



गोवा GOA

Date: 7/2/2023 Sr. No. 679 Vendor's Name & Address 083366
Value of Stamp Paper Rs. 5000/- Dipak B. Naik
Vendor's Licence No. JUD/VEN-LIC H.No. 319, Sadolshem
1/2012/AC-1/6319 & 6320 Dt. 05-07-2012 Canacona-Goa
Place of Vendor:- Chaudi, Canacona
Name of the Purchaser: Omkar Komarpant
Residence:- Chaudi Purpose:
Name of Father:- M. Komarpant
Transacting Parties:-
Sign of Stamp Vendor Sign of Purchaser

Omkar M. Komarpant



DEED OF GIFT

..2/-

At

Witness

Omkar



..2..

THIS DEED OF GIFT, is made and executed at Canacona on this 07th day of the month of February of the year TWO THOUSAND AND TWENTY THREE (07/02/ 2023);

BETWEEN

1. **SHRI. NARAYAN NILU KOMARPANT**, son of late Nilu Komarpant, aged 75 years, married, occupation business, holder of Permanent Account No. _____, Aadhar Card No. _____ and contact No. _____ and his wife;

2. **SMT. LAKSHA NARAYAN KOMARPANT**, wife of Narayan Komarpant, Daughter of Anandu Metri, aged 61 years, married, housewife, holder of Permanent Account No. _____, Aadhar Card No. _____, contact No. _____, both residents of H. No.165/F/A, Omkar Building, Chaudi, Canacona-Goa, Hereinafter jointly referred to as "**THE DONORS**", (which expression shall unless repugnant to the context or meaning hereof shall also mean and include their heirs, Executors Administrators, Successors, Legal Representatives and assigns etc) of the FIRST PART.

AND

MR. OMKAR NARAYAN KOMARPANT, son of Narayan Komarpant, aged 27 years, occupation business, bachelor, having Pan Card No. _____, and Aadhar Card No. _____ and contact no. _____,

..3/-



..3..

resident of 165/F/A, Omkar Building, Chaudi Canacona Goa, hereinafter called the " DONEE ", (which expression, unless repugnant to the context, shall mean and include all his heirs, executors, administrators, and /or assigns) of the OTHER PART .

All The Parties To This Deed Are Indian Nationals

WHEREAS the DONORS are exclusive owners of following properties:

- a. Plot of land admeasuring an area 615 sq.mts which is part of the property known as "XABABAGA alias KASAR BAG" (as per survey records) situated within the area and jurisdiction of Canacona Municipal Council, Taluka and Sub-District of Canacona, district of South Goa, State of Goa, not described in the land registration office but enrolled in Taluka Revenue Office of Canacona under Martiz predial no.1256(Part) and independently surveyed under no.98/3-A of the Revenue Village Chaudi, more fully described in the SCHEDULE -A written hereunder and hereinafter referred as to **SAID PLOT NO. 1.**
- b. Plot of land admeasuring an area 413 sq.mts which is part of the property known as "XABUTILONGO or KASAR BAG" (as per survey records) situated within the area and jurisdiction of Canacona Municipal Council, Taluka and Sub-District of Canacona, district of South Goa, State of Goa, not described in the land

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registration office but enrolled in Taluka Revenue Office of Canacona under Martiz predial no.1256(Part) and independently surveyed under no.98/4-A of the Revenue Village Chaudi, more fully described in the SCHEDULE -B written hereunder and hereinafter referred as to **SAID PLOT NO. 2.**

- c. Plot of land admeasuring an area 175 sq.mts which is part of the property known as "XABUTILONGO or KASAR BAG" (as per survey records) situated within the area and jurisdiction of Canacona Municipal Council, Taluka and Sub-District of Canacona, district of South Goa, State of Goa, not described in the land registration office but enrolled in Taluka Revenue Office of Canacona under Martiz predial no.1256(Part) and independently surveyed under no.98/4 of the Revenue Village Chaudi, more fully described in the SCHEDULE -C written hereunder and hereinafter referred as to **SAID PLOT NO. 3.**

That all the three plots i.e plot no.1 , plot no. 2 and plot no. 3 are hereinafter referred to as said plots .

