

(Rupees One Lakh Eighty Thousand Only)

Phone No: 9822168230
Sold To/Issued To:
KAMLA PRASAD YADAV
For Whom/ID Proof:
ABKPY3999H



AUG-03-2021 12:00:31

₹ 0180000/-
ZERO ONE EIGHT ZERO ZERO ZERO ZERO

Power of Attorney
38152991627992031661-00000158
3815299 01234567890123456789

FOR CITIZEN CREDIT
CO-OP. BANK LTD.


AUTHORISED SIGNATORY



IRREVOCABLE POWER OF ATTORNEY







(Rupees Thirty Thousand Only)

Phone No: 9822168230
Sold To/Issued To:
KAMLA PRASAD YADAV
For Whom/ID Proof:
ABKPY3999H



AUG-03-2021 15:17:08

₹ 0030000/-
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Power of Attorney
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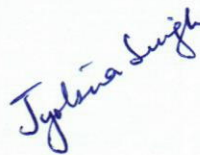
FOR CITIZEN CREDIT
CO-OP. BANK LTD.


AUTHORISED SIGNATORY



IRREVOCABLE POWER OF ATTORNEY







: 3 :


BE IT KNOWN TO ALL THAT by these presents We, 1. Shri Davinder Singh son of Agya Singh , 64 years of age, Businessman ,Married , having Pan card no [REDACTED] having Aadhaar card no [REDACTED] ,Indian National , residing at A-257, New friends colony, New Delhi.

2. Smt Jyotsna Singh wife of Davinder Singh and daughter of Narinder Singh Chugh, 60 years of age , service, Housewife Married, having Pan card no [REDACTED] , having Aadhaar card no [REDACTED] ,Indian National , residing at A-257, New friends colony, New Delhi do hereby state as follows:-

WHEREAS we are the owner of a property 1) surveyed under survey no 61 sub division 1-D of Dabolim village , within the jurisdiction of Village Panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa ,State of Goa admeasuring 865 sq mts and bounded on the North survey no 61 sub division 1 of Dabolim village, on the South by village Sancoale village, on the East survey no 61 sub division 1-E of Dabolim village, on the West: survey no 61 sub division 1-F of Dabolim village.

2) property surveyed under survey no 61 sub division 1-E of Dabolim village , within the jurisdiction of Village Panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa ,State of Goa admeasuring 807 sq mts and bounded on the North survey no 61 sub division 1 of Dabolim village, on the South by village Sancoale village , on the East : survey no 61 sub division 1-F of Dabolim village, on the West: survey no 61 sub division 1-D of Dabolim village both plots hereinafter referred to as the "SAID PLOTS"

NOW THEREFORE BY THESE PRESENTS, We, 1 Shri Davinder Singh son of Agya Singh , 64 years of age son, Businessman ,Married , having Pan card no [REDACTED]


Davinder Singh

Jyotsna Singh



: 4 :

having Aadhaar card no [REDACTED], Indian National, residing at A-257, New friends colony, New Delhi.

2. Smt Jyotsna Singh wife of Davinder Singh and daughter of Narinder Singh Chugh, 60 years of age, service, Housewife, Married, having Pan card no [REDACTED] having Aadhaar card no [REDACTED], Indian National, residing at A-257, New friends colony, New Delhi do hereby hereunder appoint, nominate, and constitute Shri Kamla Prasad Yadav son of Shri Jagannath Yadav, 40 years of age, married, Businessman, Pan card no [REDACTED], Aadhaar card no [REDACTED], Indian National, residing at H.no 145/8, Fatima Colony, Alto Dabolim, Dabolim Goa proprietor of M/S. VENTURE BUILDING DREAMS to be my true and lawful attorney to do the following acts, deeds and things in my name and on my behalf.

1. To commence, prosecute, enforce, defend, appear, represent, act, present, file, revise, modify, alter, plead, answer or oppose till completion all acts, application/s, actions including legal and other matters, proceedings for us and on our behalf in respect of the SAID PLOTS and for this to sign, execute, submit all or any applications, documents etc. before all or any local authorities, statutory bodies and competent authorities including all the Courts of Law, Mamlatdar, Collector, Dy Collector, Addl. Collector, S.D.O., Civil, Criminal, Revenue, Revision or Appellate Courts, P.W.D Office, Semi-Government bodies, Local bodies, Health Officers and before all authorities, Tribunals and officer of the Government, local authorities, Municipal Council, Village Panchayat, Police Station, Chief Town Planner, Goa Coastal Zone Management Authority, Railway Authority, Planning and Development Authority, Town & Country Planning Department, Land Survey Office, before any planning and development authority, town and country planning authority, Town Planner, Town and country planning Board Taluka Office, Urban Health Centre, Revenue Office, Electricity Department, Public Works Department, Survey Office, Revenue Department, various ministries/departments under Government of Goa/India etc. including to obtain the



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Jyotsna Singh

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execute on my behalf such consent, compromise terms that may be filed in any Judicial Proceedings or other proceedings before any Tribunal.

