



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Tiswadi



8800.2712
Reg NO. 556
39848

STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 720200/-

(Rupees Seven Lakh Twenty Thousands Two Hundred only)

PAID VIDE E-RECEIPT NO 202200787884 DATED :06-Oct-2022,
IN THE GOVERNMENT TREASURY.



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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	20220000039848
DOCUMENT SERIAL NUMBER	:	2022-PNJ-2712
DATE OF PRESENTATION	:	10-Oct-2022
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-556-2023
DATE OF REGISTRATION	:	09-Mar-2023
NAME OF PRESENTER	:	MAHESH R ADWALPLKAR PARTNER OF ADWALPALKAR CONSTRUCTIONS
REGISTRATION FEES PAID	:	₹480000/-
PROCESSING FEES PAID	:	₹1280/-
MUTATION FEES PAID	:	₹1000/-





Government of Goa Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

202200787884

Echallan No. 202200787884

e-Receipt

Department: **10 - NOTARY SERVICES**

Echallan Date: **10/6/2022 6:15:09 PM**

Name and Address of Party: **ADWALPALKAR | 9822122933**

**5 and 6th FLOOR 'SMITH VANDAN' BUILDING ABOVE INDUSIND
BANK ST INEZ GOA-CHALLAN**

Service:

Stamp Duty

Stamp Duty

Amount:

₹ 720200.00

Total Amount: **₹ 720,200.00**

(Rs. Seven Lakh Twenty Thousand Two Hundred Only)

Department Data:

20220000039848 NOTAR | 20220000039848 NOTARY

Bank ref No:

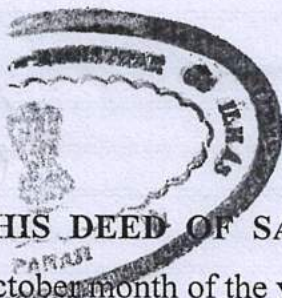
Status:

Success

Payment Date:

10/6/2022 6:21:28 PM

Reprint Date: **06/10/2022 18:28:20**



DEED OF SALE

THIS DEED OF SALE made and entered into on this sixth day of
October month of the year two thousand twenty Two at Panaji, Goa

Reg No: - 2712
Proc 09 No 39848
Date: 10/10/2022

[Handwritten signatures]

BETWEEN

1. **MR. N. M. BHASHYAMS**/o of late N. M. Krishna, aged 79 years, business, holder of Aadhar Card bearing No. [REDACTED] and PAN Card No [REDACTED], Mobile No [REDACTED], and his wife

2. **MRS. LATHIKA BHASHYAM**, aged 65 years D/o of P.K.S Menon, housewife, holding Aadhar Card No [REDACTED] and PAN Card No [REDACTED], Mob No. [REDACTED], both residing at Bhashyam Chambers, Caranzalem, Panaji, Goa, hereinafter referred to as the **VENDORS**, (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include its heirs, legal, representatives, executors, administrators and assigns) of the **FIRST PART**

AND

M/S. ADWALPALKAR CONSTRUCTIONS, a Partnership Firm established under the Indian Partnership Act 1932, holding PAN Card bearing No. [REDACTED], having its office at "Adwalpalkar Avenue", St. Inez, Panaji, Goa, duly represented in this act by its Partner, **MR. MAHESH R. ADWALPALKAR**, son of late Mr. Ramakant S. Adwalpalkar, age 66 years, married, business, holding PAN Card bearing No. [REDACTED], Indian National and residing at "Indira" Horizon Residency, Dona Paula, Goa, hereinafter referred to as **THE PURCHASER** (which expression unless it be repugnant to the context or meaning shall mean and include his heirs, successors, administrators, legal representatives and assigns of the **OTHER PART**).

All the aforesaid parties are Indian Nationals.

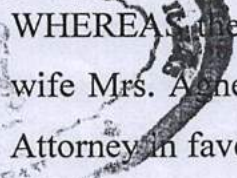
WHEREAS there exists properties bearing survey No 40/2 of Taleigao Village, within the limits of Village Panchayat of Taleigao, Tiswadi

[Handwritten signatures and initials]

Taluka, North Goa District, State of Goa having a consolidated area of 4662.00 Square Meters hereinafter referred to as the **SAID PROPERTY** more clearly described in **SCHEDULE I**, hereunder.

WHEREAS the VENDORS have represented that that properties originally belonged to Mr. Ubaldo Francisco Caetano da Cunha and his wife Mrs. Agnes Menezes da Cunha.

