NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

Officer / Manager

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kaziwada, Ponda-Goa-403 401

D-5/STP(V)/C.R./35/8/2006-RD(PART)

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Rs.0028200/- PB6651
सत्यमेव जयते
INDIA STAMP DUTY GOA

38 Sheets

Serial No. 2640/2017
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 4:35
and 4:45 on 15/12/2017

Received fees for Rs ——— N.
Registration 18800-00
Copying (Folios) 120 180-00
Copying Endorsements
Postage 10-00
Total Rs

Dinesh Uday Vinay Totekar 18990-00

SUB-REGISTRAR
PONDA

SEAL OF THE SUB-REGISTRAR OF PONDA
PONDA

NOTARY
V. KHANDEPARKAR
Ponda Judl. Div.
Licence Valid till
3-7-2024
Reg. No. T1/96
GOVT. OF GOA (INDIA)

DEED OF GIFT

THIS DEED OF GIFT is made and entered on this 15th day of the month of December the year Two thousand and Seventeen, (15/12/2017) within the Registration Sub District and Taluka Ponda, District of South Goa, State of Goa

BETWEEN

Totekar
M.P.Borkar

V. V. Totekar प्रभाग रा० तो० · प्रभा. प्र. ९ तो.

(1) **SHRI VAMAN RAMCHANDRA TOTEKAR @ BHAT TOTEKAR**, Son Ramchandra Bhat Totekar, married, retired, aged 63 years, Adhaar Card No. [redacted], Mobile No. [redacted] and his wife

2) **MRS. YASHODA VAMAN TOTEKAR @ BHAT TOTEKAR**, wife of Shri Vaman Ramchandra Totekar @ Bhat Totekar, daughter Vishnu Joshi, Housewife, aged 55 years, Adhaar Card No. [redacted], Mobile No. [redacted] both resident at H. No. 527, Mardol, Ponda Goa

3) **SHRI PRABHAKAR RAMCHANDRA TOTEKAR @ BHAT TOTEKAR**, Son RamchandraTotekar @ BhatTotekar , married, Self-employed , aged 57 years, Adhaar Card No. [redacted], and his wife

4) **MRS PRABHA PRABHAKAR TOTEKAR @ BHAT TOTEKAR**, daughter of Vaman Parastekar, wife of Shri Prabhakar Ramchandra Totekar @ Bhat Totekar, Housewife, aged 50 years, Adhaar Card No. [redacted], both residing at H. No. 527 Akar Priol Ponda Goa

5) **MRS MADHURA PRAMOD BHAT**, wife of Mr. Pramod Dattatraya Bhat, d/o Shri Ramchandra @ Shrikant Bhat Totekar, aged 60 years, married, Adhaar Card No. [redacted] , Mobile No. [redacted] and her husband

Totekar V. R. Totekar रा.रा.रा.रा.रा.रा. प्रभा-प्र.-तो.
M. Bhat. प्रभा

6) **MR. PRAMOD DATTATRAYA BHAT**, Son Dattatraiya Bhat, son in law of Shri Ramchandra @ Shrikant Bhat Totekar, aged 64 years, married, Adhaar Card No. [redacted], Mobile No. [redacted], both r/o H. No. 231, Maingal, Tarwale, Shiroda Goa, hereinafter for brevity's sake referred to as the **DONORS** (which expression unless repugnant to the context or meaning thereof include their heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**

A N D

SHRI DINESH @ VINAY RAMCHANDRA @ SHRIKANT TOTEKAR, S/o Shri Ramchandra @ Shrikant Totekar, aged 54 years, married, business, resident of H. No.740, Akar, Priol, Ponda Goa, hereinafter for brevity's sake referred to as the **DONEE** (which expression unless repugnant to the context or meaning thereof include her heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS all the parties are being **Indian Nationals.**

AND WHEREAS the **DONOR No.** 1 and 3 are the brothers, Donor No. 5 is the sister , Donor No.2 and 4 are the sister in laws and Donor No.6 is the brother in law of the **DONEE.**

AND WHEREAS there exist a property known as "Palmar" also known as "Nogor" or Nagar or Nangar admeasuring an area of 1375 square meters situated in village Priol, within the jurisdiction of Village Panchayat of Priol, Taluka and sub District of Ponda, District

Totekar V. V. Totekar प्रा.पो.ता.२ रा.पो. प्रमा.-प्र.-ता.-
M. P. Bhat.

of North Goa (now in south Goa) , State of Goa, registered in Land Registration Office this Comarca under No. 1443 of Book B 17 old, not enrolled in the Taluka revenue office for the purpose of matriz and surveyed under No. 302/1 of Village Priol Ponda Taluka and the said entire property is bounded as under :

East : By the property surveyed under No. 302/3

West : party by property surveyed under No. 303/2 and survey No. 303/4 North : By Existing road proposed 15 meters wide.

