



**Government of Goa
Directorate of Accounts**

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

202200357436

Echallan No. 202200357436

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 4/27/2022 9:15:31 PM

Name and Address of Party: USHA | 9881639265
Margao



Stamp Duty

Amount

Stamp Duty

₹ 584000.00

Total Amount: ₹ 584,000.00

(Rs. Five Lakh Eighty Four Thousand Only)

Department Data:

20220000014904 NOTAR 20220000014904 NOTARY

Bank ref No:

Status:

Payment Date:

Success

4/28/2022 4:26:28 PM

Reprint Date: 29/04/2022 19:31:00

Usha Vinod Makker

DEED OF SALE

Anant P. Gao

THIS DEED OF SALE is made in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 28th day of April, Two Thousands and Twenty Two (28/04/2022)



BY and BETWEEN:

MR. SHIVAJI KHUSHALI GAUNCAR alias SHIVAJI KUSHALI GAONKAR, aged about 73 years, son of Shri Khushali Anant Gaonkar, occupation: retired, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], married, resident of house No. 102, Murda Grande, Nuvem, Salcete, Goa, Pincode: 403604, and his wife

2. **MRS LATA SHIVAJI GAONKAR**, aged about 62 years, daughter of Shri Govind Damodar Raikar, occupation: Housewife, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], residents of House No. 102, Murda Grande, Nuvem, Salcete, Goa, Pincode: 403604
3. **MR. DAMODAR KHUSHALI GAUNCAR**, aged about 64 years, son of Shri Khushali Anant Gaonkar, occupation: retired, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], married, and his wife









4. **SMT KARUNA DAMODAR GAONKAR**, aged about 56 years, daughter of Shri Vithal Satu Bhagat, occupation: Housewife, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], both residents of Flat No. F-1, 1st Floor, Valerona Plaza, Don Bosco Road, Fatorda, Salcete, Goa, 403602
5. **MRS. SHARMILA GURUDAS GAUNKER alias BEBY SAUNTO**, aged about 67 years, widow of late Gurudas Kushali Gaonkar, daughter of Shri Bhasker Sawant, occupation: Housewife, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], resident of House No. 102, Murda Grande, Nuvem, Salcete, Goa Pincode: 403604
6. **MRS. VINDA GURUDAS GAUNKAR**, aged about 34 years, daughter of Shri Gurudas Khushali Gaonkar, occupation: Service holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], married, and her husband
7. **MR. CHARLES ADOR DIAS**, aged about 37 years, son of Shri Agnelo Dias, occupation: Service, holder

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Anant P. Gaonkar

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of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], both residents of House No. 114, Behind st. Sebastian Chapel, Camurlim, Loutulim, Salcete, Goa, Pincode: 403718

8. **MRS. VANDANA GURUDAS GAUNKAR alias ANUSHKA SWAPNEEL NAIK**, aged about 45 years, daughter of Shri Gurudas KHushali Gaonkar, occupation: Housewife, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], married, and her husband
9. **MR. SWAPNEEL NAIK alias SWAPNIL NAIK**, aged about 46 years, son of Shri Narendra Naik, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], both residents of Near ID Hospital, Ponda, Goa, Pincode: 403401
10. **MR. VIRAJ GURUDASSA GAOCAR alias VIRAJ G. GAUNKAR**, aged about 42 years, son of Shri Gurudas Khushali Gaonkar, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], married, and his wife

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Gaonkar
K. D. K.

M. K. P. B. Gaonkar
Anant P. Gaonkar

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11. **MRS. HARSHA VIRAJ GAOCAR**, daughter of Narendra Bhasker Karpe, wife of Viraj Gurudassa Gaocar, aged about 32 Years, married, service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], both resident of House No. 102, Murda Grande, Nuvem, Salcete, Goa, Pincode: 403604.
12. **MR. ANANTA KHUSHALI GAUNKAR**, aged about 74 years, son of Shri Khushali Prabhugaonkar, widower of Smt Alka Anant Gaonkar, occupation: retired, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], resident of House No. 102, MURda Grande, Nuvem, Salcete, Goa, Pincode: 403604
13. **MRS. BINDIYA ANANT GAONKAR**, aged about 41 years, daughter of Shri Anant Khushali Gaonkar, widow of late Shri Dhansukh Dalal, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], resident of Flat No. G-2, Rishipal Housing Society, Agali, Fatorda, Salcete, Goa, Pincode: 403602

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14. **MRS. SUPRIYA ANANT GAONKAR**, aged about 39 years, daughter of Shri Anant Khushali Gaonkar, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], married, and her husband
15. **MR. CHARLES KOTIKALA**, aged about 40 years, son of Shri Lalitha Kotikala, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], both residents of House No. 1-A, Pale Velsao, Cansaulim, Goa, Pincode: 403712,
16. **MRS. SHITAL ANANT GAONKAR**, aged about 38 years, daughter of Shri Anant Khushali Gaonkar, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], married, and her husband;
17. **MR. SHRIDHAR SUDHAKER SHET KANEKAR**, aged about 40 years, son of Shri Sudhakar Shrishar Xete Kanekar, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], both residents of House No. 138/2, Nagmodem, Navelim, Salcete, Goa, Pincode: 403707,

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Anant P. Gaonkar

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18. **MRS. SUVARNA ANANTA PRABHU GAONKAR**, aged about 36 years, daughter of Shri Anat Khushali Gaonkar, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], married, and her husband;

19. **MR. GAUTAM NAIK**, aged about 38 years, son of Shri Suresh Naik, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], both residents of House No. EWS-880, Gogol Housing Board, Near Last Bus Stop, Gogol, Margao, Salcete, Goa, Pincode: 403602

20. **MR. SARVESH ANANT GAONKAR**, aged about 31 years, son of Shri Anant Khushali Gaonkar, unmarried, occupation: Service, holder of Income Tax Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], residents of House No. 102, Murda Grande, Nuvem Salcete, Goa, Pincode: 403604, hereinafter collectively referred to as "**VENDORS**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include them, all their heirs, legal

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representatives, administrators, executors and assigns) of the FIRST PART;

AND

1. **Mrs. USHA VINOD THAKKAR**, aged about 62 years, wife of Mr. Vinod Motiram Thakkar alias Mr. Vinod Motiram Thakkar, not of Goan origin, married, business-woman, holding Aadhaar Card No. [REDACTED] & PAN Card No. [REDACTED], Indian National, resident of Unit No.:14, Plot No.:357, ShamjiLadha Building, Bhandarkar Road, Near HDFC Bank, Matunga (East), Mumbai: 400019, Hereinafter referred to as "**PURCHASER**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include her, her representatives, administrators, nominees, executors and assigns) of the SECOND PART;



WHEREAS all the Parties to this Deed of Sale are Indian Nationals.

