

Rupees Three Lacks Sixty Thousand only)



For CITIZEN CREDIT CO-OP BANK LTD.

Kulprekash
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD.
MARGAO BRANCH
SARVIA BINDER CO-OP, ISS SOCIETY LTD
ST. JOSEPH ROAD, MARGAO,
MARGAO - 504 403 INDIA
D-5/SIPM/C.R./35/13/2011-40



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STAMP DUTY GOA

Name of Purchaser: MAHALAXMI DEVELOPERS.

4/19/2021

PON-1-403-2021

Arvind Vishwanath Naik Dharmadhar

A Dharmadhar



DEED OF SALE

Arvind

A Dharmadhar





DEED OF SALE

THIS DEED OF SALE is made in this city of Ponda, Taluka and Sub-District of Ponda, District of South Goa, State of Goa, on this 8th day of March of the year Two Thousand Twenty One.



BY AND BETWEEN

1A. MR. KHUSHALI SITARAM DANGUI alias **KUSHALI SITARAM DANGUI**, son of Sitaram Dangui, aged about 80 years, married, retired, holding PAN card No. [REDACTED], Aadhar Card No [REDACTED] email id gouravkaskar@gmail.com , Mobile No 9049661847 and his wife,

1B. MRS. KALAVATI KHUSHALI DANGUI, daughter of Narayan Morajkar aged about 68 years, housewife, holding PAN Card No. [REDACTED], Aadhar Card No [REDACTED] email id gouravkaskar@gmail.com, Mobile No 9049661847 both Indian Nationals, residing at House No 19, Shantinagar, Ponda Goa 403401 represented herein by their duly appointed Power of Attorney Holder **MR. GOURAV GOKULDAS KASKAR**, son of Mr Gokuldas Kaskar aged about 25 years, bachelor, service, holding PAN card No. [REDACTED] Aadhar Card No. [REDACTED] email id gouravkaskar@gmail.com ,Mobile No 9049661847 Indian National, residing at House No 57, odkarwada ,Sancorda, Dharbandora, South Goa 403406 authorized to sign vide Power of Attorney dated 30.12.2020 executed before the Notary Adv Vinay Naik under Registration No 8091/2020 dated 30.12.2020 and hereinafter jointly referred to as **"THE VENDORS"** (which expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, successors and assigns) of the **FIRST PART**.





AND

2. M/S MAHALAXMI DEVELOPERS, a partnership firm duly registered under the Indian Partnership Act 1932, with its registered office at E-2, Mitasu Manor, near zonal agricultural office, Sadar, Ponda, Goa, having PAN NO [REDACTED] and represented by its Partners namely:

(i) **MR. ARVIND VISHWANATH DHAIMODKAR** alias **MR. ARVIND VISHWANATH NAIK DHAIMODKAR**, son of Mr. Vishwanath Dhaimodkar, aged 57 years, married, businessman, holding PAN CARD NO [REDACTED] Aadhar Card No [REDACTED], having email id adhaimodkar@gmail.com, Mobile No 9422576241, residing at Flat No. F-1, Ganesh Prasad building, Khadapaband, Ponda, Goa 403401;



(ii) **MR. RAJESH RAMESH SHETYE**, son of late Mr. Ramesh V. Shetye, aged 49 years, married, businessman, holding PAN CARD NO [REDACTED]. Aadhar Card No [REDACTED] having email id r_shetye@yahoomail.com, Mobile No 9970178515, residing at Plot No. 20, "Anandi", Near Cottage Hospital, Chicalim, Vasco-da-Gama, Goa, 403711;



(iii) **MRS. ROOPALI P. P. LAWANDE**, wife of Mr. Prakash S. P. Lawande, aged 47 years, married, businesswoman, holding PAN CARD NO [REDACTED] Aadhar Card No [REDACTED] having email id ploundo@gmail.com, Mobile No 9823975351, residing at B-102, Mitasu Manor, Sadar, Ponda, Goa 403401 and;

(iv) **MR. SANDEEP YESHWANT KAMAT**, son of Mr. Yeshwant V. Kamat, aged 51 years, married, businessman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED] having email id sandeepkamat29@gmail.com, Mobile No 9822486569, residing at House No. 269/C, Aquem-Baixo, Navelim, Salcete, Goa 403707.



All partners are Indian Nationals and hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to be context or meaning thereof shall mean and include its current and future partners, successors, executors, administrators and assigns) of the **SECOND PART**.

The **PURCHASERS** are represented herein by its partner and duly constituted attorney **MR. ARVIND VISHWANATH DHAIMODKAR** alias **MR. ARVIND VISHWANATH NAIK DHAIMODKAR** vide Power of Attorney dated 21/03/2017, executed before Notary Smt. Geeta Kantak, at Margao Salcette Goa vide Registration No 6822 dated 21/03/2017.

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A handwritten signature in blue ink, appearing to read "Arvind Naik".





WHEREAS within the limits of Ponda Municipal area , Ponda Taluka and Registration Sub-District of Ponda, District of South Goa in the State of Goa , at Queula, there exists a landed property known as "LOCONDIEM PRIMEIRA ADICAO" composed of two sub-divisions or glebas the first gleba known as "LOCONDIEM" and the second Gleba known as "CUMBARBATA" described in the Land Registration Office of Ilhas under No 299 of Book B-1 New and registered in the Taluka Revenue Office for the purpose of Matriz Predial under No 1032 and recorded in the Record of Rights under Survey No. 172/18 of Village Ponda, Taluka Ponda , this property being hereinafter referred to as the SAID PROPERTY and is more particularly described in Schedule I.

AND WHEREAS the SAID PROPERTY was purchased by Vithal Jaganata Kamat and Srikrishna Jaganata Kamat vide two Public deeds dated 26th July 1963 and 12th April 1958 from Francisco Orlando Coelho and the same stands inscribed in the Land Registration Office of Ilhas under Inscription No 25210.

AND WHEREAS vide Deed of Sale dated 9.2.1976 registered under No 76 at pages 139 to 142, Book I, Volume No 34 dated 14.4.1976 in the Office of the Sub-Registrar of Ponda Shri Ravindra Shrikrishna Kamat, Shri Jagannath Shrikrishna Kamat, Shri Vithal Jagannath Kamat and Smt Rucmini Vithal Kamat as Vendors sold a



piece and parcel of land admeasuring 603.90 sq mtrs from the SAID PROPERTY to the VENDOR NO 1A herein.