WHEREAS the said Mr. Ubaldo Francisco Caetano da Cunha and his wife Mrs. Agnes Menezes da Cunha by an agreement dated 10th March 1990 executed before the Notary Public Mr. Gajanan Dhumatkar, Alto-Betim, Goa, registered under No 440/1990 dated 10.03.1990, agreed to sell the said properties to VENDOR No.1 herein.



WHEREAS the said Mr. Ubaldo Francisco Caetano -da -Cunha and his wife Mrs. Agnes Menezes da Cunha also executed a General Power of Attorney in favour of Mr. N. M. Bhashyam before the Notary Public Mr. Gajanan Dhumatkar, Alto-Betim, Goa registered under No.442/1990 dated 10.03.1990 delegating all powers to develop, sell and receive the costs therefrom to Mr. N. M Bhashyam - the VENDOR No 1 herein, from the aforesaid properties.

WHEREAS upon signing of the said agreement dated 10th March 1990, Mr. Ubaldo Francisco Caetano da Cunha and his wife Mrs. Agnes Menezes da Cunha handed over possession of the said properties to Mr. N. M, Bhashyam along with right to enter the said properties, rights to develop the said properties and rights to sell and recover the costs therefrom for himself.

Key *Qili* *X*

WHEREAS the said Mr. Ubaldo Francisco Caetano da Cunha and his wife Mrs. Agnes Menezes da Cunha expired on 7.11.1993 and 04.01.1997 respectively, during the subsistence of the agreement of sale dated 10.03.1990, leaving unknown legal heirs and therefore the Power of Attorney executed delegating all powers to Mr. N. M. Bhashyam became null and void and therefore Mr. N. M. Bhashyam could not proceed with the development works in the said properties.

WHEREAS Mr. N. M. Bhashyam filed a suit for specific performance of the agreement dated 10.03.1990 in the Court of Civil Judge Senior Division at Panaji, Goa bearing Sp. Civil Suit No 51/2003/A.

WHEREAS the Hon'ble Court pleased to pass Judgment and Decree dated 20th January 2004 in favour of Mr. N. M. Bhashyam and appointed a Court Commissioner on behalf of unknown legal heirs of deceased Mr. Ubaldo Francisco Caetano da Cunha and his wife Mrs. Agnes Menezes da Cunha, to execute the Deed of Sale in respect of the said properties in favour of Mr. N. M. Bhashyam and further ordered the Revenue Authority to carry out Mutation entries in favour of Mr. N. M. Bhashyam in respect of the aforesaid properties and accordingly a DEED OF SALE was executed and registered before the Sub-Registrar of Ilhas under No 1118 at Pages 54 to 78 of Book No I Volume 1309 dated 28.04.2004.

WHEREAS the VENDORS acquired the property bearing Survey No, s 39/1, 40/1 and 40/2 situated at Taleigao Village, Tiswadi Taluka of North Goa district in State of Goa by virtue of a deed of sale registered in the Office of the Sub-Registrar of Ilhas under No 1118 at pages 54 to 78 of Book I Volume 1309.

[Handwritten signatures and initials]

WHEREAS the PURCHASERS purchased from the VENDORS properties bearing Survey No's 39/1, 40/1 and 40/2 situated at Taleigao Village, Tiswadi, Taluka of North Goa district in State of Goa except an area of 500 Sqm of Survey No 40/2 by a deed of sale registered in the Office of the Sub-Registrar under No PNJ-BK1-02345-2011 CD No PNJD10 on 28.08.2011

AND WHEREAS the PURCHASERS requested the VENDORS to sell the balance portion of the said property bearing Survey No 40/2 (part) of Village Taleigao, Tiswadi, North Goa, admeasuring 500 Sq.Mts, as they have already purchased other portion of the property bearing Survey No 40/2 of Village Taleigao, Tiswadi, North Goa by a deed of sale dated 28.08.2011. hereinafter referred to as the "SAID PART PROPERTY"

WHEREAS the VENDORS agreed with the PURCHASERS for executing the deed of sale of the said plot bearing Survey No 40/2 (Part) of Village Taleigao, admeasuring 500 Sq.Mts. for a total consideration of Rs [REDACTED] /- ([REDACTED]) which amount include cost of the property as Rs. [REDACTED] ([REDACTED]) as agreed between them and a delay payment compensation of Rs [REDACTED] Rupees [REDACTED]).