South : By survey no. 302/6. Which property is more particularly described in Schedule I hereunder written and herein after referred to as larger property.

AND WHEREAS the said larger property was original belong to the grandfather of the above parties by name Krishna Ramchondra Bhot Totecar alias Babol and his wife Bhagirathi Bhotina @ Rama.

AND WHEREAS the said Krishna Ramchondra Bhot Totecar alias Babol and his wife Bhagirathi Bhotina @ Rama gift the said larger property to all the above parties interms of deed of gift dated 28/8/1965 registered in the Civil Cum Sub Registrar and Notary Ex-officio of Ponda, drawn at pages 35 to 38 , of book No. 369.

AND WHEREAS by virtue of Deed of Gift the parties to the present deed became absolute owner of the said larger property and accordingly they mutated their names in survey records of Form I and XIV of survey No. 302/1 and the name of donor no. 1 is figuring at serial No.2 , name of donor no.3 is figuring at serial no. 3 , name of

Y. V. Torkar M. P. Bhat

donor no.5 is figuring at serial No. 1 and name of done is figuring at serial no. 4.

AND WHEREAS in the year 1984 the Donors and the Donee sold a plot of 200 square meter from the larger property to one Shri Shrikant Naik who in turned sold the same to Mahesh Ganesh Khedekar and his name is appearing in form I and XIV of said survey No. at serial No. 5.

AND WHEREAS after deducting 200 square meter area from the entire said larger property the remaining area is 1175 square meters which is bounded as under ;

East : By the property surveyed under No. 302/3

West : party by property surveyed under No. 303/2 and survey No. 303/4 North : By Existing road proposed 15 meters wide.

South : By plot admeasuring 200 square meters sold to Mr. Mahesh Ganesh Khedekar and survey no. 302/6.

Which property is hereinafter referred to as said property. The said property is a part and parcel of the larger property is more particularly described in Schedule I hereunder written.

AND WHEREAS the **DONORS** jointly and severally out of natural love and affection to the **DONEE** being their brother and brother in law , are desirous to make a Gift in favour of the **DONEE** their rights in the said property described in detail in the Schedule II hereunder written.

Y. V. Totekar M. P. Bhat.

For the purpose of Stamp duty the present Deed of Gift is valued at Rs. 9,40, 000/- (Rupees Nine lakhs Forty thousand only) which is its fair market price. The Plot admeasuring an area of 1175 Square meter is valued at Rs. 800 per square meter amounting to Rs.9,40,000/- .

NOW THEREFORE THIS DEED OF GIFT WITNESSES AS UNDER :-

1. That in consideration of natural love and affection being his brother, the **DONORS** hereby transfer and convey by way of GIFT to the **DONEE** free from encumbrances, all that property admeasuring an area of 1175 square meters more particularly described in the Schedule hereunder written TO HAVE AND TO HOLD the same UNTO the **DONEE** absolutely and forever as a owner.

2. The parties covenants with each other as follows :-

a) That the DONORS makes this gift of the DONEE without any condition.

b) The **DONORS** declare that their right in the said property hereby transferred, gifted or conveyed is out of such assets which the **DONORS** can dispose off, under the law by way of Gift.

c) The **DONORS** have no objection to the **DONEE** to transfer the said property described in the Schedule hereunder written in the survey records of the said property.

d) That the **DONORS** covenants with the **DONEE** that the said property is free from mortgage, charges, lien and all or any kind of encumbrances of whatsoever nature.

Y. V. Torkar M. P. Bhat

f) That the **DONORS** covenants with **DONEE** that she is the absolute owner of the said property and that there is no impediment on their right to dispose the same.

3. That from today the **DONORS** cease to have any right or interest in the said property and the **DONEE** shall be the absolute owner of the said gifted property .

5. The **DONEE** hereby accepts the present gift and has received this day, with gratitude, the exclusive possession of the said property described in the Schedule hereunder written and thanks the **DONORS**.