AND WHEREAS the VENDORS have got partitioned this piece and parcel of land from the SAID PROPERTY, and the area admeasures 604 sq mtrs as per form I & XIV and same has been allotted an independent Survey No 172/18 of the Village of Ponda. This piece and parcel of land is hereinafter referred to as the SAID PLOT and is more particularly described in Schedule II.

AND WHEREAS the VENDORS do hereby confirm, warrant, declare and represent to the PURCHASERS herein as under:-

(i) That the SAID PLOT has been zoned in the Regional Plan/Outline Development Plan as Settlement S-1 zone with F.A.R. of 100 % as per the prevailing Regulations of Town & Country Planning Department of Goa/ South Goa Planning and Development Authority.

(ii) The VENDORS are in exclusive possession of the SAID PLOT admeasuring 604 square metres both in title and physical possession and are exclusively entitled to own, hold, possess and /or deal with the same in any manner and transfer the same including by way of sale to any person of VENDORS choice without any hindrance whatsoever.



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A handwritten signature in blue ink, appearing to be "S. D. Silva".



iii) That the title of the VENDORS to the SAID PLOT admeasuring 604 square metres is clean, clear legal, unencumbered, marketable and subsisting.

iv) That there are no tenancy or mundkarial rights to any portion of the SAID PLOT

(v) That the VENDORS have neither agreed to sell nor sold the SAID PLOT or any part thereof to any other person/s.



That there is/are no litigation (on goings or otherwise) or any legal proceedings pending before any Court, Tribunal, Forum, Commission, Administrative Authority in respect of the SAID PLOT .

(vii) That the VENDORS have further declared that they have not encumbered the SAID PLOT in any manner whatsoever and there are no legal impediment pending to effect sale of the SAID PLOT .

(viii) That no notice(s) or of attachment from the Central or State Government or any other local body or Authority under any Municipal Corporation Act, or any other Acts or any Schemes of legislative enactment's, Government ordinances , Orders or Notifications including Notice/Proceedings for acquisition / requisition or other recovery proceedings under the Income Tax Act, R.B.I. Public Demands Recovery Act



or any DRT or any other Act, Statute law or regulations including securitization under SEBI Acts and other laws such as the Consumer Protection Act either before the District Forum or the State Commission or National has been received by or served upon the VENDORS herein in respect of the SAID PLOT or any part thereof.

(ix) No part of the SAID PLOT is covered/ affected by any reservation, coastal regulation or any Government order adversely affecting the SAID PLOT.



(x) The VENDORS have submitted certified copies of documents to the PURCHASERS which relate to the title of the VENDORS. The PURCHASERS have got the said copies of Title - Deeds examined and have found that the VENDORS above named are the lawful owner in possession of the SAID PLOT.

The VENDORS hereby warrant and confirm the correctness of each and every statement declaration and representation made herein and conscientiously believes the same to be true knowing fully well that relying upon the said statements declarations and representations and believing the same to be true and correct the PURCHASERS have agreed to purchase the SAID PLOT described in SCHEDULE II hereunder written. The PURCHASERS based on the aforesaid representations of the VENDORS and

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believing it to be true and correct disclosures and having primarily satisfied themselves about the title of the VENDORS to and the marketability of the SAID PLOT and based on the documents made available for scrutiny and inspection have proposed and expressed a desire to purchase the SAID PLOT absolutely free from any encumbrances, liens, charges etc of any nature whatsoever at or for a total sum consideration of **Rs 84,00,000/- (Rupees Eighty Four lakhs only)** being the fair market value.

AND WHEREAS the VENDORS have accepted the above proposal of the PURCHASERS for purchase of the SAID PLOT and agrees to sell and convey the same to the PURCHASERS free from all encumbrances.

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH**

AS FOLLOWS:-

1. That in consideration of a total price consideration of **Rs 84,00,000/- (Rupees Eighty Four lakhs only)** after deducting an amount of **Rs.63,000/- (Rupees Sixty Three thousand only)** being the TDS at 0.75 % , the balance consideration amounting to **Rs. 83,37,000/- (Rupees Eighty Three lakhs Thirty Seven thousand only)** is paid by the PURCHASERS to the VENDORS vide a) Cheque No 556371 , dated 08/03/2021 drawn on Punjab National







Bank Ponda Branch for a Sum of **Rs 53,37,000/- (Rupees Fifty Three lakhs Thirty Seven Thousand only)** and vide b)Cheque No 000875 dated 08/03/2021 drawn on Bank of Baroda Ponda branch for a Sum of **Rs 30,00,000/- (Rupees Thirty Lakhs Only)** the receipt and payment of which sum the VENDORS, confirm having received the same, the VENDORS do hereby irrevocably Sell , Convey and Transfer Unto and in favour of the PURCHASERS, ALL that right , title and interest to the SAID PLOT being an area of 604 square metres bearing Survey No 172/18 of the Village of Ponda, situated within the limits of Ponda Municipal Council, in the Taluka of Ponda , in the State of Goa , described more particularly in the SCHEDULE II, along with all that is situated therein, free from all encumbrances, obligations, claims, demands, whatsoever of the VENDORS , so that the PURCHASERS, for all times hereinafter, shall HOLD, HAVE, POSSESS and ENJOY the SAID PLOT hereby sold, as the absolute owners thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the SAID PLOT , free from any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of the VENDORS or their predecessors in title.





2. The VENDORS have hereby delivered the vacant possession of the SAID PLOT unto the PURCHASERS and the PURCHASERS acknowledge having taken possession of the SAID PLOT and the PURCHASERS shall be entitled to have and to hold the same for their exclusive use and benefit absolutely and unconditionally forever together with all attendant rights , liberties , all plants and trees , privileges , easements and appurtenances whatsoever legally permissible and available to the SAID PLOT in any way appertaining usually held or occupied herewith or reputed to belong to or be appurtenant thereof and all deeds whatsoever of the VENDORS unto and upon the same and every part thereof.

