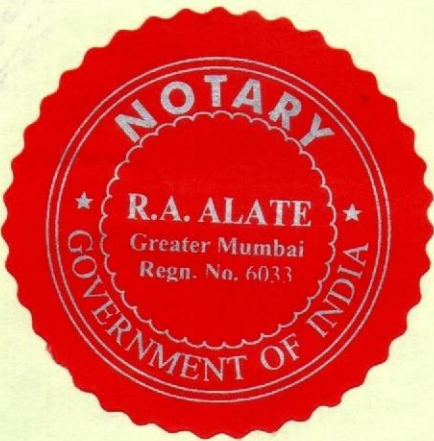


दस्तावेज प्रकार (Nature of Document)	
नोंदणीची तारीख (Registration Details)	
प्राण बॉक्स नंबर (Franchising Unique No.)	
संपत्तीचे विवरण (Property) (Description in brief)	
पैसे (Amount)	
नोंदणी कर (Registration Duty Amt.)	
प्रमाणित व्यक्तीचे स्वाक्षरी (Authorized Person's full Signature & Seal)	



For
CITIZENCREDIT
 CO-OPERATIVE BANK LTD
 Authorized & Notary
R.A. Alate

Citizencredit Co-Op. Bank Ltd.,
 Shop No. 1, 2, 5 & 6, Lourdes Tower
 Building, Gautam Buddha Marg,
 Chlem, Malad (West), Mumbai-400 064.
 D-51STP(V)/C.R.1009/05/06/750-54/11

Papers Are Numbered



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Rs. 00005091-P85482
 INDIA STAMP DUTY MAHARASHTRA

IRREVOCABLE POWER OF ATTORNEY

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BE IT KNOWN TO ALL TO WHOM THESE PRESENTS SHALL COME that I, MR. DENNIS SEQUEIRA, son of Luis Sequeira, aged 37 years, bachelor, service, having PAN Card No. [REDACTED] Indian National and resident of 303, Lourdes Tower, Gautam Buddha Marg, Orlem, Malad (W), Mumbai 400064, DO HEREBY SEND GREETINGS:

WHEREAS under Agreement for Development cum sale of property dated 08/08/2013 and registered under no. 3818 in the office of the Sub-Registrar of Bardez, entered into between me as party of the ONE PART and M/S. L & B ASSOCIATES, A Partnership Firm registered in Goa and having its office at First Floor, Jewel Height, Opp. Mapusa Court Garden, Altinho, Mapusa, Bardez, Goa, represented by its Partners 1). MRS. LEENA D'SOUZA, wife of Mr. Joseph Thomas D'souza, aged 49 years, married, developer, having PAN Card bearing No. [REDACTED] Indian National, resident of Eden Garden, Apartments, Damadem, Tivim, Bardez, Goa. 2). MR. BRENDON D'SOUZA, son of Mr. Joseph Thomas D'souza, aged 26 years, bachelor, developer, having PAN Card bearing No. [REDACTED] Indian National, resident of Eden Garden Apartments, Damadem, Tivim, Bardez, Goa, as party of the OTHER PART; I have agreed to sell and give on development my plot no. 1, admeasuring about 854 sq. mts. of the property known as "SICOLDA SMALDAD" also known as "SINGOLDA", situated at village Revora, within the jurisdiction of the Village Panchayat of Revora, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa, surveyed under no. 22/2 of village Revora on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS in pursuance of the said Agreement, I as owner is required to present application and take necessary steps to obtain permissions or approvals from the various authorities for the

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purpose of development of the said property and it is not possible for me to do so personally, and therefore it is necessary for me to appoint an attorney for the purpose of carrying out my obligations under the said Agreement.

NOW THEREFORE THESE PRESENTS WITNESS that I MR. DENNIS SEQUEIRA, the principal/executant does hereby appoint, nominate, constitute and authorise 1). MRS. LEENA D'SOUZA and 2). MR. BRENDON D'SOUZA, to be my true and lawful attorney for me and for my benefits, to do the following acts and things in my name and on my behalf as if done by me personally.

1. To sign and verify all applications, petitions, and writings for and on my behalf for the purpose of obtaining any permissions or licenses or no-objections certificates as the case may be required by my said attorney for the purpose of development so also for constructing premises in the said plot no. 1, admeasuring about 854 sq. mts. of the property known as "SICOLDA SMALDAD" also known as "SINGOLDA", situated at village Revora, within the jurisdiction of the Village Panchayat of Revora, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa, surveyed under no. 22/2 of village Revora.
2. To appear and represent me before the Village Panchayat, Municipal Council, Town & Country Planning Department of Government of Goa, Competent Planning and Development Authorities, Dy. Collector/S.D.O. North for conversion and any other local/Government authority for the purpose of obtaining all or any permissions, licences or No Objection Certificate in respect of the said property and for the purpose of the development of the said property and to accept on my behalf any amendment to the plans by any of the authorities mentioned herein above and to modify

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the plans as may be required by any of the said authorities however with my prior written consent towards any amendments/modification of multi-storeyed buildings in or upon the said property as per the approved plans.