SCHEDULE I

All that larger property known as " Palmar" also known as Nogor" or Nagar or Nangar admeasuring an area of 1375 square meters situated in village Priol, within the jurisdiction of Village Panchayat of priol, Taluka and sub District of Ponda, District of North Goa (now in south Goa) , State of Goa, registered in Land Registration Office this Comarca under No. 1443 of Book B 17 old, not enrolled in the Taluka revenue office for the purpose of matriz and surveyed under No. 302/1 of Village Priol Ponda Taluka and the said entire property is bounded as under :

East : By the property surveyed under No. 302/3

West : party by property surveyed under No. 303/2 and survey No. 303/4 North : By Existing road proposed 15 meters wide.

South : By survey no. 302/6.

Y. V. Totekar सा.मा.र. रा. तो. प्रभा. प्र. ने.

M. P. Bhatt.

. Total area 1375 square meters after deducting the area of 200 square meters remaining area is 1175 square meters.

SCHEDULE OF THE PROPERTY AND THE STRUCTURE HEREBY GIFTED

ALL THAT property admeasuring an area of 1175 square meters , surveyed under No. 302/1 of Village Priol Ponda Taluka which property is shown delineated on the plan attached hereto and forming part and parcel of the larger property mentioned in Schedule I the said entire property is bounded as under :

East : By the property surveyed under No. 302/3

West : party by property surveyed under No. 303/2 and survey No. 303/4

North : By Existing road proposed 15 meters wide.

South : By plot admeasuring 200 square meter sold to Mahesh Ganesh Khedepar and survey no. 302/6. .

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands hereunto the day, month and year first hereinabove mentioned.

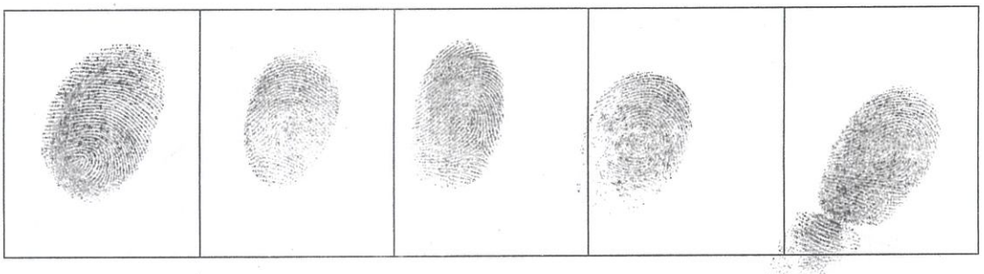
SIGNED & DELIVERED BY WITHINNAMED DONORS OF THE FIRST PART :-

(1) **SHRI VAMAN RAMCHANDRA TOTEKAR @ BHAT TOTEKAR,**

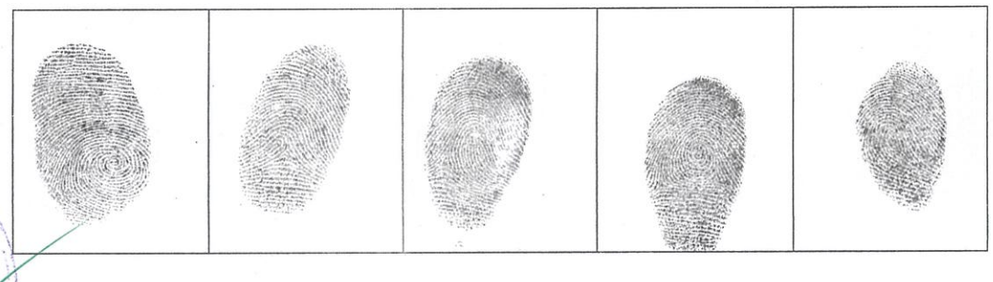
V.V.Totekar प्रभा - प्र. नं. [illegible]