AND WHEREAS the above named Vendors No. 14 and 15 namely Mrs. Supriya Anant Gaonkar and her husband Mr. Charles Kotikala are represented in this Agreement by their duly constituted Power of Attorney Holder Mr. Anant Kushali Gaonkar alias Ananta Cuxali Gaonkar alias

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Anant Prabhugaonkar alias Ananta Khushali Gaunkar, by virtue of the General Power of Attorney dated 19th May 2016, executed before the Vice Consul, Consulate General of India, Dubai (U.A.E) and adjudicated before the Additional Collector of South Goa on 13.06.2016.



AND WHEREAS the above named Vendors No. 13, 16, 17, 18 and 19 namely (i) Mrs. Bindiya Anant Gaonkar, (ii) Mrs. Shital Anant Gaonkar (iii) Mr. Shridhar Sudhaker Shet Kanekar (iv) Mrs. Suvarna Ananta Prabhu Gaonkar and (v) Mr. Gautam Naik, are represented in this Agreement by their duly constituted Power of Attorney Holder Mr. Ananta Khushali Gaunkar by virtue of the Power of Attorney dated 15.09.2021 executed before the Notary Mrs. Darshana C. Gauns Desai and registered in her office under Registration No. 2816/2021 dated 15/09/2021.

AND WHEREAS the above named Vendors No. 5, 6, 7, 8, 9 and 11 namely (i) Mrs. Sharmila Gurudas Gaunker alias Beby Saunto, (ii) Mrs. Vinda Gurudas Gaunkar, (iii) Mr. Charles Ador Dias, (iv) Mrs. Vandana Gurudas Gaunkar alias Anushka Swapneel Naik, (v) Mr. Swapneel Naik alias Swapnil Naik and (v) Mrs. Harsha Viraj Gaocar, are represented in this Agreement by their duly constituted Power of Attorney Holder Mr. Viraj

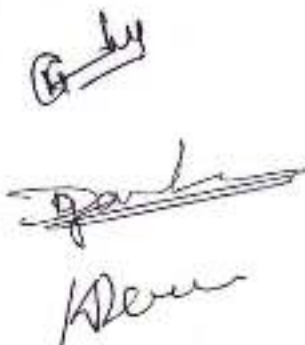
Anant P. Gaunkar

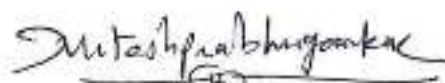
Gurudassa Gaocar alias Viraj G. Gaunkar, by virtue of the Power of Attorney dated 15.09.2021 executed before the Notary Mr. Ramkrishna G. Bale and registered in her office under Registration No. 4722/2021 dated 15/09/2021.



AND WHEREAS the above named Vendors No. 1 and 2 namely Mr. Shivaji Khushali Gaunkar alias Shivaji Kushali Gaonkar and his wife Mrs. Lata Shivaji Gaonkar, are represented in this Agreement by their duly constituted Power of Attorney Holder Mr. Mitesh Shivaji Prabhugaonkar by virtue of the Power of Attorney dated 15.09.2021 executed before the Notary Mr. Ramkrishna G. Bale and registered in her office under Registration No. 4723/2021 dated 15/09/2021.

AND WHEREAS the above named Vendor No. 20 Mr. Sarvesh Anant Gaonkar is represented in this Agreement by his duly constituted Power of Attorney Holder Mr. Ananta Khushali Gaunkar by virtue of the Power of Attorney dated 16.09.2021 executed before the Notary Mrs. Darshana C. Gauns Desai and registered in her office under Registration No. 2830/2021 dated 16/09/2021




Mitesh P. Gaonkar



AND WHEREAS, There exists a landed property named 'PAGUELEM' also known as 'BORBOREM (FIRST LOTE)', wherein there exists a residential house, situated at Murda O Grande Ward of Nuvem Village, within the area of Village Panchayat of Nuvem, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 37326 at folios 142 reverse of Book B. 96 new series, enrolled in the Land Revenue Office of Salcete under Matriz No. 760 and Surveyed under Survey Nos. 98/1 and 142/9 of Nuvem Village, having total area of 3350 sq.mtrs. This property is more fully described in the **SCHEDULE** of this Deed and is hereinafter referred to as the SAID PLOT.

AND WHEREAS the Land Registration Records, the SAID PLOT is inscribed under Inscription No. 34327 in favour of Porisrama Damodar Xete Raicar, unmarried. In the Land Registration Records, the area of the SAID PLOT has been recorded as 3363.50 sq.mtrs.

AND WHEREAS, by Deed of Sale dated 28.04.1986, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. 396, Book No. I, Vol No. 35, at pages 1 to 11, the said Mr. Porisram Damodar

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Raicar and his wife Mrs. Shalinibai Porisram Raicar, have sold the SAID PLOT to the below mentioned persons:-

- 
- (i) Mr. Ananta Khushali Gauncar - Vendor No. 12 herein
 - (ii) Mr. Shivaji Khushali Gauncar - Vendor No. 1 herein
 - (iii) Mr. Gurudas Khushali Gauncar - now deceased
 - (iv) Mr. Damodar Khushali Gauncar - Vendor No. 3 herein

AND WHEREAS, Mr. Ananta Khushali Gauncar was married to late Mrs. Alka Anant Gaonkar alias Alka Ananta Gaonkar alias Alca Ananta Gaonkar. The said Mrs. Alka Anant Gaonkar alias Alka Ananta Gaonkar alias Alca Ananta Gaonkar expired on 11th October 2001 and upon her death Regular Inventory Proceedings No. 157/2019/E was filed in the Court of the Civil Judge Junior Division, at Margao. In these Inventory Proceedings, 1/4th undivided share in the SAID PLOT was listed as Item No. 1 and it was allotted to the persons as mentioned herein below:-

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Miteshprabhu Gaonkar

Anant P. Gaonkar



Sr. No	Name of the Legal Heir of deceased Mrs. Alka Anant Gaonkar alias Alka Ananta Gaonkar alias Alca Ananta Gaoncar	VENDOR AT SERIAL NO
1	Mr. Ananta Khushali Gauncar	Vendor No. 12
2	Mrs. Bindiya Anant Gaonkar alias Bindiya Dhansukhal Dalal	Vendor No. 13
3	Mrs. Supriya Anant Gaonkar alias Supriya Kotikala and her husband Mr. Charles Kotikala	Vendor No. 14 and 15
4	Mrs. Shital Anant Gaonkar alias Shital Shridhar Shet Kanekar and her husband Shridhar Sudhakar Kanekar	Vendor No. 16 and 17
5	Mrs. Suvarna Ananta Prabhu Gaonkar and her husband Mr. Gautam Naik	Vendor No. 18 and 19
6	Mrs. Samaksha Anant Gaonkar and her husband Mr. Fraser Siddarth Rodrigues	Have relinquished their share in the estate.
7	Mr. Sarvesh Anant Gaonkar alias Sarvesh	Vendor No. 20

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AND WHEREAS, above named Mrs. Samaksha Anant Gaonkar and her husband Mr. Fraser Siddarth Rodrigues have by Deed of Relinquishment of Illiquid and undivided rights to Inheritance dated 01.09.2021 recorded in the office of the Civil Registrar cum Sub Registrar, Salcete, Margao, Goa, at Folio 95 to 96 of Deed Book No. 1688, relinquished all their right to the estate left behind by their mother/mother-in-law late Mrs. Alka Anant Gaonkar.