3. That the VENDORS do hereby covenant with the PURCHASERS that notwithstanding any acts, deeds or things heretofore done, executed or knowingly seized or possessed the SAID PLOT is free from any encumbrances, attachments or defect in title and that there is no lien or charge of any nature whatsoever and the VENDORS have clear, legal and marketable title to the SAID PLOT and have full power and absolute subsisting rights and authority to sell the SAID PLOT mentioned in SCHEDULE II hereinbelow in the manner aforesaid and the PURCHASERS hereafter shall peaceably, uninterruptedly and quietly hold, possess and enjoy the SAID PLOT in any manner they choose.



4. That the VENDORS do hereby declare that no person is having any claim, right or interest in the SAID PLOT or any part of it and further undertakes that they shall at the request and cost of the PURCHASER'S do or execute or cause to be done and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in the manner aforesaid and according to the true intent and meaning of this Deed.



5. The VENDORS do hereby covenant that there is no litigation or legal proceeding pending before any Court/Tribunal or quasi Judicial Authorities in respect of the SAID PLOT and that the SAID PLOT is not subject to any notice/s or Notification/s or proceedings for acquisition/requisition under the Land Acquisition Act, that is to say, the SAID PLOT is not affected by lis-pendens/proceedings for land acquisition/ requisition.

6. THAT the VENDORS have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the SAID PLOT or in the manner hereby done or whereby or by reason or means whereof the same or any part

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thereof are, is, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

7. The VENDORS do hereby covenant with the PURCHASERS that any defect in title of the VENDORS to the SAID PLOT or any part thereof or of any kind whatsoever be found at any time hereafter, the VENDORS, their successors and assigns shall jointly and severally, be civilly liable to the PURCHASERS, its successors and/or assigns or any of them in full in respect of any loss sustained by reason thereof. The VENDORS do hereby keep indemnified and shall at all times hereafter indemnify and keep indemnified the PURCHASERS, their successors and assigns or any of them and save them or any of them harmless against all or any loss, damages, costs, charges and expenses, if any, suffered/incurred including on litigation to protect the possession of the PURCHASERS and ownership, right, title and interest in/to the SAID PLOT by reason of any defect in the title of the VENDORS to the SAID PLOT hereby conveyed or breach by the VENDORS of any of the covenants herein contained or any misrepresentation made by the VENDORS.





8. The VENDORS do hereby covenant that the SAID PLOT hereby sold shall be quietly held and enjoyed by the PURCHASER'S without any interruption and or disturbance whatsoever from the VENDORS or any other person/s claiming through or under the VENDORS.

9. The VENDORS hereby declare that they have No Objection whatsoever for the PURCHASERS to carry out the Mutation in the records of the Record of Rights in respect to Survey 172/18 of Ponda Village of Ponda Taluka totally admeasuring 604 square metres.

10. That neither of the parties are members of any Scheduled Caste or Scheduled Tribe.

11. The total consideration of the SAID PLOT hereby sold is fixed at Rs 84,00,000/- (Rupees Eighty Four lakhs only) however for the purpose of stamp duty the SAID PLOT is valued at Rs 90,00,000/- (Rupees Ninety lakhs only) and accordingly stamp duty of Rs 3,60,000/- is paid on this Deed by the PURCHASERS.





SCHEDULE - I

(Description of the SAID PROPERTY)

All that landed property known as "LOCONDIEM PRIMEIRA ADICAO" comprising of two sub-divisions or glebas the first gleba known as "LOCONDIEM" and the second Gleba known as "CUMBARBATA". described in the Land Registration Office of Ilhas under No 299 of Book B-1 New and registered in the Taluka Revenue Office for the purpose of Matriz Predial under No 1032 and recorded in the Record of Rights under Survey No. 172/18 of Village Ponda, Taluka Ponda within the limits of Municipal area of Ponda, Taluka and Registration Sub District of Ponda, District of South Goa, in the State of Goa, the said property is bounded as under:-



Boundaries of the first Gleba Known as "Locondiem":-
On or towards the East:- By the limit of corrente taboleiros
On or towards the West:- By Pimpol trees
On or towards the North:- By the property of Verencar and
On or towards the South:- By the limits of Quartel do Oitavo Companhia

Boundaries of the Second Gleba Known as "Cumbarbata":-
On or towards the East:- By that of antiquity
On or towards the West:- By the border of drain
On or towards the North:- By the ancient fence of the drain to the right and
On or towards the South:- By the cumbio tree.

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SCHEDULE - II
(Description of the SAID PLOT)

ALL THAT piece and parcel of land admeasuring an area of 604 square meters carved out of the SAID PROPERTY described in Schedule I and surveyed under new Survey No. 172/18 of Village Ponda, Taluka Ponda and is bounded on or towards the :-



: By existing 6 meter wide road & proposed 8 meter wide road

SOUTH

: By the Property of Vithal Jaganata Kamat and family

EAST

: By the Property of Vithal Jaganata Kamat and family ;

WEST

: By property belonging to Shivdas Naik

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IN WITNESS WHEREOF the Parties hereto have set hands on the day and year first herein above mentioned.

SIGNED AND DELIVERED BY

the withinnamed VENDOR NO 1A

MR. KHUSHALI S DANGUI alias

KUSHALI SITARAM DANGUI

and VENDOR NO 1B

MRS. KALAVATI KHUSHALI DANGUI

Both Represented herein by their duly

Constituted Power of Attorney Holder



Gourav Kaskar



MR. GOURAV GOKULDAS KASKAR

Authorized to sign vide Power of Attorney

dated 30.12.2020

OF THE FIRST PART

Left hand finger prints



Right hand finger prints



Gourav Kaskar

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Kalavati Dangui



SIGNED AND DELIVERED BY
the withinnamed PURCHASERS
M/S MAHALAXMI DEVELOPERS
represented herein by its Partner



Arvind Vishwanath Naik Dhaimodkar



**MR. ARVIND VISHWANATH DHAIMODKAR ALIAS
ARVIND VISHWANATH NAIK DHAIMODKAR**

Authorized to sign vide Power of











Attorney dated 21/03/2017

OF THE SECOND PART



Left hand finger prints

Right hand finger prints

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IN THE PRESENCE OF WITNESSES:

1. Jyoti Jayendra Naik Shirada Goa INAIK
2. Soniya V Salgaonkar - Nardol - Ponda Goa *Shy*

Arvind

Arvind





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



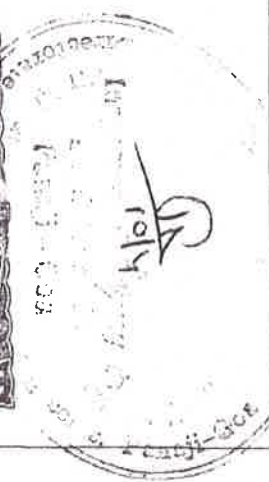
Plan showing plots situated at

Ponda Village

PONDA Taluka

S.No./Sub Div No.172/ 18

Scale 1:500



Signature

Signature

Signature
D. Mantri

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Mar-2021 02:30:50 pm

Document Serial Number :- 2021-PON-419

Presented at 12:56:48 pm on 08-Mar-2021 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	360000
2	Registration Fee	270000
3	Mutation Fees	1000
4	Processing Fee	570
Total		631570

Stamp Duty Required : 360000/-

Stamp Duty Paid : 360000/-




Presenter

Sr:NO	Party Name and Address	Photo	Thumb	Signature
1	Ms Mahalaxmi Developers Partnership Firm Represented By Its Partner Mr Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar , Father Name :Vishwanath Dhaimodkar, Age: 51, Marital Status: Married , Gender:Male, Occupation: Business, Address 1 - Flat No E-2, Mitasu Manor, Near Zonal Agricultural Office, Sadar Ponda-Goa, Address2 - Panaji-Goa, PAN No.: [REDACTED]			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gourav Gokuldas Kaskar , Father Name:Gokuldas Kaskar, Age: 25, Marital Status: , Gender:Male, Occupation: Service, H No 57 Odakarwada Sancorda Dharbandora Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for Khushali Sitaram Dangui Alias Kushali Sitaram Dangui			
2	Gourav Gokuldas Kaskar , Father Name:Gokuldas Kaskar, Age: 25, Marital Status: , Gender:Male, Occupation: Service, H No 57 Odakarwada Sancorda Dharbandora Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for Kalavati Khushali Dangui			
3	Ms Mahalaxmi Developers Partnership Firm Represented By Its Partner Mr Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar , Father Name:Vishwanath Dhaimodkar, Age: 51, Marital Status: Married , Gender:Male, Occupation: Business, Flat No E-2, Mitasu Manor, Near Zonal Agricultural Office, Sadar Ponda-GoaPanaji-Goa, PAN No.: [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar POA Holder Of Partners Of Mahalaxmi Developers , Father Name: Vishwanath Dhaimodkar, Age: 57, Marital Status: , Gender: Male, Occupation: Business, Flat No E-2, Mitasu Manor, Near Zonal Agricultural Office, Sadar Ponda-Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for Ms Mahalaxmi Developers Partnership Firm Represented By Its Partner Mr Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Soniya Vijay Salgaonkar, Age: 37, DOB: 1983-08-28 , Mobile: 9823702064, Email: n.sia28@yahoo.co.in , Occupation: Service, Marital status: Married, Address: 403404, H.No 370 Shiv Krupa Simepaine Mardol Ponda Goa, H.No 370 Shiv Krupa Simepaine Mardol Ponda Goa, Priol, Ponda, South Goa, Goa			
2	Name: Jaya Jayendra Naik, Age: 46, DOB: 1974-08-04, Mobile: 9923644912, Email: gouravkaskar@gmail.com , Occupation: Housewife, Marital status: Married, Address: 403103, H No 420 Vazem Near Mandaleshwar Temple Shiroda Goa, H No 420 Vazem Near Mandaleshwar Temple Shiroda Goa, Shiroda, Ponda, South Goa, Goa			



Sub Registrar

SUB-REGISTRAR
PONDA

Document Serial Number :- 2021-PON-419



Document Serial No:-2021-PON-419

Book :- 1 Document

Registration Number :- **PON-1-403-2021**

Date : 08-Mar-2021



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)
SUB - REGISTRAR
PONDA



THE SEAL OF THE SU

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL



418839



गोवा GOA

Serial No. 4234 Place: MARGAO, Date 12/12/19

Value of Stamp Paper Five hundred

Name of Purchaser Amal Prasad

Residence _____ Father's Name _____

Purpose: _____ Parties _____

Sign Stamp Vendor
CAMILLO FRANCIS TREVOR DAZ
Licence No. JUD817/2015/SALCETE
Signature of Purchaser Amal Prasad



POWER OF ATTORNEY

[Signature]

[Signature]

[Signature]

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NOTAR
Reg. No.
MASSACHUSETTS
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GOVT. OF
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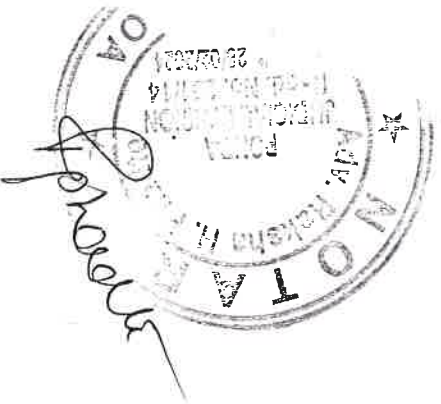
TIME SEAL OF THE SUB
POINT

KNOWN ALL MEN TO WHOM THIS PRESENTS SHALL COME, THAT WE, the Partners of "MAHALAXMI DEVELOPERS" namely:-

- (1) MR. ARVIND VISHWANATH DHAIMODKAR, son of Mr. Vishwanath Dhaimodkar, aged 53 years, married, businessman, residing at Flat no.F-1, Ganesh Prasad Building, Khadpaband, Ponda, Goa;
- (2) MR. RAJESH RAMESH SHETYE, son of Late Mr. Ramesh V. Shetye, aged 42 years, married, businessman, residing at Plot No.20, "Anandi", near Cottage Hospital, Chicalim, Vasco-da-Ganha, Goa;
- (3) MRS. ROOPALI P. P. LAWANDE, wife of Mr. Prakash S. P. Lawande aged 39 years, housewife, residing at Flat No. B- 102, Mitasu Manor, Sadar, Ponda, Goa;
- (4) MR. SANDEEP YESHWANT KAMAT, son of Mr. Yeshwant V. Kamat, aged 45 years, businessman, residing at H. No. 269/C, Aquem- Baixo, Navelim, Salcete, Goa; HEREBY SEND GREETINGS

All are Indian Nationals.