M. R. Bhat.

Left Hand Finger Prints



Right Hand Finger Prints

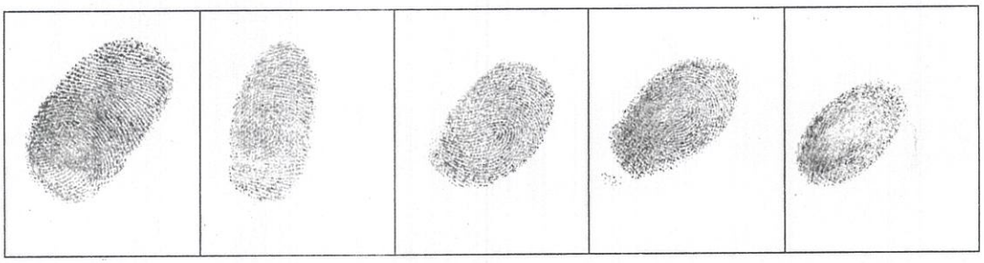


Y. V. Totekar

SEAL OF THE SUB-REGISTRAR OF PONDA

2) MRS. YASHODA VAMAN TOTEKAR @ BHAT TOTEKAR,

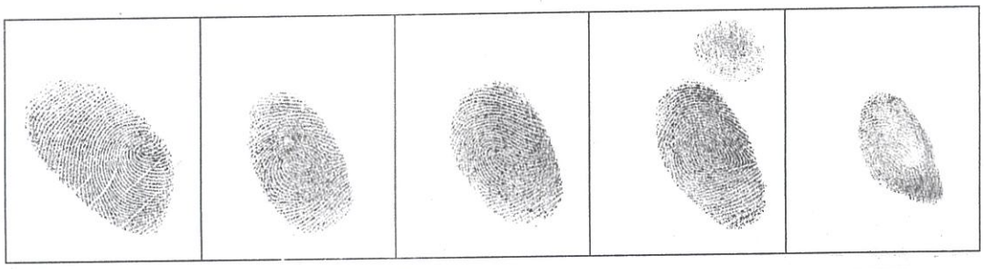
Left Hand Finger Prints



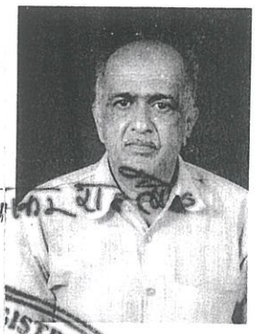
Y. V. Totekar

M. P. Bhat

Right Hand Finger Prints



प्रभाकर रा तो



प्रभाकर रा तो

3) **SHRI PRABHAKAR RAMCHANDRA TOTEKAR @ BHATTOTEKAR,**

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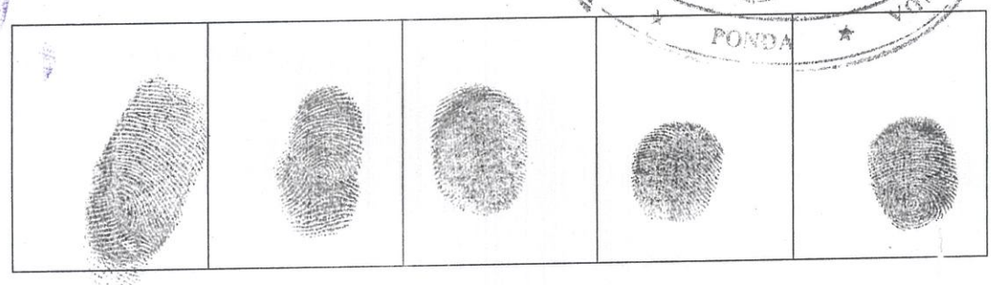

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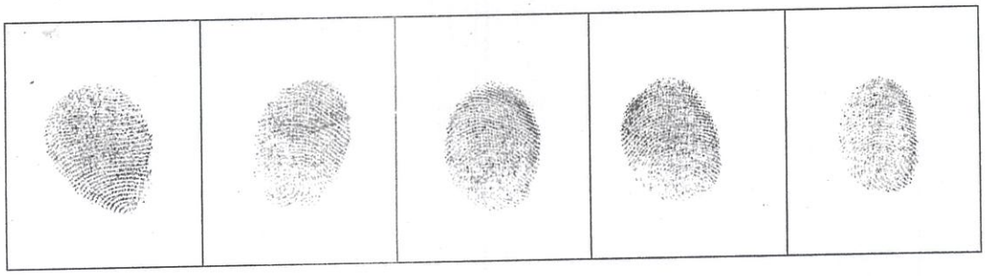


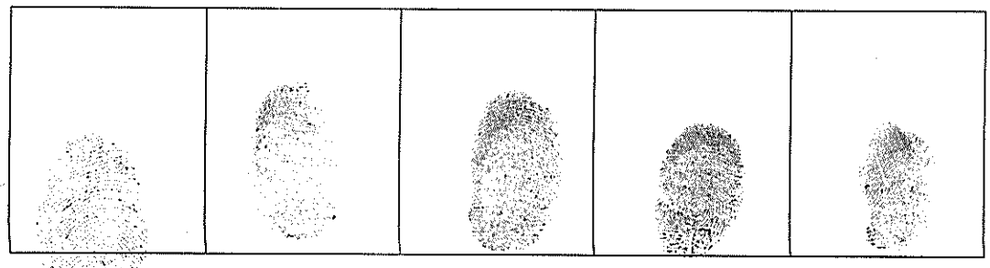
Y. V. Totekar प्रभाकर रा तो प्रभा. प्र. तो.