AND WHEREAS, the parties are accordingly executing this Deed of Sale on the following terms and conditions.

NOW THIS DEED OF SALE IS WITNESSETH AS UNDER:

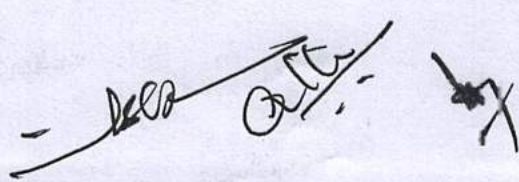
1. THAT in consideration of the PURCHASERS having paid in this act an amount of Rs [REDACTED] ([REDACTED]) paid, by way payment Cheques as per SCHEDULE-III hereunder written the receipt of which the VENDORS do hereby admit and acknowledge and do hereby sell, convey, transfer by way of sale the said property unto the PURCHASERS forever,

[Handwritten signature and initials]

free from encumbrances, all that the said property, TO HAVE AND TO HOLD the said property and everything therein hereby sold, released, conveyed and confirmed and intended so to bewith their and every of their rights and appurtenances unto the use and benefit of the PURCHASERS subject to payment of taxes, assessments, duties, now chargeable upon the same or which hereafter become payable in respect thereof to the Government or the Panchayat or any other authorities which taxes, duties and assessment shall be exclusively payable by the PURCHASERS.

2. It is expressly agreed by the parties that the Tax at Source (TDS) @ 1% of the purchase consideration has been deducted by the Purchasers on the entire consideration paid /payable to the VENDORS under the present Deed of Sale in accordance with the prevailing norms of the Indian Income Tax Act, and as such the Purchasers shall not have any further liability towards payment of TDS or any other kind of Tax on the consideration that they are paying under the present Deed of Sale.

3. The VENDORS do hereby covenant with the PURCHASERS that notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or any person or persons lawfully or equitably claiming by, from and through or entrust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary, they the VENDORS now themselves have good right, full power and absolute authority to grant, convey, sell, assign, transfer and assure the said Property unto and to the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may at all times hereafter peacefully and quietly possess and enjoy the said property and receive the profits thereof and every part thereof for its use and benefit without any obstruction, interruption, claim and demand whatsoever from or by the VENDORS or by any other person / persons from lawfully or



equitably claiming or / to claim by, from, under or in trust for them and that the property hereby sold is free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had made, done, executed, occasioned or suffered by the VENDORS or by any other person / persons lawfully and / or equitably claiming or to claim by, from, under or in trust for them and further that they the VENDORS and by any other person / persons lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof or from, under or intrust for them and the VENDORS shall and will from time to time and all times hereafter at the request of the PURCHASERS do and execute or cause to be done or execute all such further and other acts, deeds, matters or things, conveyance and assurances in law whatsoever for better and more perfectly ~~transferring~~ the said property described in the SCHEDULE II hereunder written and to the use of the PURCHASERS as shall be reasonably required.

4. The VENDORS covenant with the PURCHASERS that the said property hereby conveyed and the possession of which has been delivered to the PURCHASERS is of complete and absolute ownership of the VENDORS and not subject to any tenancy.
5. That there are no encumbrances, charges, liens etc., against the said property or any part thereof and the said property has a clear marketable title.
6. That no Notification is issued under any Ordinance Act, Statue / Rules or Regulations affecting the said property or acquiring the

[Handwritten signature]

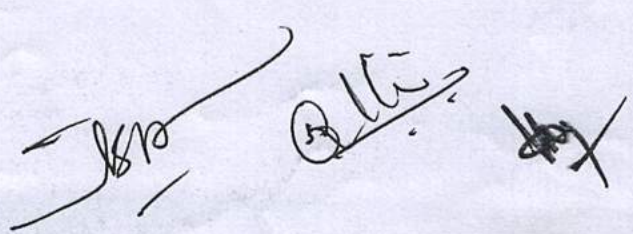
said property whereby the VENDORS are prevented from selling the said property.

7. That the VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASERS whatsoever required to sign such further documents or papers for the purpose of having ownership and possession thereof recorded in the name of the PURCHASERS in all Government Records including Land Registration office, Revenue office, Record of Rights etc. The Vendors do hereby give and declare their No Objection for the inclusion of the name of the PURCHASERS in Form I & XIV or any other survey records in respect of the said property as described in SCHEDULE II hereunder written.
8. That the VENDORS hereby convey their No Objection for mutation of the said property.
9. The VENDORS and PURCHASERS hereby declare that the said property in transaction does not belong to any schedule caste / schedule tribe pursuant to the Notification No RD/LAND/LRC/318/77 dated 21/08/1978.
10. The fair market value of the said property fixed as on date is Rs. [REDACTED] ([REDACTED]) and a stamp duty of Rs. [REDACTED] ([REDACTED]) is affixed herewith.