WHEREAS We the partners of " MAHALAXMI DEVELOPERS", a Partnership firm having its registered office at flat No. E2, Mitasu Manor, near zonal agricultural office, Sadar, Ponda, Goa, having come to the conclusion among ourselves that the partners namely MR. ARVIND VISHWANATH DHAIMODKAR, MR. RAJESH RAMESH SHETYE, MRS. ROOPALI P. P. LAWANDE and MR. SANDEEP YESHWANT KAMAT, being preoccupied in their work and other commitments, will be unable to look after or manage the necessary day to day work of our above firm in persons, as such, we the partners of " MAHALAXMI DEVELOPERS", hereby appoint, nominate, and constitute jointly and/or severally MR. ARVIND VISHWANATH DHAIMODKAR, MR. RAJESH RAMESH SHETYE, MRS. ROOPALI P. P. LAWANDE and MR. SANDEEP YESHWANT KAMAT, as our true and lawful attorneys and confer upon them all such powers to do execute and perform all or any of the following acts, deeds and things

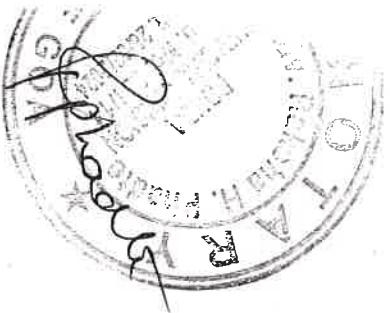









singly or jointly as our attorneys may deem fit and proper with respect to the purchase, development, construction, sale, transfer, gift, etc. of any land, plot, etc. or any premises commercial or residential which will be constructed in any of the projects to be built on the land procured by our partnership firm "MAHALAXAMI DEVELOPERS", i.e.

1. To present us before all local bodied, Government offices, Departments, Authorities, and all offices including Collector, Dy. Collector, Mamlatdars, Panchayats, Municipal Council, any Office of the Sub-Registrar, Notary Public, Registrar of Co-operative Societies, Electricity Department, Water Supply Department, Public Works Department, SGPDA/PDA, Town & Country Planning Department and all other Revenue departments, and to file execute present all such papers, documents for the purpose of purchase and/or sale of immovable properties in the name of our Partnership Firm.
2. To sell and to sign all papers, applications, declarations, documents, Agreements, Deeds, Indentures, etc. for purchasing or selling any lands, plots, constructed premises (commercial or residential), any immovable property in the name of Partnership Firm. To make payments and also to receive the same and issue a valid receipt thereof.
3. To appear for and represent us and to execute, sign verify and present all papers, documents, instruments, letters before all Municipal Authorities, Collector, Mamlatdar office, Office of Village Panchayat, Water Supply Department, Electricity Department, treasury, revenue Offices, settlement Offices, Health Department Officials, forest Department and all other Government Offices, Semi Government offices before any Magistrate and in all other Revenue Courts and Courts of having Civil, Criminal, Original or appellate, Revision or having Special Jurisdiction before High court and Supreme Court of India or any Court in India.
4. To appear for and represent us and to execute, sign verify and presence all papers, documents, Instruments before all Municipal bodies, Corporation, Improvement Trust, Railways, Roadways, Travel Agent, Chambers of Commerce and

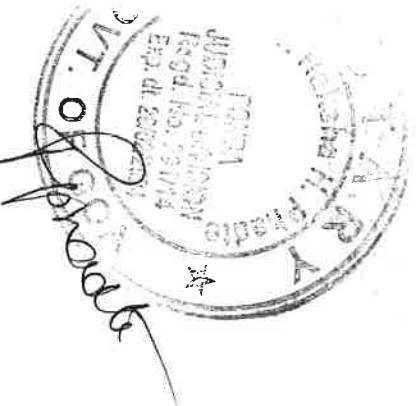



GOVERNMENT OF INDIA
Ministry of
Revenue

THE SEAL OF THE
GOVERNMENT OF INDIA

NOTARY PUBLIC
GOVERNMENT OF INDIA
EXPIRES 28-08-2008



5. To appoint and engage any Surveyor, Architect, Engineer, Contractor, Personnel/ Machinery to carry out the required development/ construction.
6. To institute, defend and Prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court anywhere within India, in its Civil, Criminal, Revenue, revision or before any Tribunal or arbitration or industrial Court, Income/ Sales/ Service Tax authorities by and on behalf of the firm and to file Income Tax returns, to appear and to sign all the necessary documents before them. To act and plead to sign and verify plaint, written statements, affidavits, petitions and other pleadings including pleading under article 226 of the Constitution of India, to give evidence on oath and also to present any Memorandum of Appeal, Tabular Statement, accounts, to accept services of summons, notices and other legal process, enforce Judgment, execute any decree or order, to appoint and engage on behalf of us Pleaders, attorney, Counsel, Advocates and other legal agents as our attorneys may think fit and proper and to adjust, settle all accounts to refer to arbitration all disputes and differences to appoint Arbitrator or Arbitrators, to file the statement of facts or Counter statement of facts, to proceed with or oppose arbitration proceedings and to apply for Judgment and award or to set aside the award to compromise the cases, to give evidence before any court of law/ Revenue Court, to withdraw the same or to be non-suited and to receive delivery of documents or payments of money or money from any court,








offices opposite party either in execution of Decree or order or otherwise.

7. To sign, execute, verify, file, all forms, Affidavits of the Indian Income Tax Act as also to obtain clearance under section 230-A of the Income Tax Act.