M. P. Bhatt

प्रभा - प्र. तो.

4) **MRS PRABHA PRABHAKAR TOTEKAR @ BHAT TOTEKAR,**

Left Hand Finger Prints



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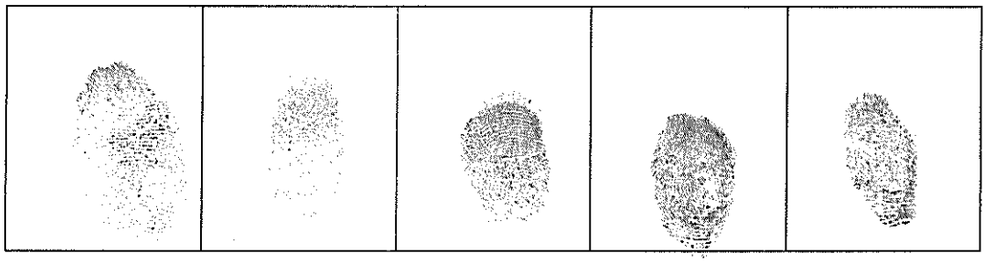


M. P. Bhat.

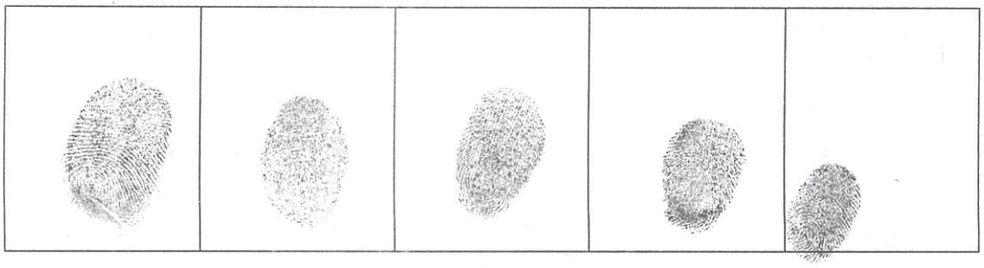
5) **MRS MADHURA PRAMOD BHAT,**

Y. V. TOTEKAR

M. P. Bhat - मधुरा

प्रभा - प्र. तो.

Left Hand Finger Prints



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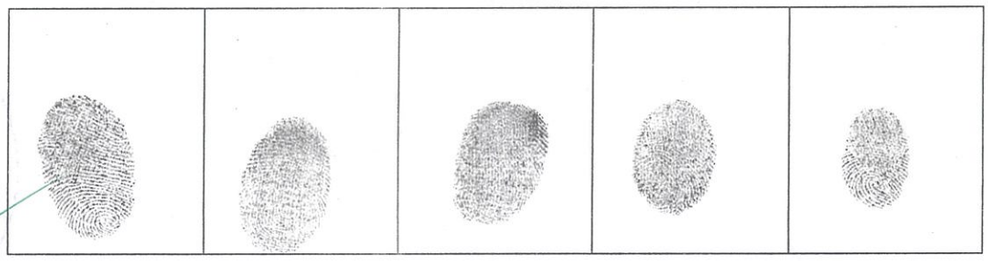
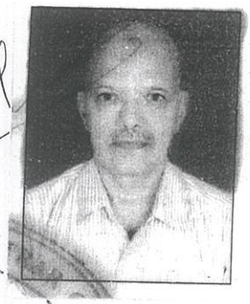
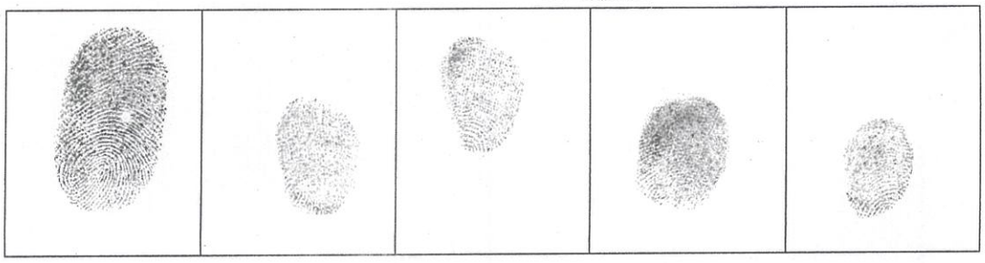