AND WHEREAS above named Mr. Gurudas Khushali Gauncar was married to the Vendor No. 5 Mrs. Sharmila Gurudas Gauncar alias Beby Saunto. The said Mr. Gurudas Khushali Gauncar expired on 26.05.2003, leaving behind him his above named wife as his widow and moiety share holder and as his sole and universal heirs his below named two daughters and one son namely:-

- (i) MRS. VINDA GURUDAS GAUNKAR, and her husband MR. CHARLES ADOR DIAS- Vendors No. 6 and 7 herein

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Anant P. Gaonkar

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- (ii) MRS. VANDANA GURUDAS GAUNKAR
alias ANUSHKA SWAPNEEL NAIK, and
her husband MR. SWAPNEEL NAIK-
Vendors No. 8 and 9 herein
- (iii) MR. VIRAJ G. GAUNKAR married to
MRS. HARSHA VIRAJ GAOCAR - Vendor
No. 10 and 11 herein.

AND WHEREAS in terms of the above narration of
title, the Vendors have acquired a clean, clear and
marketable title to the SAID PLOT and such title is
free from all defects and/or encumbrances. No
portion of the SAID PLOT is proposed to be acquired
for any purpose and there are no disputes and/or
litigations and/or third party claims of whatsoever
nature on any portion of the SAID PLOT.

AND WHEREAS the SAID PLOT is a residential plot
located in Settlement Zone.

AND WHEREAS the SAID PLOT there exists an old
and dilapidated residential structure bearing House
No. 102. This house is free from all encumbrances
and the possession and ownership of this house is
solely with the Vendors herein.

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Viraj G. Gaunkar

Harsha Viraj Gaocar

M. T. Prabhakar

Anant P. Gaunkar

AND WHEREAS Vendors have an absolute right to sell the SAID PLOT along with the structure and everything situated therein to the Purchasers, without any impediments and/or restrictions.



AND WHEREAS, at the request of the PURCHASERS the VENDORS have agreed to sell the SAID PLOT along with the structure and everything situated therein to the Purchasers more particularly described in SCHEDULE herein below appearing and shown in Red Colour on the Plan annexed to this Deed of Sale to the PURCHASERS for a total consideration of **Rs. 3,65,00000/- (Rupees Three Crore Sixty Five Lakh Only)** which is its fair and present actual market value vide Agreement for Sale dated 27/10/2021 duly executed and registered in the Office of the Sub-Registrar of Salcete under No. MGO-1-3423-2021, Book-1 Document, dated 29/10/2021.

AND WHEREAS in terms of the above the VENDORS herein lawful owner in possession of the said Plot described above.

AND WHEREAS the VENDORS have represented to the PURCHASER that:

- i) they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOT" and that they are in lawful occupation, possession and enjoyment of the "SAID PLOT".

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- ii) The "SAID PLOT" are not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;
- iii) The "SAID PLOT" are not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- iv) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PLOT" or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PLOT" and/or deal with it in any manner whatsoever.
- v) That there is no legal bar or impediment for this transaction and that the "SAID PLOT" is free from encumbrances, liens and/or charges.
- vi) That no notice/s from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PLOT";

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Mitesh P. Gaurkar

Anant P. Gaurkar

19/11/2019



- vii) That neither the "SAID PLOT" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- viii) That neither the "SAID PLOT" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- ix) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PLOT".
- x) That no person has any right of access through the "SAID PLOT", or part thereof, nor does any access, public or private, exist through the same;
- xi) That there are no dues or any other liability outstanding in respect of the "SAID PLOT".
- xiii) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title,

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interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the "SAID PLOT", the VENDORS and each of them, shall be fully liable and responsible, jointly and severally, to settle any such share, right, interest, claim of the third party/objectionist in the "SAID PLOT" from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

xiv) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PLOT" unto and to the use of the PURCHASER.

xvi) That they wish to sell the "SAID PLOT" for a total consideration of **Rs. 3,65,00000/- (Rupees Three Crore Sixty Five Lakh Only).**

SR.N O	DATE	CHEQUE NO	NAME OF THE PARTY	AMOUNT RS	Bank Name
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AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the "SAID PLOT" from the VENDORS for the aforesaid quoted consideration and the VENDORS have agreed to sell the "SAID PLOT" to the PURCHASER for a said total consideration **Rs. 3,65,00000/- (Rupees Three Crore Sixty Five Lakh Only)**, which is its fair market value.

AND WHEREAS VENDORS now execute this Deed to transfer the right, title, interest, ownership, possession in the SAID PLOT in favour of the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of **Rs. 3,65,00000/- (Rupees Three Crore Sixty Five Lakh Only)**, which has been paid by the PURCHASERS to the VENDORS, the VENDORS and each of them do hereby admit and acknowledge to Receipt in full and discharge the PURCHASER of the same and every part thereof in the following manner:-



1	30/10/2021	24912	MR ANANT PRABHUGAONKAR	125000	ICICI BANK LTD MATUNGA (EAST) BRANCH
2	02/12/2021	24917	MR ANANT PRABHUGAONKAR	425000	ICICI BANK LTD MATUNGA (EAST) BRANCH
3	09/12/2021	24922	MR ANANT PRABHUGAONKAR	200000	ICICI BANK LTD MATUNGA (EAST) BRANCH
4	21-03-2022	0000000269117333	MR ANANT PRABHUGAONKAR	2500000	HDFC BANK LTD MATUNGA (EAST) BR
5	28-03-2022	0000000229711583	MR ANANT PRABHUGAONKAR	2500000	HDFC BANK LTD MATUNGA (EAST) BR
6	29-03-2022	0000000138523532	MR ANANT PRABHUGAONKAR	1500000	HDFC BANK LTD MATUNGA (EAST) BR
7	07-04-2022	0000000287409288	MR ANANT PRABHUGAONKAR	1375000	HDFC BANK LTD MATUNGA (EAST) BR
8	01/12/2021	24918	MR GAONKAR DAMODAR C	425000	ICICI BANK LTD MATUNGA (EAST) BRANCH
9	06/12/2021	24925	MR GAONKAR DAMODAR C	200000	ICICI BANK LTD MATUNGA (EAST) BRANCH
10	22-03-2022	HDFCR52022032255415763	MR GAONKAR DAMODAR C	2500000	HDFC BANK LTD MATUNGA (EAST) BR
11	25-03-2022	HDFCR52022032556413661	MR GAONKAR DAMODAR C	2500000	HDFC BANK LTD MATUNGA (EAST) BR
12	14-04-2022	HDFCR52022041461314793	MR GAONKAR DAMODAR C	2875000	HDFC BANK LTD MATUNGA (EAST) BR
13	03/11/2021	24913	MR GAONKAR DAMODAR C	125000	ICICI BANK LTD MATUNGA (EAST) BRANCH
14	29/10/2021	24915	MR SHIVAJI KUSHALI GAONKAR	125000	ICICI BANK LTD MATUNGA (EAST) BRANCH
15	30/11/2021	24919	MR SHIVAJI KUSHALI GAONKAR	425000	ICICI BANK LTD MATUNGA (EAST) BRANCH
16	06/12/2021	24924	MR SHIVAJI KUSHALI GAONKAR	200000	ICICI BANK LTD MATUNGA (EAST) BRANCH