8. To apply for, pursue, obtain, receive, recover all kinds of Licenses, permissions, clearances, approvals, sanctions, Construction License, non-agricultural sanad, no objection certificate, NOC for sale from SGPDA/PDA, Occupancy Certificate, permissions from Town and Country planning Departments, Municipalities and all concerned authorities inclusive of Forest Department for cutting / or transporting of any trees and to obtain their renewals and or extension from time to time. To give the premises on leave and License/ Lease basis and also to terminate the same.

9. To appear and admit execution before any Sub-Registrar in the State of Goa, Land Registrar or any other Registering Authority in the State of Goa or anywhere in India by presenting any documents with respect to the purchase and/or sale of Lands/ Plots / Flats / Offices / Shops / Parking space / terraces / premises / Units etc., and for that purpose execute all types of documents such as Agreement for Sale, Deed of Sale, Deed of Rectification and Modification, Deed of Partition / Gift / Exchange / Surrender, and all Deeds, documents, Instruments, Indentures and any type of document for the purpose of Sale in the name of Partnership Firm; to form a Co-operative Housing Society / Maintenance Society and further execute the Conveyance Deed in favour of the Society after completing the entire project.

10. To appear before any Bank and / or Financial institution for obtaining Housing Loan, Mortgage loan, cash credit limit or any other loan for necessary construction of any residential/ commercial building or any other premises in the name of Partnership Firm and for that purpose to execute any Agreement, Agreement for mortgage, Deed of Mortgage, Deed of Guarantee and all other loan documents, Revival letter, all papers, documents of equitable mortgage by deposit



[Handwritten signatures]





of title deed and to offer the immovable property as a security for the said loan amount. To open a Bank account in the name of Partnership Firm, to create deposit in the name of Partnership Firm or any other type of account in the name of Partnership firm and to operate the same either Jointly or Singly.

AND GENERALLY to do execute and perform any other acts, deeds and things which in the option of our said attorneys ought to be done, executed and performed in relation to the aforesaid as fully and effectually in all respects as we ourselves could do the same if we were personally present.

AND WE agree and undertake to rectify and confirm all and whatsoever our said attorneys shall do or purported to do by virtue of these presents.

IN WITNESS WHEREOF we have signed and executed this Power of Attorney at Ponda, Goa on this 21st day of the month of ~~February~~^{MARCH} in the year 2017.

EXECUTANTS/ATTORNEY HOLDERS

MR. RAJESH RAMESH



MR. SANDEEP YESHWANT KAMAT







Arvind Vishwanath Dhulapkar

M. R. ARVIND VISHWANATH DHULAPKAR

Roopali P. Lawande

MRS. ROOPALI P. P. LAWANDE

Roopali



In the Presence of:-

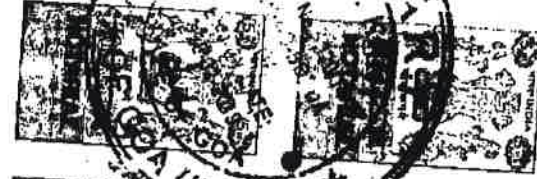
1. Disha Dhulapkar *Dhulapkar*
Behind ICICI Bank
Curchorem - Goa

2. Shrunkhata Jochi *Jochi*
H.no. 2572 Near Mahadev
Temple Karcoda Curchorem
Goa

Roopali

Roopali

Shrunkhata



SIGNED BEFORE ME
WHICH I ATTEST

Geeta
GEETA P. KANTAK
NOTARY
SALCETE TALUKA
State of Goa (India)
Reg. No.: 6.8.22
Date: 21-03-2017.

P. 520

THE SEAL OF THE

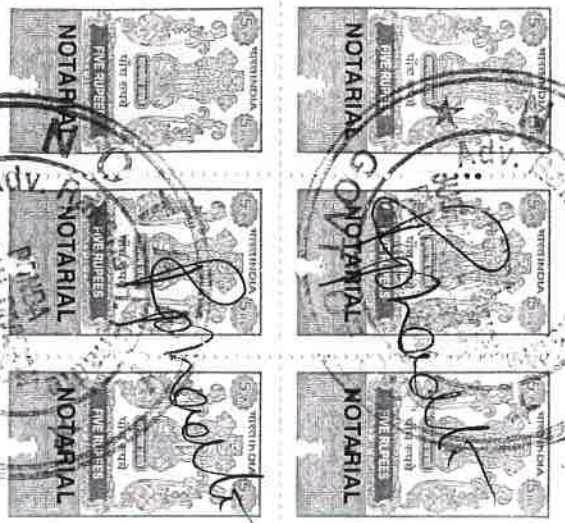
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OF THE ORIGINAL

Phadte
ADV. RAKSHA H. PHADTE
NOTARY PONDA
STATE OF GOA

--INDIA --
Off. No. 36,
Ponda GO. Police Centre,
Ponda - Goa.

Place: *Ponda, Goa*
Date: *05/03/2021* Reg. No. 9236/2021

GOVT. OF GOA
JUDICIAL OFFICE
Regd. No. ...
Exp. dt. 20/03/2021

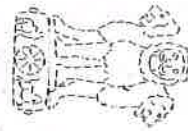


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OFFICER

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GOVT. OF



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TARY
 IV. V. NAIK
 NDORA, SON
 No. 329714
 28/08/2015
 GOA INDIA

27th of MARCH
 GOA

WHEREAS we are the co-owners of the property / plot of land admeasuring an area of 603.90 sq.mts purchased vide Deed of Sale dated 09/02/1976 registered before the Sub-Registrar of Ponda under No. 76 at pages 139 to 142 of Book No. 1 volume No. 34 dated 14/04/1976 bearing survey No. 172/18 and due to our old age we are unable to attend to our day to day requirements and matters pertaining to our abovementioned plot personally, hence we are desirous to appoint our grandson Mr. Gourav Kaskar, son of Mr. Gokuldas Kaskar, aged 25 years, bachelor in service, residing at H.No. 57, Odkarwada, Sacorda, Dharbandora, South Goa, Goa to be our lawful constituted Attorney for us and on our behalf to do all or any of the following acts so as to say :

1. To sign and to sell, execute any agreements of sale, Deed of Sale, Deed of Gift, Deed of Rectification, Deed of Ratification, Deed of Succession, Deed of mortgage, Deed of Release, Deed of Exchange, any Indenture, to get the said agreements, deeds executed with any third parties, authenticate and stamp, as may be before the competent authorities, i.e. before the office of Notary Public or the office of the Sub-Registrar anywhere in the state of Goa and to admit its execution thereof by signing on our behalf wherever necessary, to receive money and issue/pass valid receipts thereof, to affix thumb / finger impressions and to collect the documents.