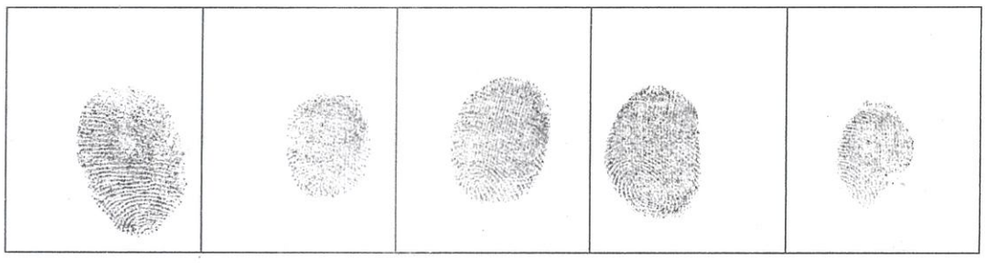
6) MR. PRAMOD DATTATRAYA BHAT,

Left Hand Finger Prints

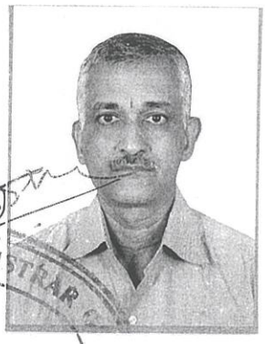


Y. V. Totekar

Right Hand Finger Prints

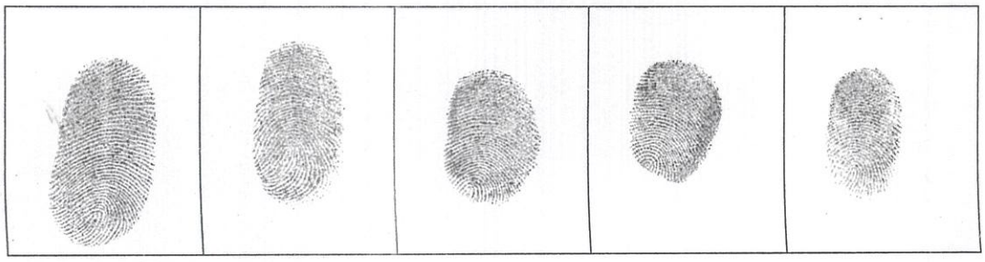


SIGNED & DELIVERED BY
WITHINNAMED DONEE
OF THE SECOND PART



7. SHRI DINESH @ VINAY RAMCHANDRA
@ SHRIKANT TOTEKAR

Left Hand Finger Prints



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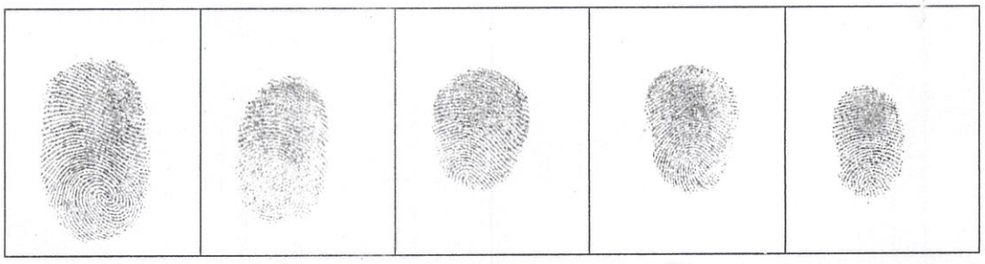


Totekar Y. V. TOTEKAR प्रभाकर रा० तोटे प्रेमा - प्र - तो -
M. P. Bhat

In the presence of :