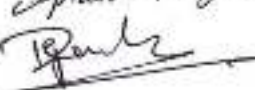
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M. P. Gaonkar
Anant P. Gaonkar

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17	21-03-2022	0000000000000130	MR SHIVAJI KUSHALI GAONKAR	2500000	HDFC BANK LTD MATUNGA (EAST) BR
18	24-03-2022	HDFCR520220324559 02227	MR SHIVAJI KUSHALI GAONKAR	2500000	HDFC BANK LTD MATUNGA (EAST) BR
19	07-04-2022	HDFCR52022040759B 48066	MR SHIVAJI KUSHALI GAONKAR	2875000	HDFC BANK LTD MATUNGA (EAST) BR
20	29/10/2021	24914	MRS SHARMILA GAONKAR	125000	ICICI BANK LTD MATUNGA (EAST) BRANCH
21	01/12/2021	24920	MRS SHARMILA GAONKAR	425000	ICICI BANK LTD MATUNGA (EAST) BRANCH
22	06/12/2021	24923	MRS SHARMILA GAONKAR	200000	ICICI BANK LTD MATUNGA (EAST) BRANCH
23	21-03-2022	HDFCR520220321549 14892	MRS SHARMILA GAONKAR	2500000	HDFC BANK LTD MATUNGA (EAST) BR
24	24-03-2022	HDFCR520220324559 04178	MRS SHARMILA GAONKAR	2500000	HDFC BANK LTD MATUNGA (EAST) BR
25	27-04-2022	HDFCR520220427642 65149	MRS SHARMILA GAONKAR	2875000	HDFC BANK LTD MATUNGA (EAST) BR
26	27-04-2022	TDS PAYMENT	MR SHIVAJI KUSHALI GAONKAR	91250	HDFC BANK LTD MATUNGA (EAST) BR
27	27-04-2022	TDS PAYMENT	MRS SHARMILA GAONKAR	91250	HDFC BANK LTD MATUNGA (EAST) BR
28	27-04-2022	TDS PAYMENT	MR GAONKAR DAMODAR C	91250	HDFC BANK LTD MATUNGA (EAST) BR
29	27-04-2022	TDS PAYMENT	MR ANANT PRABHUGAONKAR	91250	HDFC BANK LTD MATUNGA (EAST) BR
30	02-05-2022	024931	MR SHIVAJI KUSHALI GAONKAR	408750	ICICI BANK LTD MATUNGA (EAST) BRANCH
31	02-05-2022	024932	MRS SHARMILA GAONKAR	408750	ICICI BANK LTD MATUNGA (EAST) BRANCH
32	02-05-2022	024933	MR GAONKAR DAMODAR C	408750	ICICI BANK LTD MATUNGA (EAST) BRANCH

Anant P. Gaonkar


K. D. Desai



Mitleshwar Bhagat

33	02-05-2022	024934	MR ANANT PRABHUGAONKAR	408750	ICICI BANK LTD MATUNGA (EAST) BRANCH
			TOTAL	36500000	

they the VENDORS do hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PLOT, along with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the said VENDORS into out of or upon the SAID PLOT and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PLOT unto the PURCHASER and the PURCHASER has taken the possession of the same.
3. The VENDORS do hereby now declare that they have absolute rights and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter






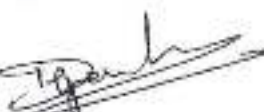
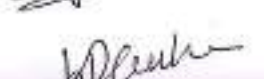



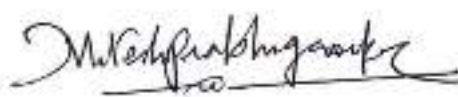



upon, have, occupy, possess and enjoy the SAID PLOT hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

- a) that they the VENDORS and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and 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 unto the PURCHASER and placing the PURCHASER in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that they have not entered into any agreement, understanding and or arrangement/agreement for sale, development and or disposal or have accepted any sum of monies from whomsoever for sale or otherwise howsoever with any third party in respect of the SAID PLOT and or the SAID STRUCTURES or any part thereof;



Anant P. Gaonkar



- c) That they have not created any charge and encumbered the SAID PLOT and or SAID STRUCTURES or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respects of the "SAID PLOT" or any part thereof;
- d) That the representations and declarations made by the VENDORS unto the PURCHASER herein above and as mentioned in the recital clause, relying upon which the PURCHASER has agreed to purchase the SAID PLOT be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.
5. The Vendors do hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from granting and conveying the SAID PLOT in the manner aforesaid and hereinafter.
6. That all taxes such as land tax, etc. or otherwise in regard to the "SAID PLOT shall be borne and paid by the VENDORS upto the date of registration of this sale deed and thereafter by the PURCHASER.
7. The VENDORS hereby authorize the PURCHASER to get transferred in her name the said Plot purchased by her by the present Deed, along with all licences, permissions, approvals,

By
[Signature]
M. S. S.

[Signature]
Miteshprabhu Gaonkar
Anant P. Gaonkar



conversion Sanad, NOC's, etc., obtained for construction of proposed Building and the VENDORS specifically give their NOC OBJECTION for carrying out mutation and for inclusion of the name of the PURCHASER in the Survey Records of the said Plot for transfer of Licence, Water, Electricity and House Tax in her name and hereby waives any notice that may be required to be addressed to them under any law.

8. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.
9. In case the PURCHASER is deprived from possessing and enjoying the SAID PLOT and or any part thereof at anytime in future, due to any defect in ownership/title or identification of the VENDORS or due to claim or objection from any person, firm, company, Bank, credit society, financial Institution etc., the VENDORS shall indemnify and keep indemnified the PURCHASER against all such claims, objections etc.
10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PLOT, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim

By

[Signature]

[Signature]

Mateyprabhangkar

Anant P. Gaurkar



of the third party/objector (excluding Flat Owners) in the SAID PLOT from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

11. The VENDORS undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party (excluding Flat Owners) or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT and SAID STRUCTURES hereby sold.
12. That **NO OBJECTION CERTIFICATE** from Town & Country Planning Department under Section 49(6) of Town & Country Planning Act 1974 is not required as the Present Deed is executed in respect of independent Survey holdings.
13. That the Market Value of the Said Plot is Rs. 3,55,00,000/- (Rupees Three Crore Fifty Five Lakh Only) and the Market Value of old structure admeasuring about 100 sq.mtrs, which is situated upon the Said Plot and is in a dilapidated condition

Anant P. Ganskar

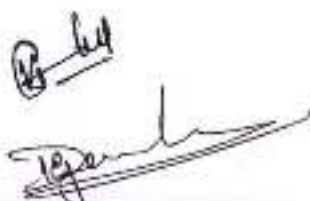



and is valued at Rs. 10,00,000/- (Rupees Ten Lakhs Only) accordingly combined market value of the Said Plot and the Structure is **Rupees 3,65,00000/- (Rupees Three Crore Sixty Five Lakh Only)** as such stamp duty (@ 4.5 %) has been calculated as Rs. 16,42,500/- (Rupees Sixteen Lakh Forty Two Thousand Five Hundred Only) out of which Stamp Duty @ 2.9% for an amount of Rs. 10,58,500/- (Rupees Ten Lakh Fifty Eight Thousand Five Hundred Only) and Registration Fees @ 3% for an amount of Rs. 10,95,000/- (Rupees Ten Lakh Ninety Five Thousand Only) has been paid at the time of execution of Agreement for Sale dated 27/10/2021 duly executed and registered in the Office of the Sub-Registrar of Salcete under No. MGO-1-3423-2021, Book-1 Document, dated 29/10/2021 and the Balance Stamp Duty of Rs. 5, 84,000/- (Rupees Five Lakh Eighty Four Thousand Only). which has been paid along with this Deed.

SCHEDULE

(Description of the SAID PLOT)

All that landed property named 'PAGUELEM' also known as 'BORBOREM (FIRST LOTE)', wherein there exists a residential house bearing Panchayat House No. 100, admeasuring about 100 sq.mtrs, situated at Murda O Grande Ward of Nuvem Village, within the area of Village Panchayat of Nuvem, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration




Miteshprabhu Gaonkar
Agent P. Gaonkar



Office of Salcete under No. 37326 at folios 142 reverse of Book B. 96 new series, enrolled in the Land Revenue Office of Salcete under Matriz No. 760 and Surveyed under Survey Nos. 98/1 and 142/9 of Nuvem Village, having total area of 3350 sq.mtrs.

Area of Survey Holding 98/1 is 3125 sq.mtrs

Area of Survey Holding 142/9 is 225 sq.mtrs

The Said Plot is bounded as under:

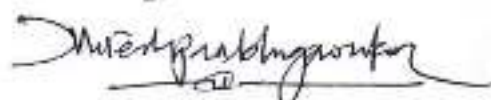
East	By the property of the same name (Second Lote) of Antonio da Costa;
West	By the proeprty of Eusebio Anotnio Sequeira now of Anddre Santana Gracias and Nulla of Comunidade of Margao;
North	By the proeprty Murda Grande of Luis Caetano Marchon; and,
South	By Water Drains.

The Said Plot is more clearly shown in red colour boundary lines in the plan annexed to this Deed of Sale.

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.






Arant P. Gaothan



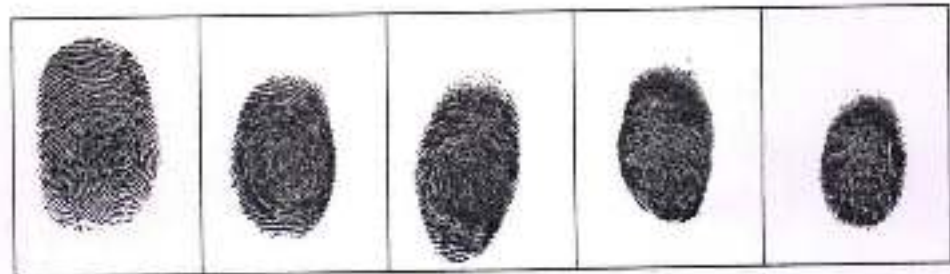
SIGNED AND DELIVERED
BY THE VENDORS:



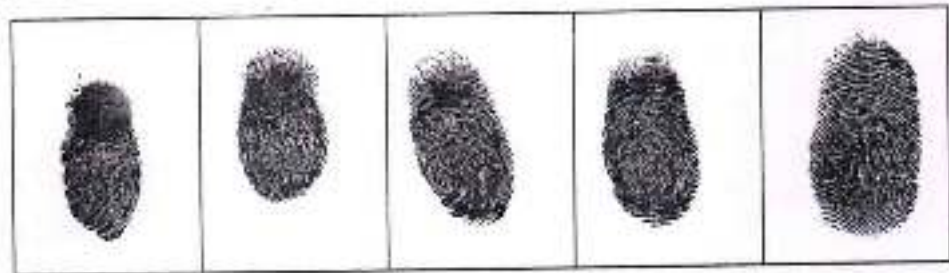
Mitesh Shivaji Prabhugaonkar

Mitesh Shivaji Prabhugaonkar

Mr. MITESH SHIVAJI PRABHUGAONKAR
As constituted Attorney for VENDOR NO. 1 & 2



(Right hand finger print of Mr. Mitesh Shivaji Prabhugaonkar)



(Left hand finger print of Mr. Mitesh Shivaji Prabhugaonkar)