2. To approach before any and all government and other semi-government offices and to file any applications, give statements on oath, swear affidavits and produce the documents and papers and ask for the certified copies and pay necessary fees, fines, impositions and represent our interest before all such authorities whenever required from time to time hereafter.



Khushi B
 Deyjeer



Keshav B
 Kotalic-ali
 Deyjeer



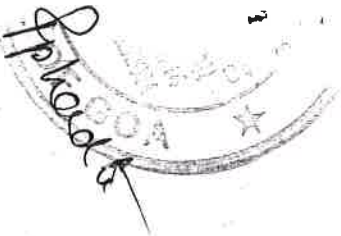


3. To file, defend, pursue and carry on with any civil suits, criminal complaints, police complaints, to receive or issue notices/summons of any court/s, execute decrees of any courts or any other cases in all courts, Tribunals, Mamlatdar/Tahsildar, Dy. Collector, Collector, Accl. Collector, any Forum, and to pursue the same till appellate, Revision and High Courts or Supreme Court, to file plaints, Written Statements, replies, objections, appeals, revisions, reviews and depose and verify the same under oath and to compromise, compound or withdraw cases or refer to any other authorities including Lok Adalat, all disputes and differences whenever our said attorney thinks necessary. To initiate Inventory Proceedings before the competent court, to give statement under oath, to take part in auction, to bid and do all the necessary things and deeds required from time to time.



4. To approach before the Mamlatdar, Dy. Collector, Collector, Chief Officer Administrative Tribunal, to file complaints, to apply for partition, conversion of land from agriculture to non-agriculture use, (SANAD/N.A.), to file appropriate applications, pay necessary charges, to file declarations, swear affidavits, to approach before the Town and Country Planning Department, to file any applications, to obtain N.O.C. to approach before the P.W.D. offices and to file appropriate applications, to approach in the office of the Forest Range Officer/Tree Officer, to give necessary declarations, swear affidavits, and to do all the things and deeds required from time to time.

5. To sign any documents on our behalf including any affidavits, declarations, verifications and also authorize to sign Form No. 60 under Income Tax Rules 1962 on our behalf. Further we hereby authorize to accept payments and cheques drawn in our favor.

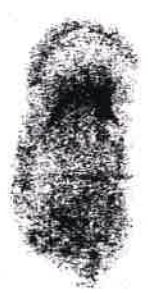


K.H.T.
Khusali daogud



Kabari Baagis





★ N O T
Adv. Reg.

★ THE SEAL OF THE SUE
★

★ GOVT. OF
VINAY
DHARBAH
Redg. N
Exp. dt.

TARIFA
 Y.V. NAIK
 N.DORA-GOVT.
 03/3/16
 18/2/2016

6. To approach any Banks or any other financial institutions, to file applications, give declarations, to repay money, receive valid receipts and to sign whenever necessary on our behalf from time to time.

To draw, endorse and sign any cheque, draft, pay-orders, dividend or interest warrants or other instruments payable to me and to sign in my name and execute on our behalf all contracts, transfers, assignments, deeds instruments whatsoever.

8. To file any application, appear before Municipal Officer or any other officer, to apply for construction licenses, to apply and obtain plan approved from the competent authorities like P.D.A., to approach before the Town and Country Planning Department, Chief Town Planner or any such authorities, to pay the taxes, fees, fines etc. to give declarations and all other acts and deeds that our said attorney thinks proper from time to time, to approach before the electricity and water supply department, to file applications, give declarations, on our behalf, to obtain necessary N.O.C.s, to pay necessary charges, pay necessary tax before the competent authorities.

ಶಿವಮೊಗ್ಗ ಪಂಚಾಯತ್
 ಶಿವಮೊಗ್ಗ
 ಶಿವಮೊಗ್ಗ

9. To appoint any attorney/attorneys, pleaders, vakil and agents and confer upon him/her/them such powers, our attorney deems fit and necessary from time to time.

And further we hereby agree and undertake to ratify and confirm all and whatsoever the said attorney, under the powers in that behalf hereinbefore contained, shall lawfully do execute or perform in exercise of the powers, authorities and liberties hereby conferred upon him by virtue of this deed.

ಶಿವಮೊಗ್ಗ ಪಂಚಾಯತ್
 ಶಿವಮೊಗ್ಗ
 ಶಿವಮೊಗ್ಗ
 GOVT. DEPT.

K. H. H. H.

K. H. H. H. Bengeri

K. H. H. H.

K. H. H. H. Bengeri

B. H. H. H.

NOTARY
Adv. Raksha H. S.

THE SEAL OF THE SUB. P. I. N.
POMDA

GOVT. OF INDIA
DHARSI
REGS.
Exp. Ct.

NOTARY
I.V. NAIK
ABDRA-GC/4
Kof 318/14
12/02/2024

12/02/2024

IN GENERAL, to do all the acts, deeds and things required to be done from time to time with respect to the above mentioned Property, and act as our attorney or agent in relation to the above mentioned and all other in which our interests are concerned.

IN WITNESSES WHEREOF we hereby subscribe our hands after the contents of the same are read and understood by us on the place and date hereinafter mentioned.