1. Chetna V. Naik

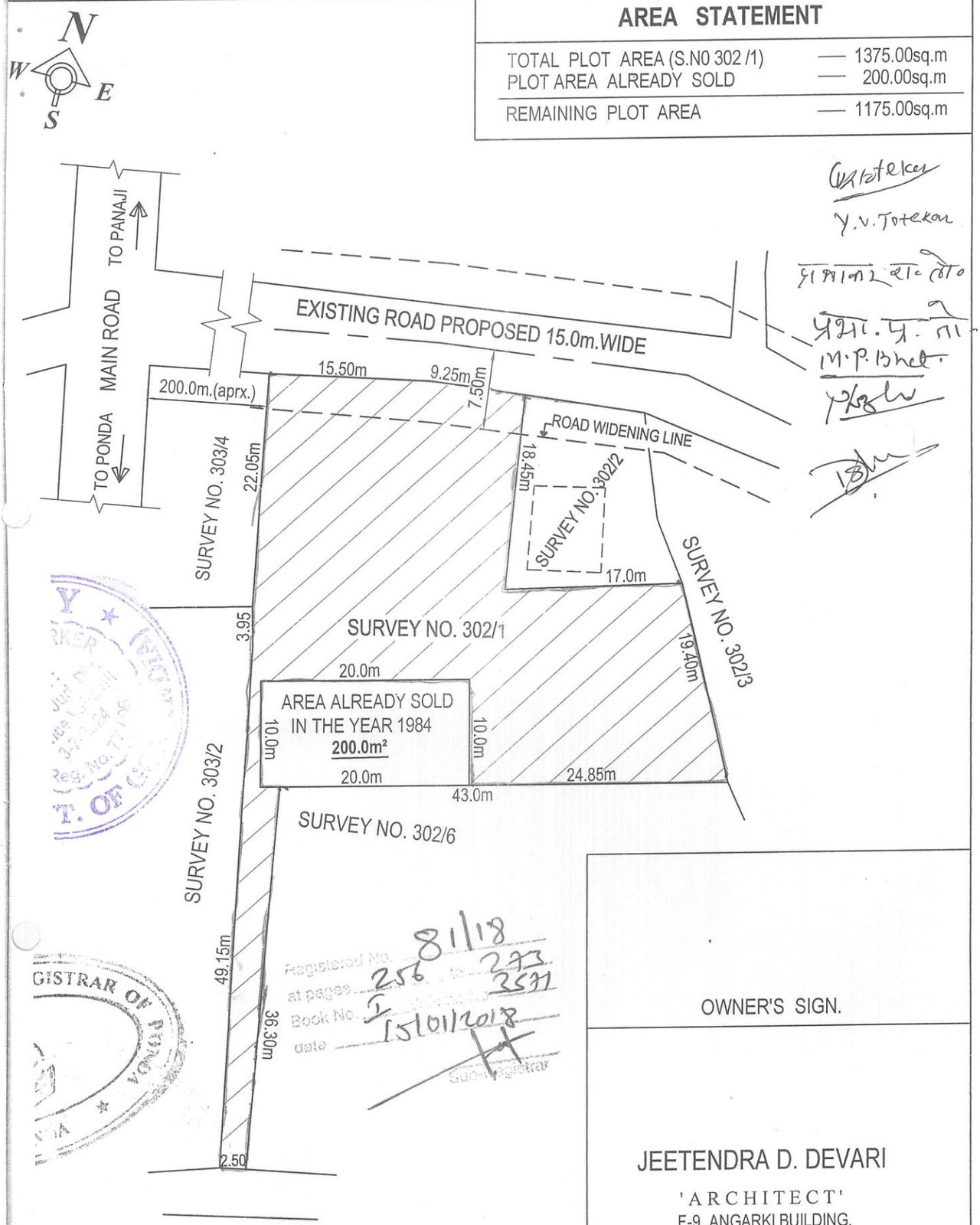
2. Nikita D. Shetkar

V. V. Totekar

M. P. Bhat

SITE PLAN SHOWING PLOT AREA LEFT AFTER SELLING PART PLOT IN SURVEY NO. 302 / 1 AT PRIOL VILLAGE OF PONDA TALUKA.

AREA STATEMENT	
TOTAL PLOT AREA (S.N0 302 /1)	— 1375.00sq.m
PLOT AREA ALREADY SOLD	— 200.00sq.m
REMAINING PLOT AREA	— 1175.00sq.m



Y.V. Totekar

Registered No. 81/18
at pages 256 to 273
Book No. 1 3577
date 15/01/2018
Sub-Registrar

OWNER'S SIGN.

