555/9999

जी. टी. सी. क्रं. 4613558

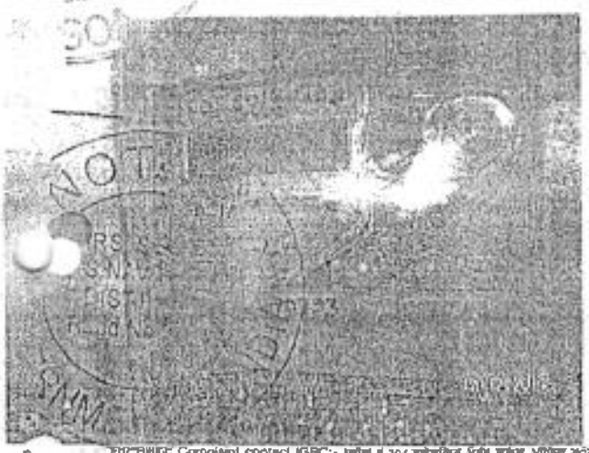
पोल नं SWAPNA SHILP KOW HOUSE R

दर संकेत 01/LT I Res 3-Phase श्रेणी

संलग्न भार 9.00 KW वीज शुल्क संकेत : 51

मंजुर भार 9.00 KW पुरवठा तारीख : 31/07/00

मीटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वीज वापर
5500070793	5504	5407	1	97	0	97



मागील वीज वापर

महिना	युनिट
NOV-14	113
OCT-14	122
SEP-14	99
AUG-14	108
JUL-14	122
JUN-14	95
MAY-14	208
APR-14	126
MAR-14	112
FEB-14	107
JAN-14	114

कॉल सेंटर नं.
18002333435
18002003435

वितरण	रु. पै.
स्थिर आकार	130.00
वीज आकार	0.00
वीज शुल्क	84.10
इंधन समायोजन आकार	27.77
	0.00
	0.00
	0.00
वीज विक्री कर	0.00
वजा सरासरी देयकाची रक्कम	
व्याज	0.00
इतर आकार	0.00
अतिरिक्त आकार	77.60
एकूण	645.48
निव्वळ थकबाकी / जमा	7.46
समायोजीत रक्कम	-5.54
व्याजाची थकबाकी	0.00
एकूण थकबाकी / जमा	1.92
देयकाची निव्वळ रक्कम	647.40

PAID
BY CASH/CHEQUE
NO. 042606
DATE 02/01/15

पूर्णांक देयक 650.00
05/12/14 630.00
विलंब आकार रु.12.91

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

मुख्य अभियंता (वाणिज्य)

तक्रार निवारण सर्वोच्च कक्ष

For Billing Complaint contact IGRC:- पुणेकर म_304,मनोहरिकर ऑफिस सर्वेक्षण ऑफिस,अंतर्गत वीजचौरी,वीजचौरीनगरपालिका, पुणे /Phone No. 26631110
येथे शहरातील विजबिल वसुलीसंबंधी व ग्राहकांच्या ग्राहक पुरवित विजबिली संबंधी तक्रार दाखल करु शकतो
CGRF:- 925, कसबा पेठ, आपिल, वीजचौरी, 2रा मजला, पुणे-411011 Ph:24570520

अंतरीम आकार रु.41.71/जेनको आकार रु.21.34/ट्रांसको आकार रु.14.55//नविन वीज दर दिनांक 01.06.2012 पासुन लागू/1 महिन्यामध्ये देयक न भरल्यास सुट रु.-5.61/ मागील तारखेचे देयक भरणा सुट समायोजन रु.-5.54/FCA RATE Rs.:1-100Units-0.2863/101-300 Units-0.6269/301-500 Units-0.2749/above 1000 Units-1.0815/

for Advt.: sales@axisapm.com

वीज देयक भरणा केंद्रांच्या आणखी काही सेवा

पुराना मानण्यात येऊ नये. कायम स्वरुपी विद्युत पुरवठा खंडीत केलेल्या ग्राहकाला चालू विद्युत देयक आले असल्यास ग्राहकाने संबंधित कार्यालयाशी संपर्क साधावा. कर नये, अन्यं देयक स्विकारले जाणार नाही. चुकभूल देणे घेणे. मार्ग स मानावर नमूद केलेल्या अवांस आधीन राहून धेक/डीडी ने भरणाऱ्या महितीच्या खात्यात रक्कम जमा होण्यासाठी किमान पाच दिवस लागतात याची नोंद घ्यावी.

MRS. SUJATA S.NAVGIRE DIST.PUNE Regd.No.9001
GOVERNMENT OF INDIA

EXECUTING PARTIES

1. Shri Sadanand Govind Kamat, son of Govind Kamat age 77 years, widower, business, R/o A-11, Swapnaship, Ganesh Nagar, Kothrud, Pune 411038, Maharashtra, Indian National, for self and as a attorney of vendors no. 2 to 5.

2. Shri Kishor Shrikant Naik, s/o. Shrikant Naik, age 42 yrs, married, businessman, Indian National, R/o Dhavli, Ponda, Goa,

executing parties
Nos' one & two
admits execution of the so called Sale deed

Sadanand Govind Kamat

Kishor Shrikant Naik

Shri Satishkumar Shamba Shenvi Pilgaonkar Advocate, major of age, married, Indian National, resident of Ponda Goa.

and known to the Sub-Registrar states that he personally knows the above executant and identifies him

Ponda dated 29/03/2016.

SUB-REGISTRAR
PONDA

Registered No. 1210/16 to 30
at pages 01 to 3138
Book No. 1 Volume No.
date 05/04/2016

Sub-Registrar

THE SEAL OF THE SUB-REGISTRAR OF PONDA