SCHEDULE I

DISCRIPTION OF THE SAID PROPERTY

ALL THAT property known as "CHILEM TOLLOI" bearing survey no. 40/2 of village Taleigao, Goa within the limits of Taleigao Panchayat of Tiswadi, Taluka of North Goa District



in state of Goa, admeasuring 4662.00 Sq Mts. neither found registered in the land registration office of Ilhas nor enrolled in the Land Revenue office but on the whole bearing old cadastral survey no 374 and bounded as under;

On the East: By the property bearing survey No.40/11

On the West: By the Property bearing Survey No.40/1

On the North: By the Property bearing Survey No.69/1 and

On the South: By the Properties bearing Survey No.40/12,40/13

,40/14,of Taleigao, Goa.

SCHEDULE II

DISCRIPTION OF THE SAID PART PROPERTY

ALL THAT part of the said property known as "CHILEM TOLLOP" bearing survey no. 40/2 of village Taleigao, Goa within the limits of Taleigao Panchayat of Tiswadi, Taluka of North Goa District in state of Goa, admeasuring 500.00 Sq Mts. neither found registered in the land registration office of Ilhas nor enrolled in the Land Revenue office but on the whole bearing old cadastral survey No. 374 and bounded as under;

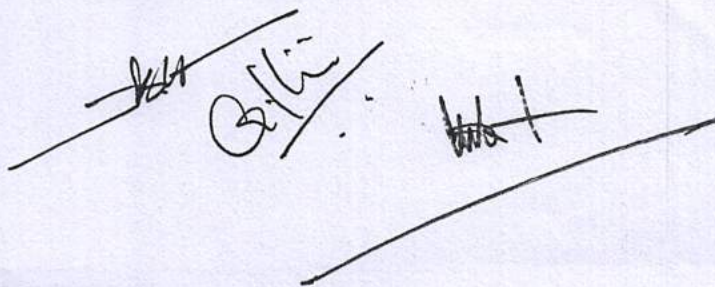
On the East: By the property bearing Survey No 40/4 and 40/3;

On the West: By the property bearing Survey No 40/1;

On the North: By the property bearing Survey No 40/2 (PART)

On the South: By the property bearing Survey No 40/2 (PART),

More clearly marked in RED Colour on the Plan annexed herein.