6. To make payments and receive the receipt of the payments made as well as to receive the money and to issue the receipts duly stamped.
7. To engage advocates to file defend and prosecute suit or other Judicial or Quasi Judicial Proceedings.
8. To swear affidavits and to swear or to depose on oath in any Court of Law or before any competent authority, to make any settlements and submits them to proper authorities as requires by any law in force, in support of any claim or otherwise and to produce all sorts of evidence and documents that may be necessary.
9. To accept service of summons, notice or writs and/or notification, intimations, issued by any Court, Police Station, Office or Authority against me, in any proceedings or otherwise including the first summons issued in the Inventory Proceedings.
10. To appear and at before the Dy. Collector and S.D.O, for partition of survey records and sub-divisions and apply for the same filling the necessary plan alongwith required documents. And to appear before the Mamlatdar for mutation purpose.
11. To appear before or to obtain the required sanctions, approvals, no objection, transfers, and necessary permission with respect change of zoning of our properties owned by us, Hill cutting from the Chief Town Planner, Town & Country Planning Board, Planning & Development Authority, or any other competent authority. And to comply with the formalities and to be signed for the purpose of change in zoning.



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Jyoti Singh

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12. To sign all the Architectural plans, Engineering drawings and Survey plans and to obtain the required approvals, no objection, sanctions and necessary permission from the competent authorities of law.
13. To pay the necessary fees to the concerned authorities and to claim refund if any and give valid and effectual receipts.
14. To obtain required approvals, sanction, no objection, and necessary permissions from Public works Department, Panchayat authorities, Electricity Department, Block Development Officer, Dy. Director of Panchayat, Director of Panchayat, Municipalities, Health Authorities, forest Department, Environmental protection Zone (EPZ), Central Coastal Regulatory Zone (CRZ), Central Coastal Regulator Zone, Naval authority, Airport authority, Director of mines and industry or any other competent authority under law and other service connection including water connection or electricity connection for that purpose to make the necessary applications and effect the necessary payments, transfer and any other actions as out attorney may deem fit and proper.
15. To apply for and to obtain the No Objection Certificate, Occupancy Certificate and /or Completion Certificate.
16. To apply to the competent authority for conversion of the land of my property or part thereof from agriculture to non-agriculture use and for such purpose to sign all required papers and to receive the SANAD of conversion.
17. To apply for a loan/s under the various schemes of Financial institution or any other bank as also any further or additional loan/s to Financial institution or any other bank for such amount as the Attorney may deem fit and for that purpose to pay the processing fees and sign the loan application/s in our name and on our behalf and to furnish all the details and information required to Financial institution or any other Bank and to give any statement, letter, clarification or any



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Jyotsna Singh

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other writing required or necessary for availing of the said loan/s from Financial institution or any other Bank and from time to time to follow up the said loan application/s and do such other things and deed as may be necessary in relation thereto.

18. To accept the loan offer letter/s and sign the acceptance/s thereof in token of our acceptance of the terms and conditions therein contained and to pay on our behalf the administrative fees and any other charges including commitment charge leviable in relation to the loan/s.

19. To request or Financial institution or any other Bank or agree with Financial institution or any other Bank for any change or modification in the loan amount/s rate/s of interest, period of repayment of loan/s or any other terms and conditions in relation to the loan/s at any time or from time to time.

20. To receive the disbursement of the said loan/s and for that purpose give effectual discharge and give all the necessary information and documents to assist the technical and Legal Appraisal of the properties purchased with the help of the loan/s.

21. To create Equitable mortgages of property with Financial institution or any other Bank by deposit of Title Deeds as security for the repayment of the loan/s granted/ to be granted by Financial institution to us or any other bank.

22. To deposit on my behalf the documents of title and to state on my behalf to any Officer of Financial institution or any other Bank that the said documents are being deposited for creating a security on the said property i.e. by way of equitable mortgage of repayment of the said loan/s. The Attorney is fully authorized to make these statements and convey my intention to create security only said property on our behalf.

Jyotsna Singh

Wf.

23. He is further authorized to make any other statement necessary to create equitable mortgage by deposit of title deed and also executed any writings, undertakings, indemnities, etc. on our behalf in respect of mortgage of the said Plot or the guaranteeing of the repayment of the said loan/s any other writings whatsoever required in respect of the said transaction of the loan/s granted /to be granted to me or creation of the said security.

24. He is also authorized to execute any loan agreement/s, promissory notes, letter/s of declaration and indemnity or such other document as may be required by Financial institution or any other bank in respect of the said loan/s.


25. He is also authorized to execute in favour of Financial institution or any other Bank an irrevocable Power of Attorney authorizing to execute in its own favour or in favour of any other person, as Financial institution or any other Bank in its sole discretion may decide, legal mortgage in any form including in the English form of the property.