WHEREAS by virtue of deed of sale executed on 10/10/2002 and duly registered in the office of Sub-Registrar of Canacona Taluka under no.206 at pages 572 to 588 of book no. I, volume no. 126, dated 14/10/2002, the DONOR no. 1 purchased the said plot no.1 from its previous owners .

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WHEREAS by virtue of deed of sale executed on 23/06/2008 and duly registered in the office of Sub-Registrar of Canacona Taluka under no. 188 at pages 40 to 55 of book no. I, volume no. 195, dated 24/06/2008, the DONOR no. 1 purchased the said plot no. 2 & PLOT no. 3 from its previous owners.

DONORS have lot of love and affection towards the DONEE since the DONEE being the son who is being extending his financial and moral support to the DONOR, till date, the DONORS by way gift wants to convey the SAID PLOT no.1, plot no. 2 and plot no. 3 to the DONEE so that the DONEE shall be the exclusive owner of the "SAID PLOTS" gifted to him.

AND WHEREAS, the DONORS who are the owner of the said plots doth hereby convey and transfer by WAY OF GIFT, the "SAID PLOTS" to the DONEE herein free from any encumbrances, liens and charges whatsoever.

AND WHEREAS the DONEE, has signified his consent, willingness and assent of acceptance of the said gift hereby made by executing this Deed of Gift, in testimony thereof.

NOW THEREFORE THIS DEED OF GIFT WITNESSETH AS
FOLLOWS:

1. THAT for effectuating DONORS said desire and in consideration of natural love and affection which the

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DONORS have towards the DONEE, the DONORS do hereby and hereunder RENOUNCE all their rights title share and interest with intent to vest the same in DONEE and grant, convey, transfer and assure unto the DONEE, All that "SAID PLOT no.1 , plot no. 2 and plot no. 3", described in the schedule-A, schedule-B and schedule-C written hereunder and WITH ALL the estate, right, interest, demand, claims, whatsoever of the DONORS, unto and upon the "SAID PLOTS", or any part thereof TO HOLD the same unto and to the use of the DONEE, forever subject to the payment of all assessments, rates, taxes, cesses, dues and duties now or hereinafter to become payable to the Government, or to the Panchayat, or any other local or public authority or body in respect thereof.

2. And the DONORS hereby covenant with the DONEE that the DONORS have not at any time here before done or executed or knowingly suffered or been a party or privy to any act, deed or thing whereby or by reason or means whereof the "SAID PLOTS" hereinbefore expressed to be hereby assured or any part thereof are, in, can or may be encumbered or affected in any manner whatsoever or whereby the DONORS are in any way, prevented by or from assuring the "SAID PLOTS" or any part thereof in the manner aforesaid.
3. AND FURTHER the DONORS and every person having or lawfully or equitably claiming any estate, right, title and

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ADmt

D. S. M. P.



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interest in or to the "SAID PLOTS", or any part thereof through, under or in trust for the DONORS, shall and will from time to time and at all times hereafter at the request and cost of the person or persons requiring the same, execute and do or cause to be done or executed all such assurances, acts, deeds matters and things whatsoever for further or more effectually assuring the "SAID PLOTS", or any part thereof unto and to the use of the DONEE in the manner aforesaid as shall or may be reasonably required.

4. THAT the DONEE accepts the gift hereby made by the DONORS, with thanks to the DONORS.
5. That the DONORS declare that they do not belong to the community of schedule cast and schedule Tribes.
6. AND WHEREAS the SAID plot no.1 is valued at Rs. 24,60,000/- (Rupees twenty four lacks sixty thousand only), plot no.2 is valued at Rs. 16,52,000 /- (Rupees Sixteen lack fifty two thousand only) and plot no. 3 is valued at Rs. 7,00,000/- (Rupees Seven Lacks Only) totally amounting to Rs. 48,12,000/- (Rupees Forty Eight lack twelve thousand only) which is its current fair market value, however as per notification dated 03/09/2021 under no. 7/25/2021-2-A fixed stamp duty of Rs.5,000/- and as per notification date 01/11/2022 under no. 8/90/2020-LD(Estt.) fixed registration fee of Rs.5,000/- is paid .