Date: 30/12/2020

THE EXECUTANTS:



1. _____
MR. KHUSHALI S. DANGUI



2. _____
MRS. KALAVATI K. DANGUI

ACCEPTED BY ME:

Signature

MR. GOURAV KASKAR



IN THE PRESENCE OF WITNESSES:

1. Name:- Talekhondro S. Jhakar
Address:- PONDRA - Goa Dhrav

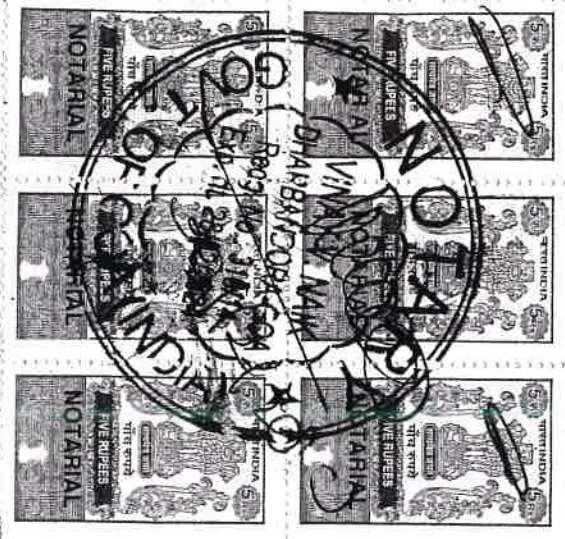
2. Name:-
Address:-

NOTARY
I.V. NAIK
ABDRA-GC/4
Kof 318/14
12/02/2024
GOA (INDIA)

NOTARY
I.V. NAIK
ABDRA-GC/4
Kof 318/14
12/02/2024
GOA (INDIA)

GOVT. OF INDIA
REGD. NOTARY
PONDRA, GOA

GOVT. OF PONDRA



EXECUTED BEFORE ME
WHICH I ATTEST

V. Phadke
30/11/2020

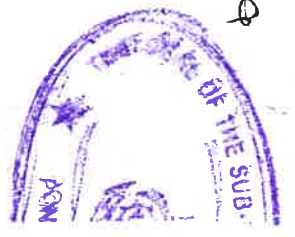
ADV. VINAY V. NAIK

NOTARY

Date: 30/11/2020

Place: Diabry Pondia - Goa

Reg. No.: 8091/2020



CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

V. Phadke

ADV. RAJESH H. PHADTE

NOTARY PONDIA

STATE OF GOA

INDIA

Off. No. 36,

Pondia Competency Centre,

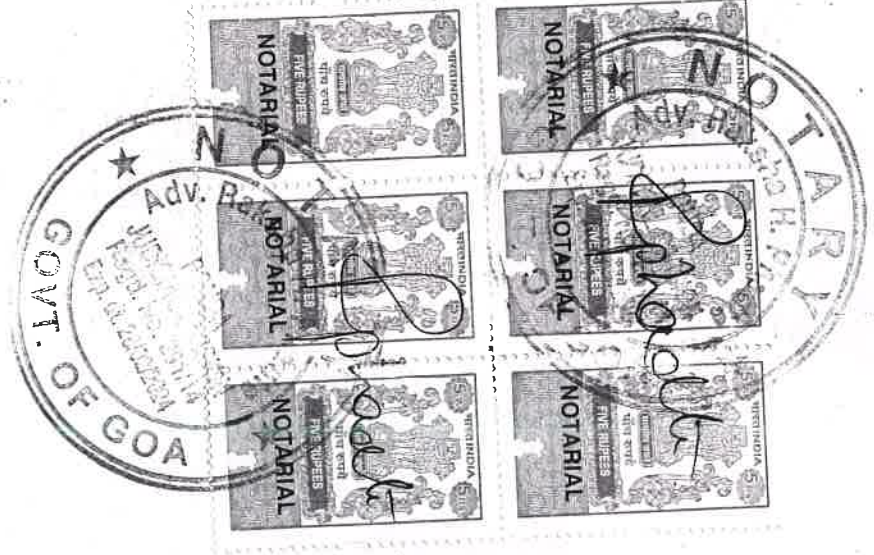
Pondia - Goa.

Place: *Pondia, Goa*

Date: *05/12/2021*

Reg. No.

8235/2021





510.52599

FORM I & XIV

नमूना नं. १ व १४

Date : 6/1/2008

Page Page 1 of 1

Taluka Ponda
 तालुका पोंडा
 Village Ponda
 गाव पोंडा
 Name of the field
 क्षेत्राचे नाव

Survey No. 172
 सर्वे नं. १७२
 Sub Div. No. 18
 हिल्ला नं. १८
 Tenure
 शेती प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs)

सांगण क्षेत्र (हे.अर.चौ.मी.)

Day Crop दिवस	Garden बागबाग	Rice रीस	Khajan खाजण	Ker केर	Morad मोरड	Total Cultivable Area एकूण सांगण क्षेत्र
००००.०६.०४	००००.००.००	००००.००.००	००००.००.००	००००.००.००	००००.००.००	००००.०६.०४

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नाशिक क्षेत्र (हे.अर.चौ.मी.)Por-Kharab
पेट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable एकूण नाशिक जमीन	Grand Total एकूण
००००.००.००	००००.००.००	००००.००.००	००००.०६.०४

Remarks शेरी

Assessment आवक्याची	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No. क्र.सं.	Name of the नाम	Khata No. खता नं.	Mutation No. फरकार नं.	Remarks शेरी
1	NANNOR नान्नोर	खता नं.	फरकार नं.	शेरी
2	Kus. P. S. Tapani Banguji कुस. प. स. तपानि बंगुजी	खता नं.	फरकार नं.	शेरी
3	Name of the नाम	Khata No. खता नं.	Mutation No. फरकार नं.	Remarks शेरी
Name of Person holding rights and nature of rights: हक्क धरून राखण करणारा नाव व हक्काचा प्रकार				
Nil				

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

Year वर्ष	Name of the नाम	Mode प्रकार	Season मसरा	Name नाम	Irrigated सिंचण	Unirrigated शिंचण	Land not Available for cultivation नाशिक जमीन	Source of irrigation शिंचण	Remarks शेरी
2007-08	राजपुत्र अणुपुत्र शिंचण	शेरी	मसरा	शिकार शिंचण	Ha Ars Sq Mts हे.अर.चौ.मी.	Ha Ars Sq. Mts हे.अर.चौ.मी.	Land not Available for cultivation नाशिक जमीन	शिंचण	शेरी
Nil									

End of Report

Please Note :
For any further inquiries, please contact the Mamlatdar of the concerned Taluka

OFFICER IN CHARGE
LAND RECORDS
WIDE GOVERNMENT ORDER
 26/1/2001 - RD (7578)
 dated 22/10/2001.
e-India Infocum Private Limited
 Place: Ponda - Goa.