26. To acknowledge of my liability/debt in respect of the loan/s.

27. To receive loan/s and all other document including title documents on my behalf from Financial institution or any other bank and execute Receipts/s therefore.

28. To sign forms, documents and papers required for the purpose of registration of Co-operative Housing Society or a Limited Company or an Association of Apartments Owners and become member thereof participating in all the meeting and proceedings from time to time obtain share certificates and /or other documents issued in our name and hold the same as our attorney and obtain possession of the flat/s.

29. And to sub delegate the powers given hereby to anyone of his choice.


Paminder

Jyotsna Singh

W.F.

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30. He is authorized to do all such acts deeds and things including signing any papers/ documents as are necessary and incidental to the above and that any act or statement or writing of our said attorney in pursuance hereto shall be deemed to be fully authorized and ratified by me .

31. For the purpose of the stamp duty the said plot having an area of 1672 sq mts is valued at Rs60,00,000/- (Rupees Sixty Lakhs Only) as the said plot falls within the flight landing zone and height is restricted to ground plus one only and accordingly the stamp duty is paid herewith.

IN WITNESS WHEREOF We the above named do hereby my hand on this 4th day of August 2021.



[Handwritten signature]

Jyotsna Singh

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SIGNED, SEALED & DELIVERED
By the within named Executor no 1
Shri Davinder Singh

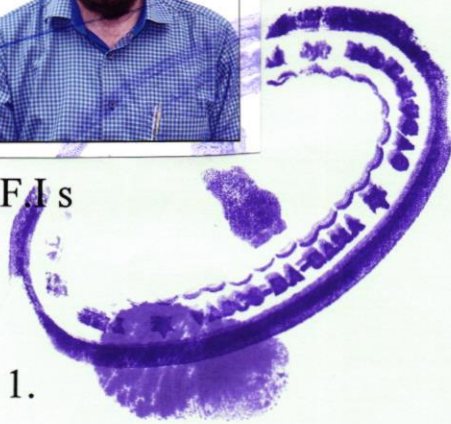


Davinder Singh

RS

L.H.F.I s

R.H.F.I s



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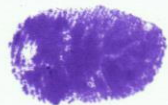
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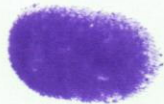
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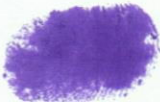
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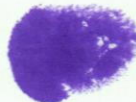
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4.



4.



5.



5.



Davinder Singh

Davinder Singh

RS



SIGNED, SEALED & DELIVERED
By the within named Executor no 2
Smt Jyotsna Singh

Jyotsna Singh

Jyotsna



L.H.F.I s

R.H.F.I s



1.

1.

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Pantaji

Jyotsna Singh

V:

SIGNED, SEALED & DELIVERED
By the within named Acceptor
Shri Kamla Prasad Yadav



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L.H.F.I s

R.H.F.I s

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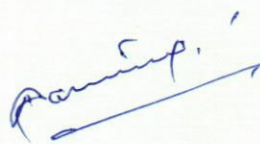
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: 14 :

WITNESSES

1. KUNAL VANSANI — 

2. Rajesh Bandhadelekar 


Pankaj

Jyotsna Singh







Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 04-Aug-2021 10:39:26 am

Document Serial Number :- 2021-MOR-1165

Presented at 10:29:28 am on 04-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	210000
2	Registration Fee	1000
3	Processing Fee	1080
Total		212080

Stamp Duty Required :210000/-




Stamp Duty Paid : 210000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KAMLA PRASAD YADAV ,Father Name:JAGANNATH YADAV, Age: 40, Marital Status: Married ,Gender:Male, Occupation: Business, Address1 - H.no.148, Alto Dabolim, Dabolim, Goa, Address2 - PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DAVINDER SINGH , Father Name:AGYA SINGH, Age: 64, Marital Status: Married ,Gender:Male, Occupation: Business, A-257, New friends colony, New Delhi, PAN No.: [REDACTED]			
2	JYOTSNA SINGH , Father Name:NARINDER SINGH, Age: 60, Marital Status: Married ,Gender:Female, Occupation: Service, A-257, New friends colony, Neew Delhi, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	KAMLA PRASAD YADAV , Father Name: JAGANNATH YADAV , Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, H.no.148, Alto Dabolim, Dabolim, Goa, PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Executant, Acceptor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: RAJESH VISHWANATH BANDIVADEKAR , Age: 35, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Service , Marital status : Married , Address:403802, Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Name: KUNAL J VANJANI , Age: 38, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Service , Marital status : Married , Address:403802, Vasco Da Gama, Mormugao, SouthGoa, Goa			



Sub Registrar
 SUB-REGISTRAR
 MORMUGAO

Document Serial Number :- 2021-MOR-1165

Document Serial No:-2021-MOR-1165

Book :- POA Register Document
Registration Number :- **MOR-POA Register-46-2021**
Date : 04-Aug-2021

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Mormugoa)



SUB - REGISTRAR
MORMUGAO