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Ampt

(Signature)

..8/-



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SCHEDULE-A OF THE PLOT NO. 1 GIFTED HEREIN

all that Plot no. 1 of land admeasuring an area 615 sq.mts which is part of the property known as "XABABAGA alias KASAR BAG" (as per survey records) situated within the area and jurisdiction of Canacona Municipal Council, Taluka and Sub-District of Canacona, district of South Goa, State of Goa, not described in the land registration office but enrolled in Taluka Revenue Office of Canacona under Martiz predial no.1256(Part) and independently surveyed under no.98/3-A of the Revenue Village Chaudi, Taluka canacona Goa and bounded as under :

East : By property bearing survey no. 98/4-A, 98/4 and 98/4-B

West : By property bearing survey no.98/1

North : By strip of land acquired by Govt. for improvement of N.H.17 bearing survey no. 98/3 and 98/2

South : By property bearing survey no.98/8 & 98/9 (part)

SCHEDULE-B OF THE PLOT NO. 2 GIFTED HEREIN

All that Plot no. 2 of land admeasuring an area 413 sq.mts which is part of the property known as "XABUTILONGO or KASAR BAG" (as per survey records) situated within the area and jurisdiction of Canacona Municipal Council, Taluka and Sub-District of Canacona, district of South Goa, State of Goa, not described in the land registration office but enrolled in Taluka Revenue Office of Canacona under Martiz predial no.1256(Part) and independently surveyed under no.98/4-A of the Revenue Village Chaudi, Taluka canacona Goa and bounded as under :

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East : By property bearing survey no. 98/5

West : By property bearing survey no. 98/3-A

North : By property bearing survey no. 98/2

South : By property bearing survey no. 98/4

SCHEDULE-C OF THE PLOT NO. 3 GIFTED HEREIN

All that Plot no. 3 of land admeasuring an area 175 sq.mts which is part of the property known as "XABUTILONGO or KASAR BAG" (as per survey records) situated within the area and jurisdiction of Canacona Municipal Council, Taluka and Sub-District of Canacona, district of South Goa, State of Goa, not described in the land registration office but enrolled in Taluka Revenue Office of Canacona under Martiz predial no.1256(Part) and independently surveyed under no.98/4 of the Revenue Village Chaudi, Taluka canacona Goa and bounded as under :

East : By property bearing survey no. 98/5

West : By property bearing survey no.98/3-A

North : By property bearing survey no.98/4-A

South : By property bearing survey no.98/4-B

The SAID PLOTS has been earmarked in red-colour, on the Plan, annexed hereto, which shall form an integral part of this Deed.

IN WITNESS WHEREOF the Parties to this Deed of Gift, have set and subscribed their respective hands, on the day and the year first hereinabove mentioned, in the presence of the two Attesting Witnesses.

..10/-



..10..

SIGNED AND DELIVERED

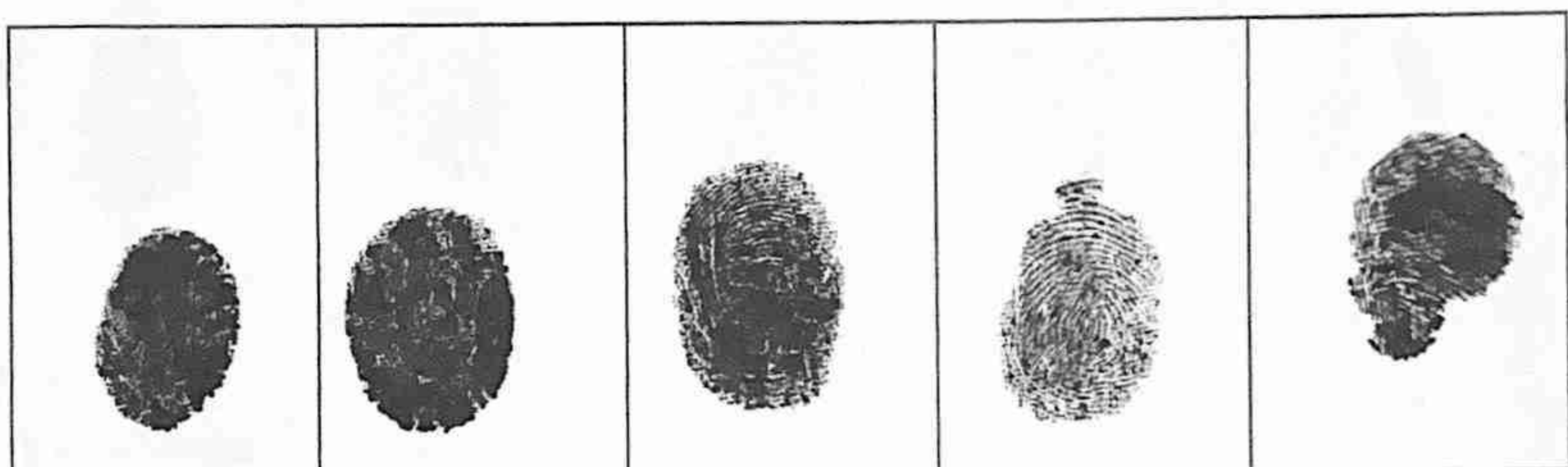
BY THE DONORS No: 1:



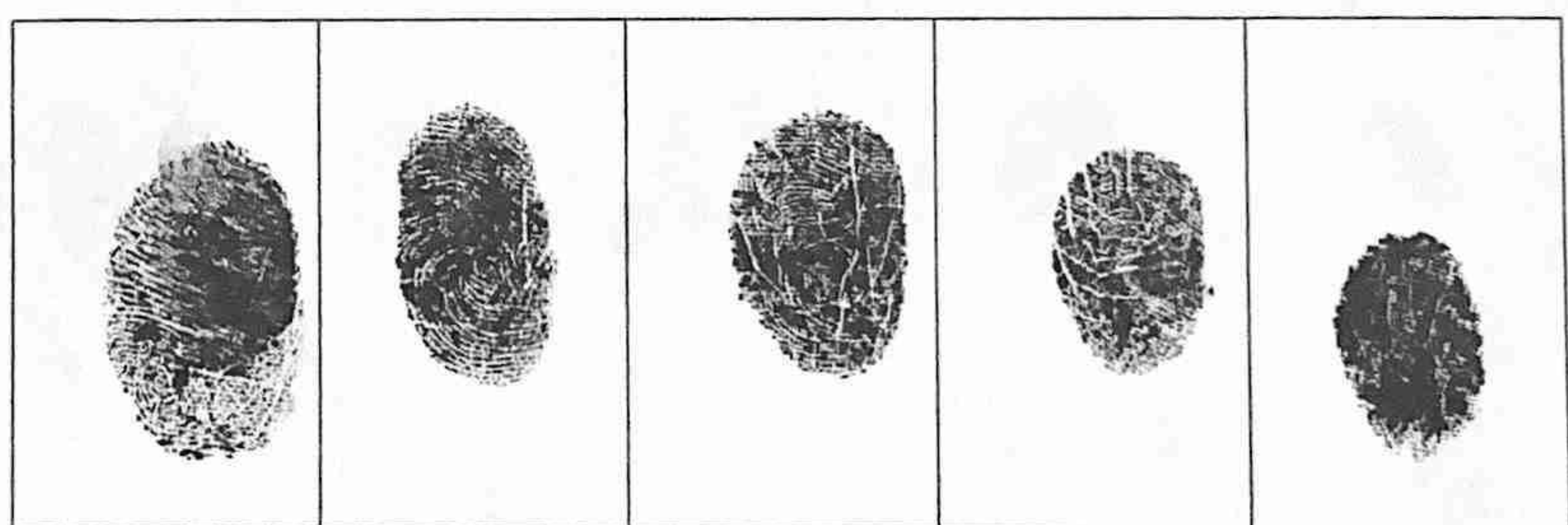
RL

SHRI. NARAYAN NILU KOMARPANT

Left hand finger prints



Right hand finger prints



..11/-

RL