3. To sign applications or papers or documents or drawing/ drawings and present the same to the village Panchayat, Municipal Council and all other authorities along with the relevant Plans for permissions or licences of constructions upon the said property, including the renewal of such permissions or licences.
4. To sign the application or papers or documents or drawings and present the same to the competent P.D.A. for obtaining the No Objection Certificate or other permissions necessary for the development of the said property and for renewal of such permissions, and subsequently for obtaining the necessary No-Objection Certificates for the registration of the respective Sale deeds in respect of the premises/buildings when constructed and offered for Sale.
5. To agree to sell the flats/shops or other premises of the buildings proposed to be constructed in the said property together with the proportionate share in the land to any purchaser at such price, which my said attorney at their absolute discretion thinks proper to do. To receive any advances as earnest money in part payment of consideration of sale of the said premises from the person/persons concerned and issue valid receipts.
6. To execute agreement for sale of the respective premises i.e. flats/shops or any other premises of the said buildings, in favour of any person or persons and under such terms and conditions as my said attorney may deem fit. To rectify errors or

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mistakes that may arise in the said agreement of sale by signing respective deeds of rectification and for the said purpose to execute and present the said deeds before the Sub-Registrar and to admit its registration/execution.

7. To present any of the aforesaid agreements of Sale/sale deeds before the Sub-Registrar and/or any other registering authority and admit execution/registration on my behalf.
8. To represent me and appear on my behalf before the local authorities such as Panchayat, Mamlatdar, Talathi, P.W.D., Health Offices, P.D.A., Municipal Council, Land Revenue Office, Collector, Deputy Collector, City Survey Office, Town Planning Authorities, Police Authorities, Fire Brigade Authorities, Electricity Department, and/or any other authority or authorities in respect of any of the matters connected with the Agreement of the said property and to sign the plans, applications and other relevant documents as may be necessary for the said purpose.
9. To accept and/or take delivery on my behalf all correspondence and communication addressed to me, including registered letters, and notices connected with the said development and also to correspond on my behalf with any person/persons.
10. To apply for and obtain conversion of use and take delivery of "Sanad" of conversion in respect of the said property, to apply for and obtain sanction of buildings plans or revision of the plans sanctioned, with alterations, additions, as may be required from time to time, in respect of the said building proposed to be constructed on the said property.

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11. For the above said purposes to make. Sign and execute, prepare and submit applications, forms, papers, documents plans, undertakings, terms and conditions to carry on correspondence, swear affidavits, make declarations on oath or otherwise make personal appearances as may be required by the authorities concerned.
12. To apply for and obtain Occupancy Certificate and/or completion certificate in respect of the building/ multi-storeyed building or any other structures including bungalow/s to be constructed and completed in the said property.
13. To supervise, direct, carry on, manage, superintendent and look after all the affairs of the aforesaid property on my behalf, effectively as I myself could do and also enter into contracts of purchase, sale or otherwise in respect of the said property, and to sign and execute any documents that may be necessary.
14. The Executants make it clear that they will not be responsible for any liability which may arise out of any agreement which may be signed by the attorney for which liability they will be solely responsible. Similarly, the executants will not be responsible for any compensation or damages which may have to be paid to any person, labourer or any other professional engaged by the attorney on the strength of this power of Attorney. Similarly, if any fine is imposed by any other authority for any action done by the attorney, then the said attorney will be bound to pay the said fine. For any liability or fine as detailed hereinabove, the said attorney will be exclusively liable.
15. If necessary to sub-delegate the power/s herein given, grant appropriate powers, execute

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necessary instrument, appoint substitutes for the purpose of exercising all or any of these powers herein above given.

AND GENERALLY to do, execute and perform any other acts, deeds, matters or things whatsoever which is in the opinion of my attorney ought to be done, executed or performed in relation to the aforesaid matters as fully and effectually in all respects as I would do the same if I was personally present, further declaring that this power of Attorney shall be irrevocable during the subsistence of the said Attorney for sale cum Development and until the total compliance thereof.

AND I HEREBY AGREE AND UNDERTAKE to rectify and confirm all and whatsoever my said attorney under the powers in that behalf herein before contained shall lawfully do, by virtue of this Instrument.

IN WITNESS WHEREOF this power of attorney is made and signed by me on this 16TH day of August, 2013 at Mumbai.



Wise
ALAKH
NOTARY
MUMBAI

1). *Sequeira*
EXECUTANT

ACCEPTED BY US

MS

1). MRS. LEENA D' SOUZA



ALAKH
NOTARY
MUMBAI

Sequeira

D.S.

2) . MR. BRENDON D' SOUZA



Dequira

Md. M. Ahamed
MD. M. AHAMED
B.Sc., LL.B.,
ADVOCATE HIGH COURT, MUMBAI
Res.: "Sai Sadan", Behind
Sawant Bungalow, Cedar Road, Amboli,
Andheri (W), Mumbai-400 058.

ATTESTED BY ME

R. A. Alate
17/8/13

R. A. ALATE B.SC.,LL.B.
NOTARY GREATER MUMBAI
1/B-7, Dongre Sadan, Mohili Village,
Saki Naka, Mumbai - 400 072.