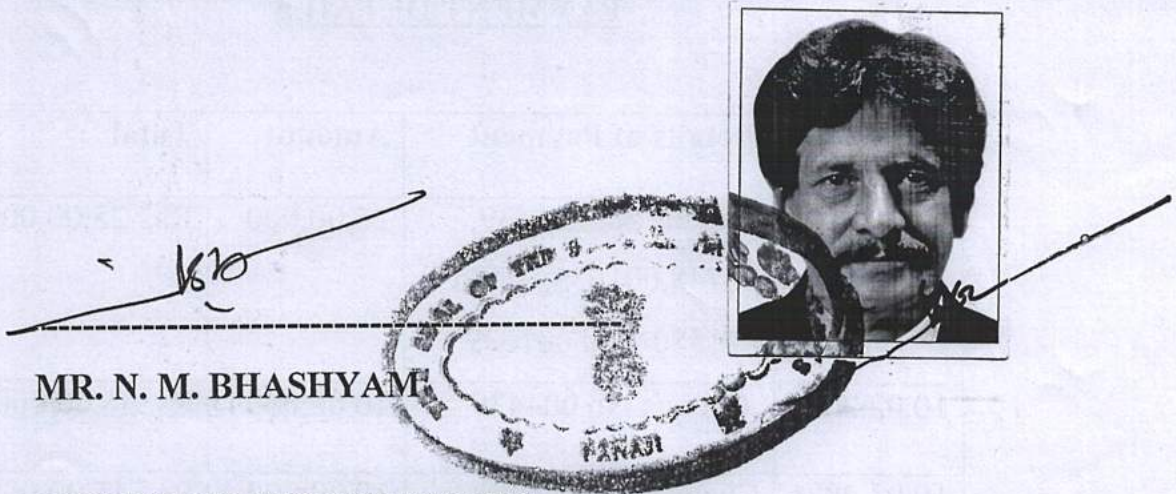
SCHEDULE III
PAYMENT DETAILS

Date	Details of Payment	Amount	Total
21.08.2015	Cheque No 004439, 00748,001639, 00755, 041580 and 001639		Rs
10.02.2021	Cheque No 004439		Rs
10.03.2021	Cheque No 004440		Rs
12.04.2021	Cheque No 004441		Rs
10.05.2021	Cheque No 004442		Rs
10.06.2021	Cheque No 004443		Rs
13.07.2021	Cheque No 004444		Rs
15.09.2021	Cheque No 036446		Rs
13.10.2021	Cheque No 089581		Rs
15.11.2021	Cheque No 091200		Rs
30.09.2022	Cheque No 104459		Rs
30.09.2022	Cheque No 104457		Rs
30.09.2022	Cheque No 104458		Rs
TOTAL = Rs.			

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on the day, month and year hereinabove written

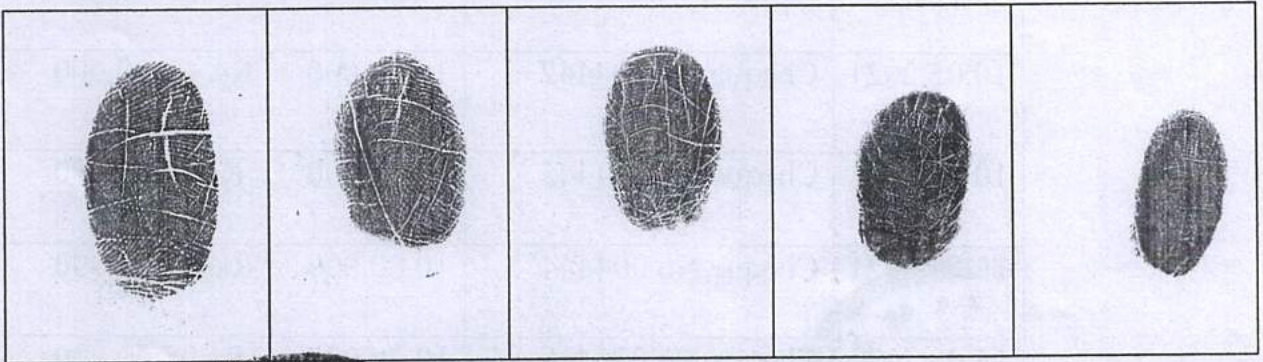
[Handwritten signatures]

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED
"THE VENDOR NO.1"MR. N. M. BHASHYAM

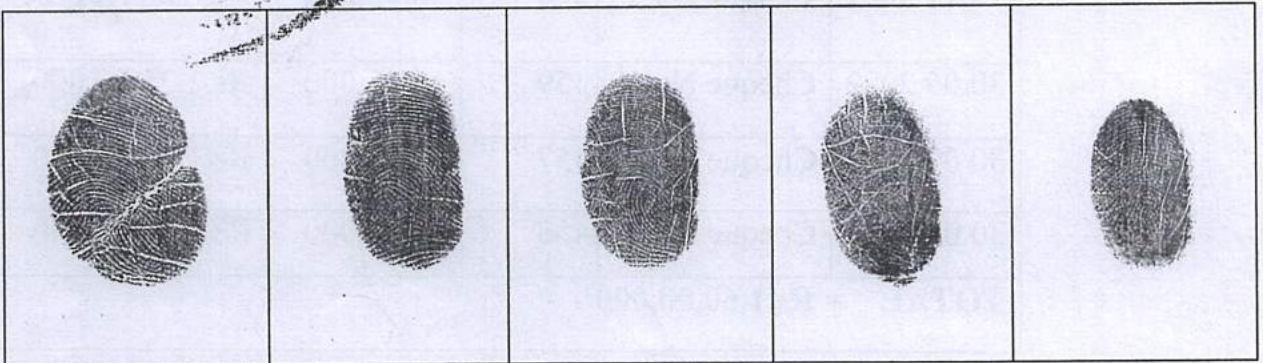


MR. N. M. BHASHYAM

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Handwritten signatures and marks at the bottom of the page.