JEETENDRA D. DEVARI
'ARCHITECT'
F-9, ANGARKI BUILDING,
OPPOSITE FIRE STATION
PONDA - GOA. TEL./ FAX. : 2314566

SITE PLAN
SCALE 1:500

DRN. *SANJAY NAIK*	JOB NO. 782 / 2017
DATE: 05/ 10/ 2017	DRG. NO. 01

Executing parties

(1) **SHRI VAMAN RAMCHANDRA TOTEKAR @ BHAT TOTEKAR**, Son Ramchandra Bhat Totekar, married, retired, aged 63 years, Adhaar Card No. [redacted], Mobile No. [redacted]

2) **MRS. YASHODA VAMAN TOTEKAR @ BHAT TOTEKAR**, wife of Shri Vaman Ramchandra Totekar @ Bhat Totekar, daughter Vishnu Joshi, Housewife, aged 55 years, Adhaar Card No. [redacted], Mobile No. [redacted] both resident at H. No. 527, Mardol, Ponda Goa

3) **SHRI PRABHAKAR RAMCHANDRA TOTEKAR @ BHATTOTEKAR**, Son RamchandraTotekar @ BhatTotekar , married, Self-employed , aged 57 years, Adhaar Card No. [redacted].

4) **MRS PRABHA PRABHAKAR TOTEKAR @ BHAT TOTEKAR**, daughter of VamanParastekar, wife of Shri Prabhakar Ramchandra Totekar @ Bhat Totekar, Housewife, aged 50 years, Adhaar Card No. [redacted], both residing at H. No. 527 Akar Priol Ponda Goa

5) **MRS MADHURA PRAMOD BHAT**, wife of Mr. Pramod Dattatraya Bhat, d/o Shri Ramchandra @ Shrikant Bhat Totekar, aged 60 years, married.

6) **MR. PRAMOD DATTATRAYA BHAT**, Son Dattatraiya Bhat, son in law of Shri Ramchandra @ Shrikant Bhat Totekar, aged 64 years, married, both r/o o H. No. 231, Maingal, Tarwale, Shiroda Goa.

7) **SHRI DINESH @ VINAY RAMCHANDRA @ SHRIKANT TOTEKAR**, S/o Shri Ramchandra @ Shrikant Totekar, aged 54 years, married, business, resident of H. No.740, Akar, Priol, Ponda Goa

Executing party

Nos. one to Seven

admits execution of the so called gift deed

1 Ramchandra Totekar Totekar

2 Yashoda Vaman Totekar Y. V. Totekar

3 प्रभाकर रामचंद्र तोटेकर प्रभाकर रा० तो०

4 प्रभा. प्र. तोटेकर प्रभा. प्र. तोटेकर

5 Madhava P. Bhat. M. P. Bhat.

6 Pramod D. Bhat

7 Dinesh Alias Vinay Totekar

· Mrs. chetra vassu Naik, Advocate, Major of age, married, Indian National, residing at Borim Ponda Goa.

and known to the Sub-Registrar states that he personally knows the above executant and identifies him

Ponda dated 15/12/2017

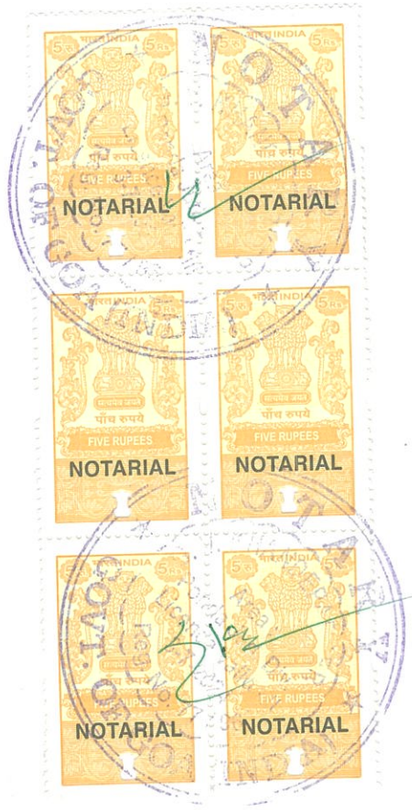
SUB-REGISTRAR
PONDA

81/18
Registered No. 256 to 272
at pages 2571
Book No 1
date 15/01/2018

Sub-Registrar

THE SEAL OF THE SUB REGISTRAR OF PONDA

TRAR OF PONDA



CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

G. V. KHANDEPARKER
NOTARY

Date : 10/02/20 Place Pnja-Goa

REG. NO. 520/2020