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N. Komarpant



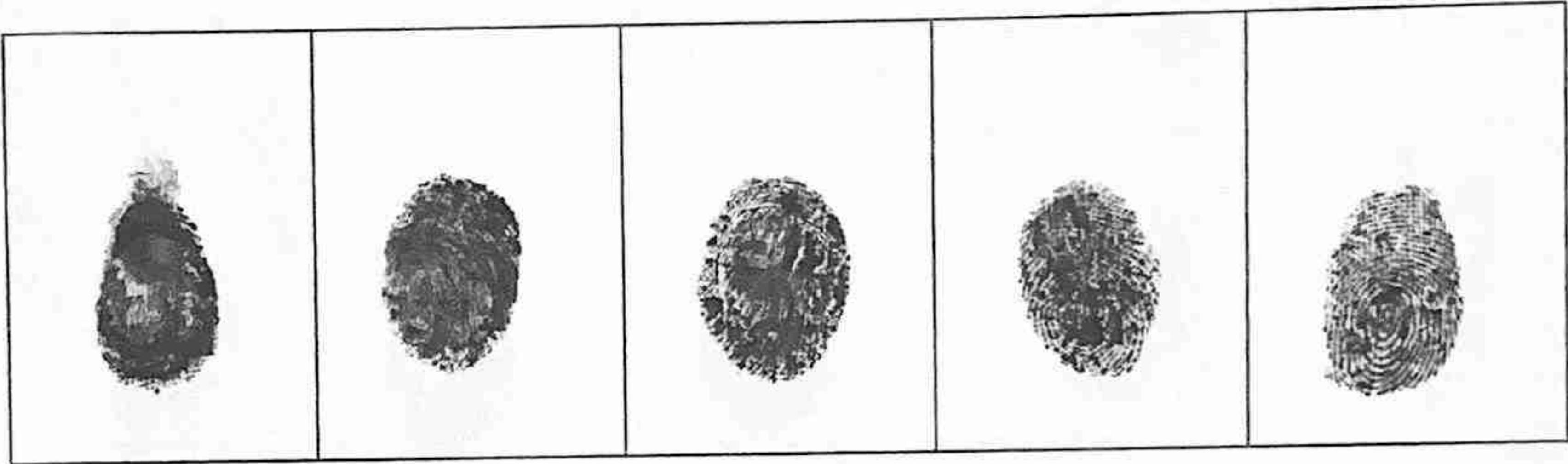
..11..



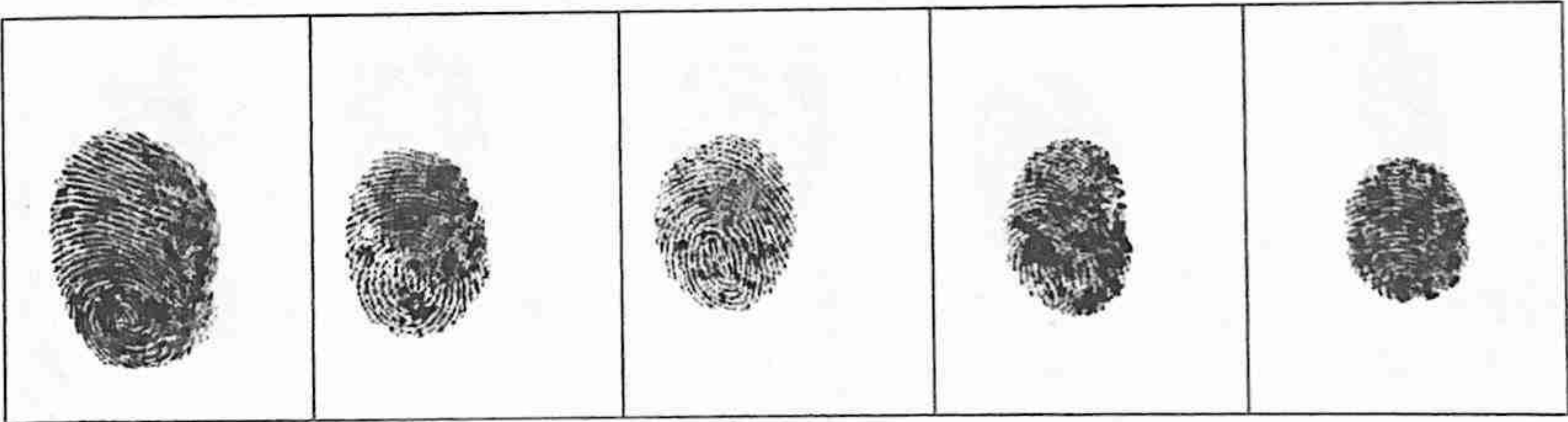
.....*Lakshya*.....