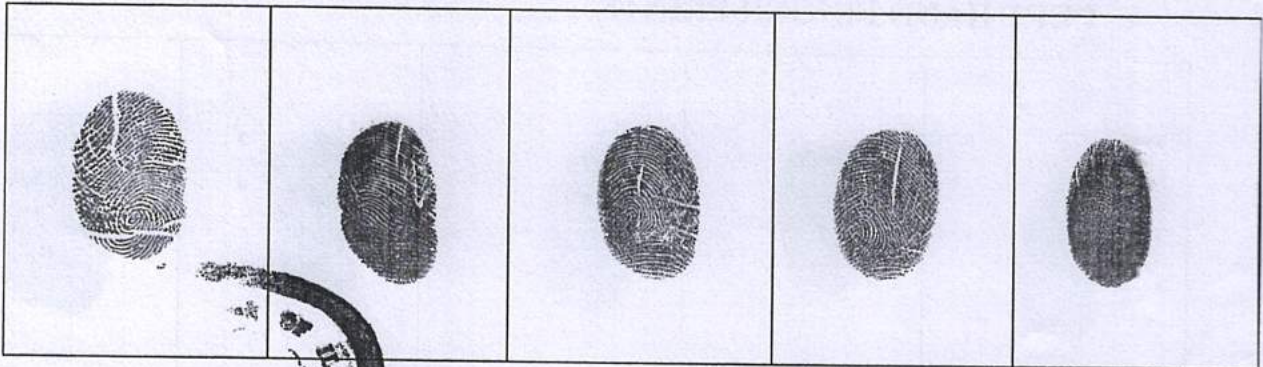
SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED
"THE VENDOR NO 2 " MRS. LATHIKA BHASHYAM

Latha

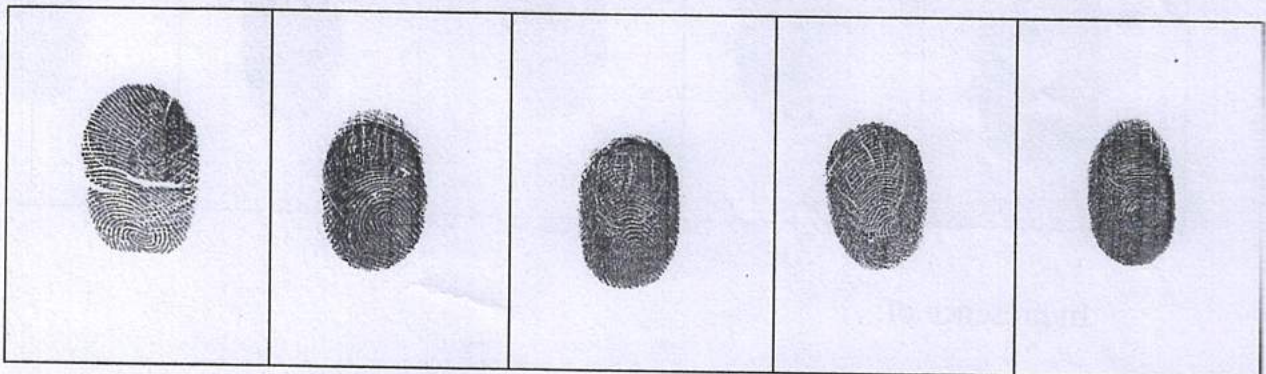
MRS. LATHIKA BHASHYAM



LEFT HAND FINGER PRINTS

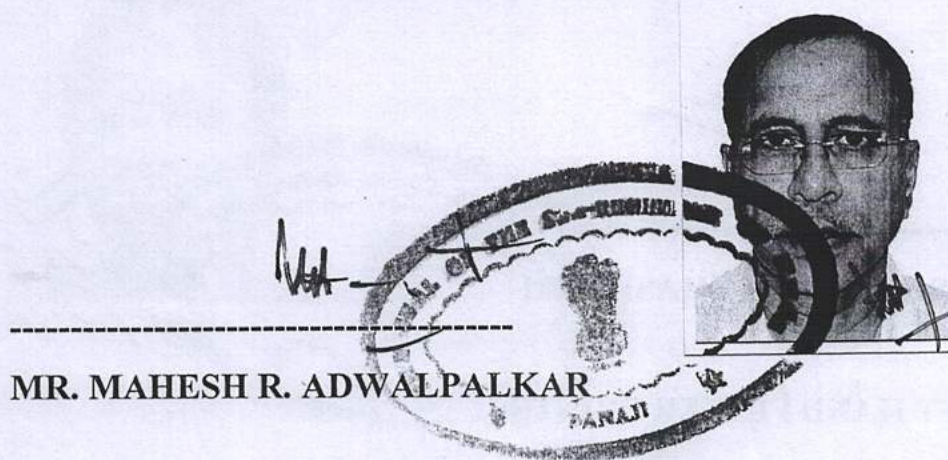


RIGHT HAND FINGER PRINTS



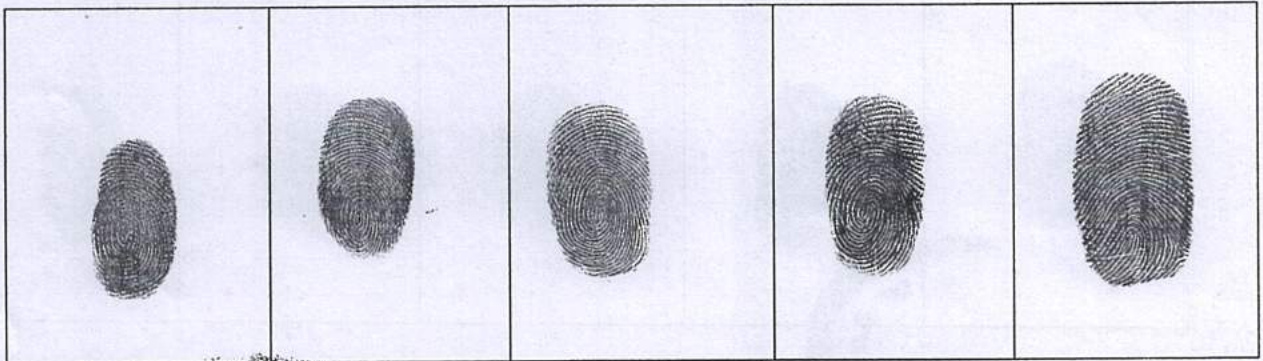
Latha

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED
 "PURCHASER" ADWALPALKAR CONSTRUCTIONS
 THROUGH ITS PARTNER MR. MAHESH R. ADWALPALKAR

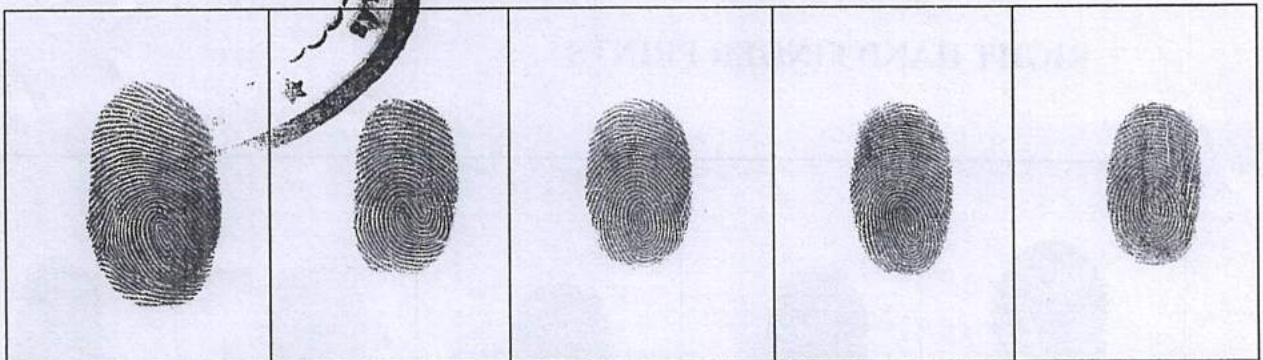


MR. MAHESH R. ADWALPALKAR

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



In presence of:

1. Adv. Sunil S. P. Shiralkar

2. Rakhee Shiralkar

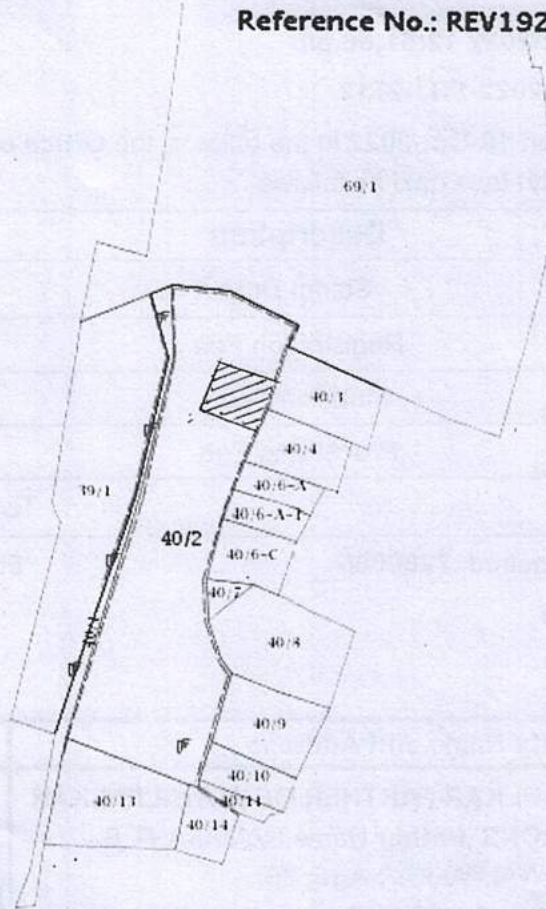
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Government of Goa
Directorate of Settlement and Land records
Survey Plan
Tiswadi Taluka, Taleigao Village
Survey No.: 40 , Subdivision No.: 2

Scale 1:2000

Reference No.: REV192220581



This record is computer generated on 04-10-2022 04:26:26. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Handwritten signature and initials



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 10-Oct-2022 12:51:56 pm

Document Serial Number :- 2022-PNJ-2712

Presented at 12:45:26 pm on 10-Oct-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	720000
2	Registration Fee	480000
3	Mutation Fees	1000
4	Processing Fee	1260
Total		1202260

Stamp Duty Required :720000/-



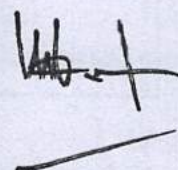
Stamp Duty Paid : 720200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHESH R ADWALPLKAR PARTNER OF ADWALPALKAR CONSTRUCTIONS ,Father Name:RAMAKANT S ADWALPALKAR, Age: 66, Marital Status: ,Gender:Male,Occupation: Business, Address1 - INDIRA HORIZON RESIDENCY DONA PAULA GOA, Address2 - , PAN No.: ACKPA3868J			






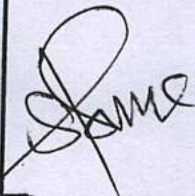
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	N M BHASHYAM , Father Name:N M KRISHNA, Age: 79, Marital Status: Married ,Gender:Male,Occupation: Business, BHASHYAM CHAMBERS CARANZALEM GOA, PAN No.: AHPPB8421Q			
2	LATHIKA BHASHYAM , Father Name:P K S MENON, Age: 65, Marital Status: Married ,Gender:Female,Occupation: Housewife, BHASHYAM CHAMBERS CARANZALEM GOA, PAN No.: ADSPB6120H			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	MAHESH R ADWALPLKAR PARTNER OF ADWALPALKAR CONSTRUCTIONS , Father Name:RAMAKANT S ADWALPALKAR, Age: 66, Marital Status: ,Gender:Male,Occupation: Business, INDIRA HORIZON RESIDENCY DONA PAULA GOA, PAN No.: ACKPA3868J			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: DILIP K NAIK, Age: 59, DOB: , Mobile: 9822366569 , Email: , Occupation: Service , Marital status : Married , Address: 403002, FLAT NO 206 ADWALPALKAR RESIDENCY SHANKARWADI TALEIGAO GOA , FLAT NO 206 ADWALPALKAR RESIDENCY SHANKARWADI TALEIGAO GOA , Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: SURAJ SHIVAJI SHITOLE, Age: 36, DOB: 1986-03-11 , Mobile: 9130478710 , Email: , Occupation: Advocate , Marital status : Married , Address: 403521, POLICE QUATERS B-7-8 ALTO PORVORIM BARDEZ GOA , POLICE QUATERS B-7-8 ALTO PORVORIM BARDEZ GOA , Penha-de-franca, Bardez, NorthGoa, Goa			

M. P. A. S.
10/10/2020
Sub Registrar

REG - REGISTRAR
REG

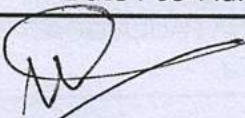
Document Serial Number :- 2022-PNJ-2712



Book :- 1 Document

Registration Number :- **PNJ-1-556-2023**

Date : 09-Mar-2023


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

SUB-REGISTRAR
TISWADI