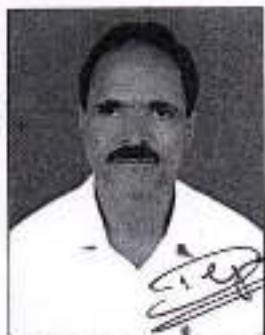
Prabhugaonkar

Mitesh Shivaji Prabhugaonkar

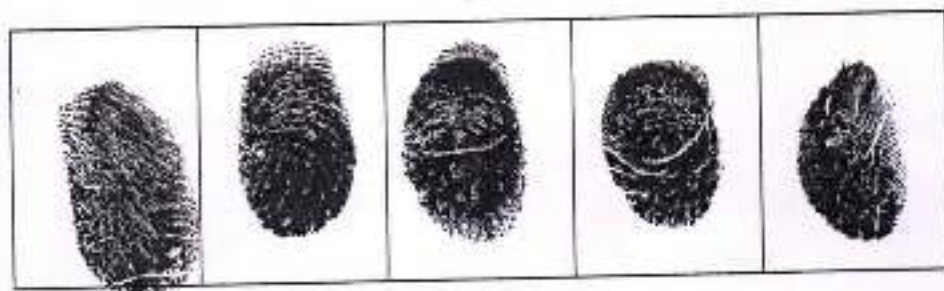
Anant P. Gaonkar



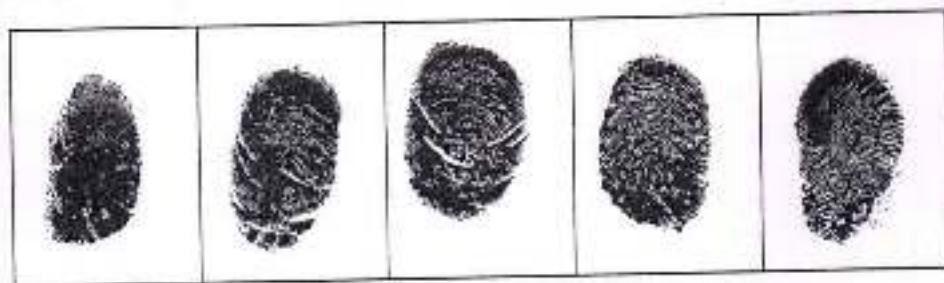
SIGNED AND DELIVERED
BY THE VENDORS:



MR. DAMODAR KHUSHALI GAUNCAR



(Right hand finger print of Mr. Damodar Khushali Gauncar)



(Left hand finger print of Mr. Damodar Khushali Gauncar)

By
gauncar

OST
Mitesh P. Gauncar
Amant P. Gauncar



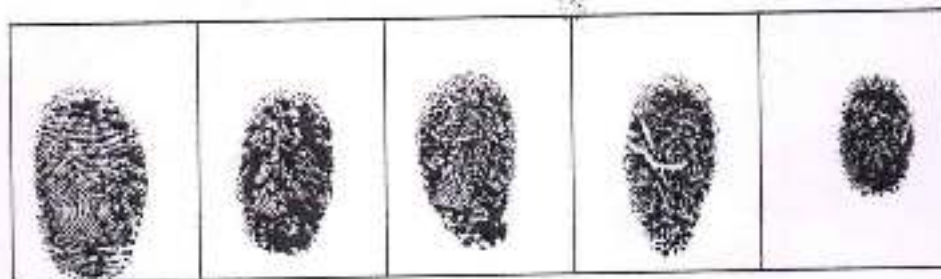
SIGNED AND DELIVERED
BY THE VENDORS:



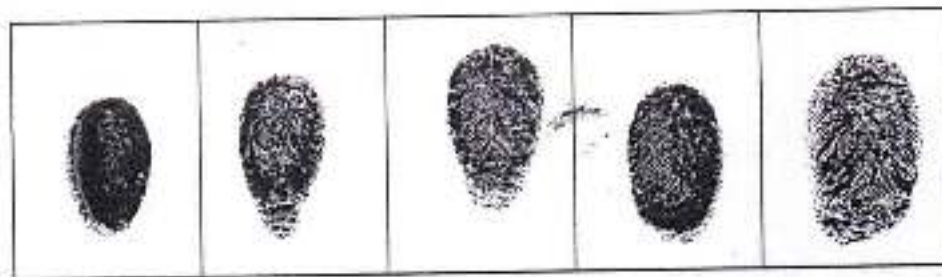
KD Gaonkar

KD Gaonkar

SMT KARUNA DAMODAR GAONKAR



(Right hand finger print of Smt. Karuna Damodar Gaonkar)



(Left hand finger print of Smt. Karuna Damodar Gaonkar)

B-14

[Signature]

[Signature]

Miteshprabhu Gaonkar

Arant P. Gaonkar



SIGNED AND DELIVERED
BY THE VENDORS:

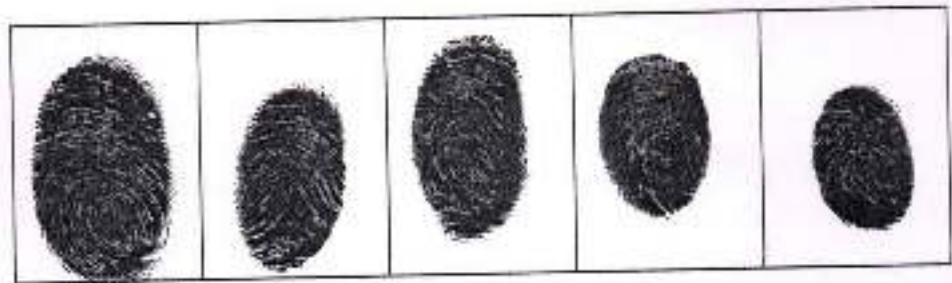


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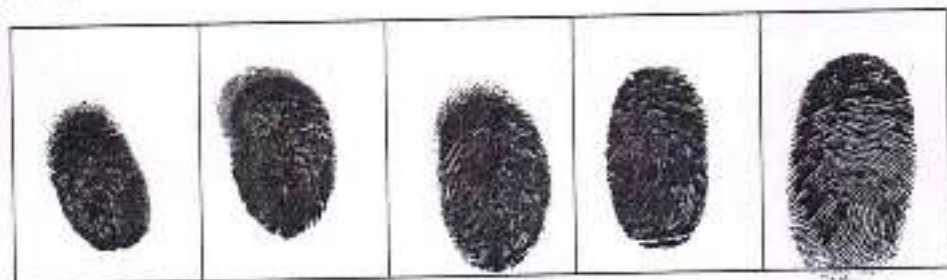
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**MR. VIRAJ GURUDASSA GAOCAR alias
VIRAJ G. GAUNKAR**

For Self as VENDOR at Serial No. 9 & as
Constituted Attorney for VENDOR
at Serial No. 4 to 8 and 10



(Right hand finger print of Mr. Viraj Gurudassa Gaocar)



(Left hand finger print of Mr. Viraj Gurudassa Gaocar)

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Anant P. Gaunkar



SIGNED AND DELIVERED
BY THE VENDORS:



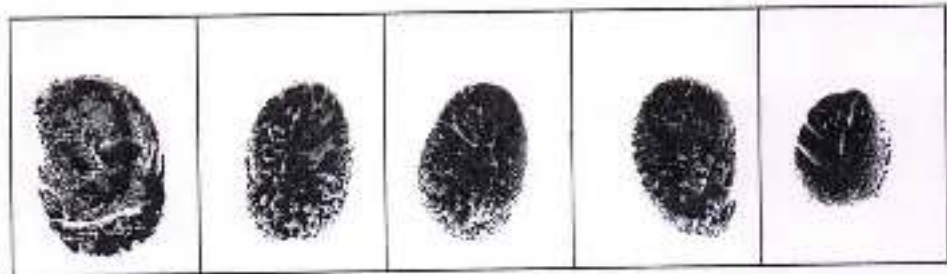
Ananta Khushali Gaunkar

Ananta P. Gaunkar

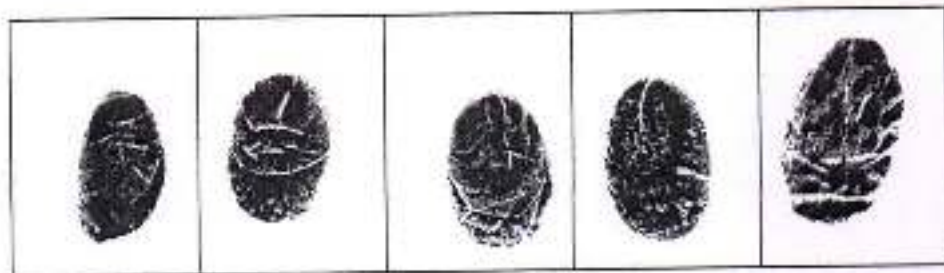
MR. ANANTA KHUSHALI GAUNKAR

For Self as VENDOR at Serial No. 11 & as

Constituted Attoreny for VENDOR at Serial No. 12 to 18



(Right hand finger print of Mr. Ananta Khushali Gaunkar)



(Left hand finger print of Mr. Ananta Khushali Gaunkar)

Ananta P. Gaunkar

Interprabhu Gaunkar

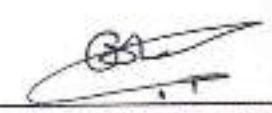
Ananta P. Gaunkar

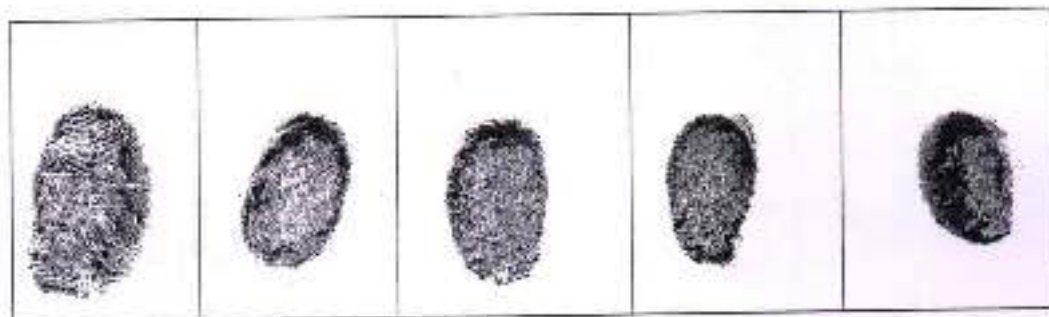
Ananta P. Gaunkar

Ananta P. Gaunkar

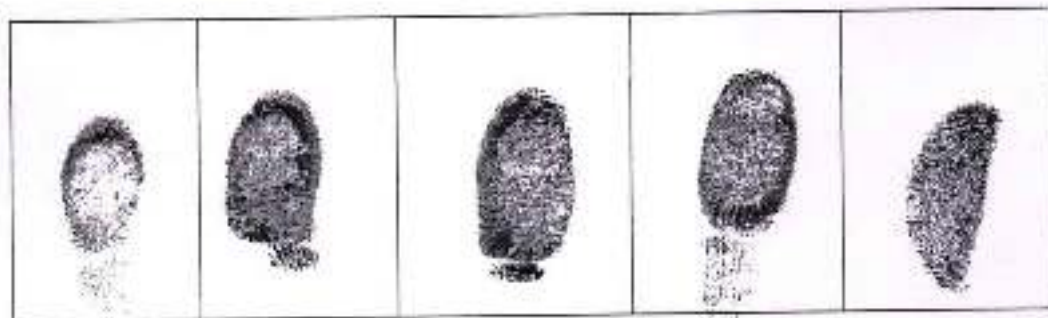
SIGNED AND DELIVERED
BY THE PURCHASER:




Mrs. USHA VINOD THAKKAR



(Right hand finger print of Mrs. Usha Vinod Thakker)



(Left hand finger print of Mrs. Usha Vinod Thakker)






Anant P. Ghorikar



In the presence of **WITNESSES:**

[1] Yeshwant V. Suryankar

[2] SONAM S. SHIRKAR

Anant P. Gaurkar



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : NUVEM
Taluka : SALCETE
Survey No./Subdivision No. : 142/9
Scale : 1:1000

REF-REV192103094

Digitally signed
by Manguesh Kholkar
Date: 2021.07.19
16:50:02 +05'30'

Inspector of Survey & Land Records
Margao-Goa

SURVEY No. 142

1			
GA	9	14	
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[Signature]
Anant P. Gaorkar
[Signature]
Nataliprakasgowdy
[Signature]
G. K.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

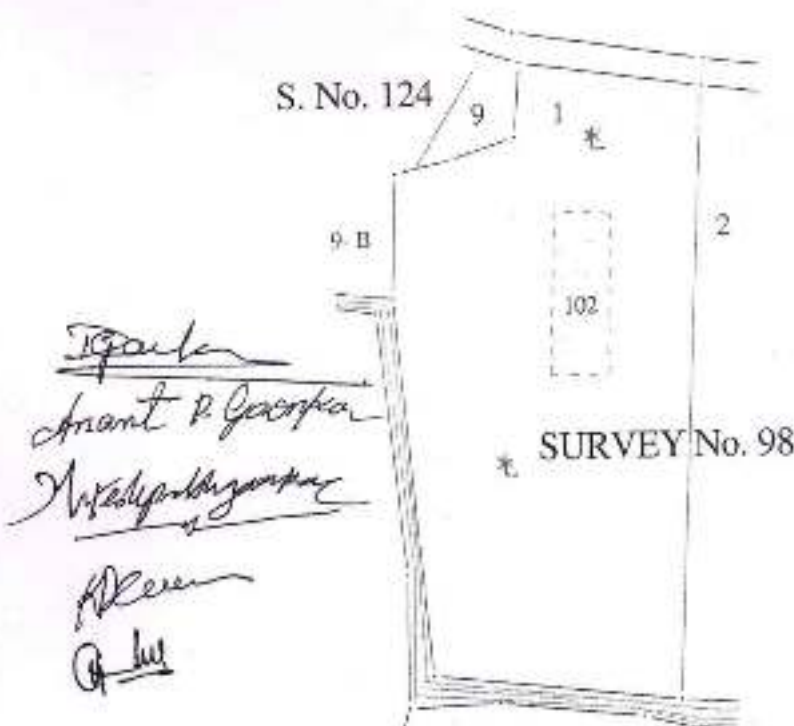


Plan Showing plots situated at
Village : NUVEM
Taluka : SALCETE
Survey No./Subdivision No. : 98/ 1
Scale : 1:1000