2) SMT. LAKSHA NARAYAN KOMARPANT

Left hand finger prints



Right hand finger prints



..12/-

RL *Lakshya* *Lakshya*



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SIGNED AND DELIVERED BY

THE D O N E E



(Signature)

MR. OMKAR NARAYAN KOMARPANT

[LEFT HAND FINGER PRINTS



[RIGHT HAND FINGER PRINTS



WITNESSES:

1. Ritesh R. Gosavi *(Signature)*

2. Aniket Velip *(Signature)*

(Signature)

(Signature)

(Signature)



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Canacona Taluka, Chaudi Village
Survey No.: 98 , Subdivision No.: 3-A

Scale 1:1000

Reference No.: CCAN23-702-1077043



[Signature]

[Signature]

[Signature]

This record is computer generated on 01-02-2023 04:54:25. 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

Sub Total	15180	15180	0						
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Article : Gift - 32



Document Registration Summary 1

Office/2023-CAN-44

- Market Value: ₹3609000/-
- Consideration Amount: ₹4812000 /-
- Paid Stamp Duty: ₹5000 /-

On Date 20-02-2023 Presented at Office of the Civil Registrar-cum-Sub Registrar, Canacona

Signature of Presenter

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

20/02/2023
SUB-REGISTRAR
CANACONA

Receipt : 253499

Receipt Date : 20-02-2023

Presenter Name: Omkar Narayan Komarpant

Registration Fee ₹5000

Processing Fee ₹680

Stamp Duty ₹5000

Mutation Fees ₹4500

Total ₹15180

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	5000	5000	0	Stamp Paper		Stamp Paper Serial Number : 083366	5000
Registration Fee	5000	5000	0	E- Challan(Online fee)		Challan Number : 202300134803 CIN Number : 202304883536999	5000
Mutation Fees	4500	4500	0	E- Challan(Online fee)		Challan Number : 202300134808 CIN Number : 202304816358451	4500
Processing Fee	680	680	0	E- Challan(Online fee)		Challan Number : 202300134803 CIN Number : 202304883536999	680
Sub Total	15180	15180	0				

Article : Gift - 32



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-Feb-2023 11:22:41 am

Document Serial Number :- 2023-CAN-44

Presented at 11:05:25 am on 20-Feb-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Canacona along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	5000
2	Registration Fee	5000
3	Mutation Fees	4500
4	Processing Fee	680
Total		15180

Stamp Duty Required :5000/-

Stamp Duty Paid : 5000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Omkar Narayan Komarpant ,Father Name:Narayan Komarpant, Age: 27, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - H no 165-F-A Omkar Building Chaudi Canacona Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Narayan Nilu Komarpant , Father Name:Nilu Komarpant, Age: 75, Marital Status: Married ,Gender:Male,Occupation: Business, H no 165-F-A Omkar Building Chaudi Canacona Goa, PAN No.:			
2	Laksha Narayan Komarpant , Father Name:Anandu Metri, Age: 61, Marital Status: Married ,Gender:Female,Occupation: Housewife, H no 165-F-A Omkar Building Chaudi Canacona Goa, PAN No.:			
3	Omkar Narayan Komarpant , Father Name:Narayan Komarpant, Age: 27, Marital Status: Unmarried ,Gender:Male,Occupation: Business, H no 165-F-A Omkar Building Chaudi Canacona Goa, PAN No.:			

Witness:

I/We individually/Collectively recognize the Donor, Donee,

S.NO REGISTRAR 1 CANACONA	Party Name and Address	Photo	Thumb	Signature
	Name: Aniket Mahadev Velip, Age: 22, DOB: 2000-04-26 , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403703, H no 686 Barcem Quepem Goa H no 686 Barcem Quepem Goa , Barcem, Quepem, South Goa, Goa			
2	Name: Ritesh Ratnakar Gosavi, Age: 25, DOB: 1998-02-14 , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403702, h no 1427 Mastimol Canacona Goa , h no 1427 Mastimol Canacona Goa , Canacona, Canacona, South Goa, Goa			


 20/02/2023
 Sub Registrar
 SUB-REGISTRAR
 CANACONA

Document Serial Number :- 2023-CAN-44



Document Serial No:-2023-CAN-44

Book :- 1 Document

Registration Number :- **CAN-1-44-2023**

Date : 20-Feb-2023

[Signature]
20/02/2023

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

SUB-REGISTRAR
CANACONA