REF-REV192103091

Manguesh Kholkar
Digitally signed by Manguesh Kholkar
Date: 2021.07.19 16:46:10 +05'30'

Inspector of Survey & Land Records
Margao Goa.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-May-2022 01:10:03 pm

Document Serial Number :- 2022-MGO-1669

Presented at 12:40:29 pm on 02-May-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	584000
2	Registration Fee	500
3	Mutation Fees	3500
4	Processing Fee	3600
Total		591600

Stamp Duty Required :584000/-









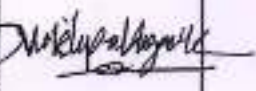





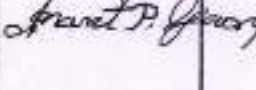


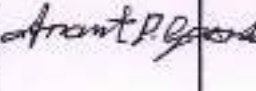


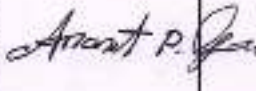
Stamp Duty Paid : 584000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	USHA VINOD THAKKAR ,Father Name:Manilal Premji Barua, Age: 62, Marital Status: Married , Gender: Female, Occupation: Business, Address1 - Unit No.14, Plot No. 357, ShamjiLadha Building, Bhandarkar Road, Near HDFC Bank, Matunga (East), Mumbai, Address2 - , PAN No.: [REDACTED]			



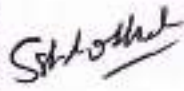



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DAMODAR KHUSHALI GAUNCAR , Father Name:Khushali Anant Gaonkar, Age: 64, Marital Status: Married , Gender: Male, Occupation: Business, Flat No. F-1, 1st Floor, Valerona Plaza, Don Bosco Road, Fatorda, Salcete, Goa, PAN No.: [REDACTED]			
2	KARUNA DAMODAR GAONKAR , Father Name:Vithal Satu Bhagat, Age: 56, Marital Status: Married , Gender: Male, Occupation: Housewife, Flat No. F-1, 1st Floor, Valerona Plaza, Don Bosco Road, Fatorda, Salcete, Goa, PAN No.: [REDACTED]			
3	VIRAJ GURUDASSA GAOCAR Alias VIRAJ G GAUNKAR , Father Name:Gurudas Khushali Gaonkar, Age: 42, Marital Status: Married , Gender: Male, Occupation: Service, House No. 102, Murda Grande, Nuvem, Salcete, Goa, PAN No.: [REDACTED]			

4	ANANTA KHUSHALI GAUNKAR , Father Name:Khushali Prabhugaonakar, Age: 74, Marital Status: Widower ,Gender:Male,Occupation: Other, House No. 102, MURda Grande, Nuvem, Salcete, Goa, PAN No.: [REDACTED]			
5	USHA VINOD THAKKAR , Father Name:Manilal Premji Barua, Age: 62, Marital Status: Married ,Gender:Female,Occupation: Business, Unit No.14, Plot No. 357, ShamjiLadha Building, Bhandarkar Road, Near HDFC Bank, Matunga (East), Mumbai, PAN No.: [REDACTED]			
6	MITESH SHIVAJI PRABHUGAONKAR , Father Name:Shivaji Khushali Gaonkar, Age: 34, Marital Status: ,Gender:Male,Occupation: Service, House No. 102, Murda Grande, Nuvem, Salcete, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for LATA SHIVAJI GAONKAR			
7	VIRAJ GURUDASSA GAOCAR Alias VIRAJ G GAUNKAR , Father Name:Gurudas Khushali Gaonkar, Age: 42, Marital Status: ,Gender:Male,Occupation: Service, House No. 102, Murda Grande, Nuvem, Salcete, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for HARSHA VIRAJ GAOCAR			
8	ANANTA KHUSHALI GAUNKAR , Father Name:Khushali Prabhugaonakar, Age: 74, Marital Status: ,Gender:Male,Occupation: Other, House No. 102, MURda Grande, Nuvem, Salcete, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for GAUTAM NAIK			
9	ANANTA KHUSHALI GAUNKAR , Father Name:Khushali Prabhugaonakar, Age: 74, Marital Status: ,Gender:Male,Occupation: Other, House No. 102, MURda Grande, Nuvem, Salcete, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for CHARLES KOTIKALA			
10	ANANTA KHUSHALI GAUNKAR , Father Name:Khushali Prabhugaonakar, Age: 74, Marital Status: ,Gender:Male,Occupation: Other, House No. 102, MURda Grande, Nuvem, Salcete, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for SARVESH ANANT GAONKAR			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SONAM SANTOSH SHIRODKAR, Age: 34, DOB: 1987-05-13 , Mobile: [REDACTED] , Email: , Occupation: Service , Marital status : Married , Address: 403707, House No. 488/B Dongorim Navelim Salcete Goa, House No. 488/B Dongorim Navelim Salcete Goa, Navelim, Salcete, South Goa, Goa			
2	Name: YESHWANT VASANT SUKHTHANKAR, Age: 47, DOB: 1974-10-11 , Mobile: [REDACTED] , Email: , Occupation: Self Employed , Marital status : Married , Address: 403401, House No 185 Borim Ponda Goa, House No 185 Borim Ponda Goa			

Jumale
Sub Registrar

21/5/2022

Civil Registrar

Cum-
Sub Registrar

Salcete

Document Serial Number :- 2022-MGO-1009



Document Serial No:-2022-MGO-1669

Book :- 1 Document

Registration Number :- **MGO-1-1632-2022**

Date : 02-May-2022

Jamali
21/5/2022

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

Civil Registrar
-Cum-
Sub Registrar
Salcete



In the presence of WITNESSES:

[1] _____

[2] _____



EXECUTED BEFORE ME
WHICH I ATTEST

B
15/09/2024
RAMKRISHNA G BALE
NOTARY
STATE OF GOA (INDIA)
REG No.: 4723/2024
DATE: 15th September, 2024

Name and Signature of Executants

1632

Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVEDOffice of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 02-May-2022 13:09:52

Date of Receipt: 02-May-2022

Receipt No : 2022-23/2/475

Serial No. of the Document : 2022-MGO-1669

Nature of, Document : **Conveyance - 22**Received the following amounts from **USHA VINOD THAKKAR** for Registration of above Document in Book-1 for the year 2022

Registration Fee	500	E-Challan	• Challan Number : 202200364646 • CIN Number : CPABPUJGN3	500
Processing Fee	3600	E-Challan	• Challan Number : 202200364646 • CIN Number : CPABPUJGN3	3600
Total Paid	4100 (Rupees Four Thousand One Hundred only)			

Probable date of issue of Registered Document: / /



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **02-May-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar