





NATURE OF THE DOCUMENT	:	Gift - 32
PRE REGISTRATION NUMBER	:	202300016986
DOCUMENT SERIAL NUMBER	:	2023-PNJ-770
DATE OF PRESENTATION	:	27-Mar-2023
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-760-2023
DATE OF REGISTRATION	:	28-Mar-2023
NAME OF PRESENTER	:	Anish Pradip Kamat Alias Anish P Kamat
REGISTRATION FEES PAID	:	₹5000/-
PROCESSING FEES PAID	:	₹1000/-
MUTATION FEES PAID	:	₹1500/-

DOCUMENT DETAILS

ENDORSEMENT
 (Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)
 Stamp Duty of ₹ 5000/-
 (Rupees Five Thousand only)
PAID VIDE E-RECEIPT NO 202300226892 DATED : 21-Mar-2023,
 IN THE GOVERNMENT TREASURY.


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

STAMP DUTY CERTIFICATE

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



Sr No. 770
 Reg No. 760
 16986

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BETWEEN

State of Goa, on this 21st day of March, 2023

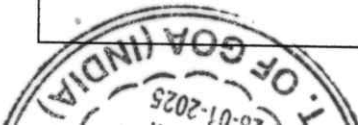
THIS DEED OF GIFT is made at Panaji, Taluka of Tiswadi,

DEED OF GIFT

Handwritten notes:
Sr No. 2023-PAT-770
Dt 21/3/2023
Print Date: 21/03/2023 13:22:31
16986



Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji Goa Phone: 0832-2225548/21/31		e-Receipt	
Echallan No. 202300226892		Echallan Date: 21/03/2023 13:18:49	
Department: 10 - NOTARY SERVICES		Name and Address of Party: Anish 9764463629 Neyra o grande	
Service: Stamp Duty		Amount	
Stamp Duty		₹ 5000.00	
Total Amount: ₹ 5,000.00		(Rs. Five Thousand Only)	
Department Data: 202300016986 NOTARY 202300016986 NOTARY		Bank ref No: 308016601866	
Status: Success		Payment Date: 21/03/2023 13:21:55	
Payment Gateway: SBI-EPAY		Payment Gateway: SBI-EPAY	



1. **MRS. AMITA PRADIP KAMAT**, daughter of late

Ratnakar Kamat, aged 64 years, widow, in business, Indian

National, holder of PAN Card No. [REDACTED], Aadhaar Card

No. [REDACTED], Mobile No. [REDACTED] and resident of 54,

Donde Bhat, Neura-o-grande, Neura, North Goa, Goa - 403104;

2. **MR. PRIVESH PRADIP KAMAT** alias **KAMAT**

PRIVESH P, son of late Pradip Vaikunt Kamat, aged 37 years,

married, in business, Indian national, holder of PAN Card No.

[REDACTED], Aadhaar Card No. [REDACTED], Mobile No.

and resident of H. No. 51, Supravi, Donda Bhat,

Neura-o-grande, North Goa, Goa - 403104; and his wife

3. **MRS. ARYA LAXMIKANT S KUNDAIKAR** alias

ARYA L KUNDAIKAR, daughter of Laxmikant Santba

Kundaikar, aged 34 years, married, in business, Indian national,

holder of PAN Card No. [REDACTED], Aadhaar Card No.

[REDACTED], Mobile No. [REDACTED] and resident of H. No.

21/10 Damodar Nagar, Nr. Navjeevan Hospital Haveli, Curti

Ponda, Ponda, North Goa, Goa - 403401;

Hereinafter referred to as the "**DONORS**", (which expression

shall unless repugnant to the context or meaning there of be

deemed to mean and include their heirs, legal, representatives,

executors, administrators and assigns) of the **FIRST PART**.

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The DONOR No. 3 abovementioned is represented herein by her duly constituted Attorney, her husband, the DONOR No. 2 by virtue of 'Power of Attorney' dated 17/02/2023 executed before Notary, Shivprasad V. Manerkar vide Reg. No. 1481 on 17/02/2023.

AND

MR. ANISH PRADIP KAMAT alias ANISH P KAMAT, son of late Pradip Vaikunth Kamat, aged 32 years, married, in business, Indian national, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] and resident of H. No. 51, Donde Bhat, Neura-0-Parade, North Goa, Goa - 403104;

Hereinafter referred to as the "DONEE", (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the SECOND PART.

WHEREAS there exists a property known as "MANGADDO" having an area of 1,04,725 sq. mtrs. situated at Corlim within the limits of the Village Panchayat of Corlim, Tiswadi taluka and Registration Sub-District of Ilhas, District of North Goa, State of Goa. The said property is neither registered in the Land



Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of Record of Rights of Village Cortim under denomination "MOLAR" under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs., hereinafter referred to as the 'said property' and described in detail in the SCHEDULE - I hereinafter.

AND WHEREAS vide an Agreement dated 18/11/1990, one, Smt. Maria Laura Ludovina da Piedade Rodrigues e Alemiao alongwith her children namely Mr. Caetano Fidelis Do Rosario Alemiao and his wife - Mrs. Alzira Nalini Alemiao, Mr. Olavo Antonio De Perpetuo Socorro Alemiao and his wife - Mrs. Jeanete Alemiao, Mrs. Maria Aurea Das Doreas Alemiao had agreed to sell the 'said property' to M/s. VIKAS ENTERPRISES a Partnership Firm having its place of business at Ashirwad Building, 2nd floor, Margao - Goa.

AND WHEREAS the said Smt. Maria Laura Ludovina da Piedade Rodrigues e Alemiao expired on 19/07/1991 and was survived by her abovementioned children as her legal heirs.

AND WHEREAS M/s. VIKAS ENTERPRISES then developed the 'said property' and sub-divided the same into various plots in terms of the Agreement dated 18/11/1990, which sub-divisions were approved by the Panjim Planning and Development



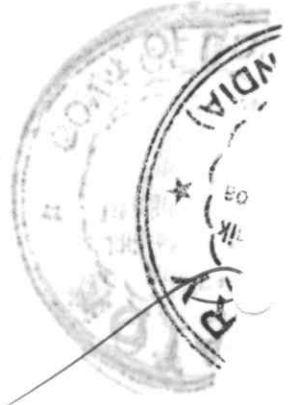
Authority vide Order No. PDA/T/8098/500/91 dated 07/06/1991
and by the Village Panchayat of Corlim vide letter bearing Ref.
No. VO/COR/84/91-92 dated 26/06/1991.

AND WHEREAS the Central Planning and Development
Authority, Pato, Panaji - Goa then subsequently issued a 'No
Objection Certificate' bearing Ref. No. PDA/T/8098/1233/1991
dated 8/8/91 towards the registration of Sale of the sub-divided
plots, which fell within the S2 Zone as per Panaji O.D.P.

AND WHEREAS vide Deed of Sale dated 06/07/2000

registered in the Office of the Sub-Registrar of Ilhas under No.
16 at page nos. 138 to 156 as a Book No. I, Volume No. 876
document on 16/08/2000, the children of late Smt. Maria Laura
Ludovina da Piedade Rodrigues e Alemao as Vendors and with
M/s. VIKAS ENTERPRISES as the Confirming Party, sold one
of the sub-divided plot bearing Plot No. E-1 admeasuring an area
of 400 sq. mtrs., hereinafter referred to as the 'said plot' to one,
Mr. Pradeep V. Kamat.

AND WHEREAS the name of the said Pradeep V. Kamat also
features in the Form I & XIV vide Mutation entry no. 16536 as
one of the Occupant's in the 'said property' pertaining to the
Survey No. 26, sub-division No. 2 of the village Corlim in
Tiswadi taluka.



AND WHEREAS the DONOR No. 1 was married to the said Pradeep V. Kamat under the regime of communion of assets.

AND WHEREAS upon the death of Mr. Pradeep V. Kamat alias Pradip Vaikunth Kamat alias Pradip Kamat on 24/02/2020 at Chamunda Residency, Flat No. C3/2, Caranzalem – Goa, a Deed of Succession dated 16/03/2020 was registered before the Office of the Judicial Division of Tiswadi, City of Panaji before the Joint Civil Registrar cum Sub Registrar and Special Notary Ex-Officio, wherein the DONOR No. 1 was declared as the moiety while the DONOR No. 2 married to the DONOR No. 3 and the DONEE were declared as his sole and universal heirs.

AND WHEREAS the DONORS and the DONEE are related to each other as son, brother, brother-in-law respectively and out of natural love and affection which the DONORS have for the DONEE, the DONORS are hereby desirous of conveying the 'said plot' as gift to the DONEE.

AND WHEREAS the DONORS are of sound mind and not under any intoxication or coercion while making this Gift Deed and thus accordingly the parties wish to execute the present Deed of Gift with respect to the 'said plot' described in Schedule – II herein below on the terms and conditions agreed.



NOW THIS DEED OF GIFT WITNESSTH AS UNDER :

1. In consideration of natural love and affection which the

DONORS have for the DONEE, the DONORS do hereby gift, transfer, convey, assure and assign in favour of the DONEE all

that Plot No. E-1 admeasuring an area of 400 sq. mtrs. being part of the part and parcel of land known as 'MANGADDO' having

an area of 1,04,725 sq. mtrs. situated at Corlim within the Village Panchayat of Corlim, Tiswadi, Sub-District Ilhas, District North

Goa, State of Goa which property is neither described in the Office of the Land Registration Office, Ilhas nor enrolled in the

Revenue Office, Panaji but is surveyed for the purpose of Record of Rights of Village Corlim under the denomination

'MOJARI' under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs. better described in Schedule - II in the 'said

property' free from encumbrances, charges, claims or demands whatsoever and the DONORS do hereby gift, transfer, convey,

assure and assign in favour of the DONEE all appurtenances, rights, liberties, privileges, easement whatsoever to the 'said plot',

for the DONEE to have, hold, own and enjoy the same unto and to the use and benefit of the DONEE forever, however subject to

the payments of all rates, taxes, assessments, dues and duties now chargeable upon the 'said plot' and the 'said property' payable to

Government or Panchayat authorities or any other public body.



2. The DONORS do hereby covenant with the DONEE as follows :-

a. That notwithstanding any acts, deeds or things heretofore done, executed or omitted to be done by the DONORS, they have full power and absolute authority to gift, transfer and convey the 'said plot' to the DONEE;

b. That the 'said plot' is free from charges, mortgage, claims, liens either of tenancy or from any encumbrances;

c. That the 'said plot' is not subject to any lis-pendens or attachment either before or after judgment or any other impediment of a like nature;

d. That there is no action, suit or proceedings against the DONORS pending before any court of law or before any other tribunal, judicial, quasi-judicial or administrative authority, which might affect the DONORS ability to perform their obligations hereunder.

3. The DONEE hereby accepts the gift of the 'said plot' from the DONORS with gratitude and the DONEE shall be duty bound to pay all the charges and dues with respect to the 'said plot' including government charges on the execution of this Deed.

4. The DONORS hereby give their consent as well as their "no objection" for the mutation, transfer and entry of the name of the DONEE in the survey records, the official government



records, the Panchayat records or any other records, as may be prescribed without the need of any further notice.

5. For the purpose of stamp duty and registration fees, fixed stamp duty and ad valorem registration fee of ₹ 5,000/- (Rupees Five Thousand only) each is paid on this Deed of Gift along with processing fees as per publication in Official Gazette, Govt. of Goa, Notification No. 7/3/2023-LA dated 21/02/2023. The market value of the said plot is valued at ₹ 22,00,000/- (Rupees Twenty Two Lakhs only) at the rate of ₹ 5,500/- (Rupees Five Thousand Five Hundred only) per square metres.

The DONORS confirm that they have no objection to the execution of the present Deed of Gift herein.

The DONORS and the DONEE declare that the subject matter of this gift deed does not pertain to occupancies of person belonging to the Schedule Caste and Schedule Tribes as per the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

SCHEDULE I

(Description of the SAID PROPERTY)

All that part and parcel of land known as "MANGADDO" having an area of 1,04,725 sq. mtrs. situated at Corlim within the limits of the Village Panchayat of Corlim, Tiswadi taluka and Registration Sub-District of Ilhas, District of North Goa, State of



Goa. The said property is neither registered in the Land Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of Record of Rights of Village Corlim under denomination "MOLAR" under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs and the said

whole property is bounded as under :-

Towards the East : by boundary of village Gaundalim;
Towards the West : by Land of Comunidade of Corlim;
Towards the North : by public road;
Towards the South : by Convent of St. Monica presently

surveyed under No. 27/2.

SCHEDULE II

(Description of the SAID PLOT)

All that Plot No. E-1 admeasuring an area of 400 sq. mtrs. being a part of the property described in SCHEDULE I herein above

and the said Plot No. E-1 is bounded as under :-

Towards the North : by 15 mtrs. wide P.W.D. road;

Towards the South : by Plot No. E-4;

Towards the East : by 10 mtrs. wide road; and

Towards the West : by Plot No. E-2

IN WITNESS WHEREOF the DONORS and the DONEE have

signed these presents on the day, month year and place first herein

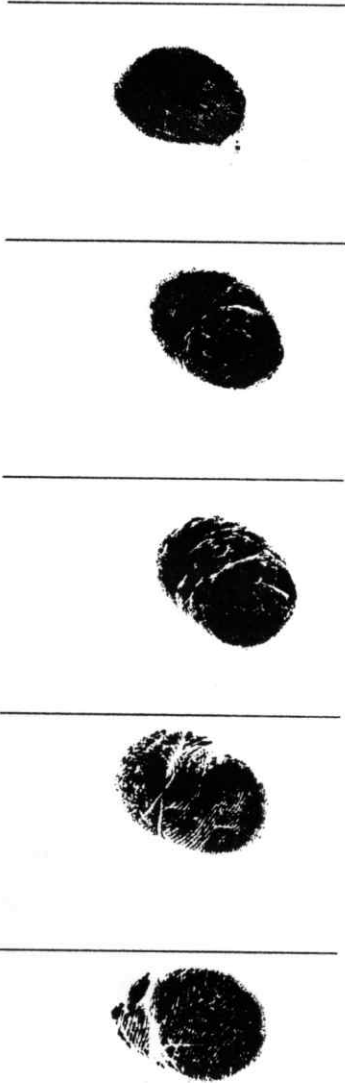
above written.



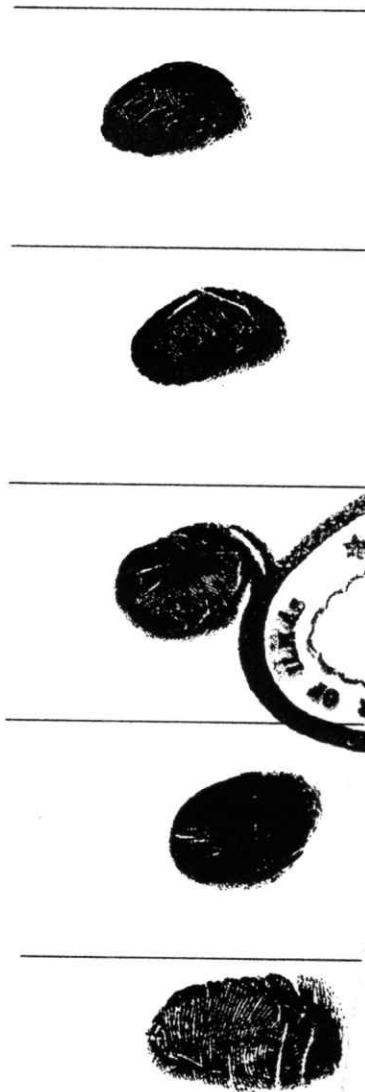
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R.H.T.



L.H.T.



MRS. AMITA PRADIP KAMAT

[Handwritten mark]

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED DONOR NO. 1

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R.H.T.

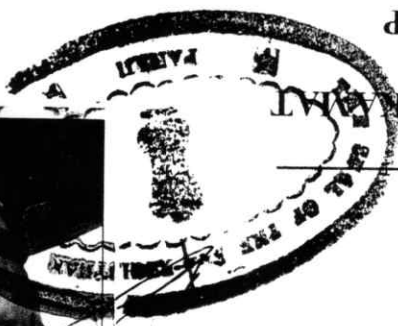
L.H.T.



(for self and as PoA for DONOR No. 3)

alias KAMAT PRIVESH P

MR. PRIVESH PRADIP KAMAT



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SIGNED, EXECUTED AND DELIVERED
BY THE WITHNAMED DONOR NO. 2

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[Handwritten signature]

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R.H.T.

L.H.T.



alias ANISH P KAMAT

MR. ANISH PRADIP KAMAT



[Handwritten signature]

SIGNED, EXECUTED AND DELIVERED BY THE WITHNAMED THE DONEE

IN THE PRESENCE OF WITNESSES :

(Adv. Alvaro De Jose Ferrao)

resident of 187, Santissimo,

Near Taleigao church, Taleigao,

Panaji, Goa - 403002



1.

(Adv. K Krubeshwaran)

ident of H. No. 105/H(9), Flat No. A/F-2

Neelagan Apartment, Arlem - Raia,

Salcete, Goa - 403720



2.











**Government of Goa
Document Registration Summary 2**

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

Print Date & Time : - 27-Mar-2023 11:15:19 am

Document Serial Number :- 2023-PNJ-770

Presented at 10:44:24 am on 27-Mar-2023 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	5000
2	Registration Fee	5000
3	Mutation Fees	1500
4	Processing Fee	1000
	Total	12500

Stamp Duty Paid : 5000/-

Stamp Duty Required : 5000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Anish Pradip Kamat Alias Anish P Kamat , Father Name:Late Pradip Vaikunth Kamat, Age: 32, Marital Status: Married , Gender:Male, Occupation: Other, Address1 - H. No. 51 Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, Address2 - [Redacted] PAN No.: [Redacted]			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Amita Pradip Kamat , Father Name:Late Ratnakar Kamat, Age: 64, Marital Status: Widow , Gender:Female, Occupation: Other, 54, Donda Bhat, Neura-o-grande, Neura, North Goa, Goa - 403104, PAN No.: [Redacted]			
2	Priyesh Pradip Kamat Alias Kamat Priyesh P , Father Name:Late Pradip Vaikunt Kamat, Age: 37, Marital Status: Married , Gender:Male, Occupation: Business, H. No. 51, Supravi, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [Redacted]			

Sr.No	Party Name and Address	Photo	Thumb	Signature
3	Priyesh Pradip Kamat Alias Kamat Priyesh P, Father Name:Late Pradip Vaikunt Kamat, Age: 37, Marital Status: Male, Occupation: Business, H. No. 51, Supravi, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED], as Power Of Attorney Holder for Arya Laxmikant Kundaikar Alias Arya L Kundaikar			
4	Anish Pradip Kamat Alias Anish P Kamat, Father Name:Late Pradip Vaikunt Kamat, Age: 32, Marital Status: Married, Gender:Male, Occupation: Other, H. No. 51, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED]			

Witness:

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

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Name: K Krubeshwaran, Age: 34, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate, Marital status: Married, Address: 403720, Raia, Salcete, SouthGoa, Goa			
2	Name: Alvaro De Jose Ferrao, Age: 25, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate, Marital status: Unmarried, Address: 403002, Taleigao, Tiswadi, NorthGoa, Goa			

Sub Registrar

Document Serial Number :- 2023-PNJ-770





Notarial Registration No. 1286/2024
Date: 28-02-2024

SHRI JAIPRAKASH V. NAIK
ADVOCATE & NOTARY
167/1 31st January Road
Opp. Hotel Venite, Panaji-Goa
Reg. No. 213



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL
[Signature]

NOTARY

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

[Signature]

Book :- 1 Document
Registration Number :- PNJ-1-760-2023
Date : 28-Mar-2023

Document Serial No:-2023-PNJ-770



Cultivable Area (Ha,Ars.Sq.Mtrs) लागू क्षेत्र (हे. अर. चौ. मी.)

गावठा	गाव	शेतचे नंबर	सती प्रकार	हस्ता नंबर	सर्वे नंबर	Sub Div. No.
Dry Crop	Garden	0000.00.00	0009.97.62	0000.00.00	0000.00.00	0009.97.62
लागू क्षेत्र	बागायत	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0009.97.62
Un-cultivable Area (Ha,Ars.Sq.Mtrs) लागू क्षेत्र (हे. अर. चौ. मी.)	Pot-Kharab शेत खराब	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0009.97.62
Class (a) Class (b) Total Un-Cultivable Area	सती (अ) सती (ब)	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0009.97.62
Grand Total	एकूण	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0009.97.62

Remarks शेत

Update Field name.

Age of the Occupant

Assessment : Rs. 0.00
 Foro Rs. 0.00
 Predial Rs. 0.00
 Rent Rs. 0.00

शेतचे नंबर

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Date : 22/03/2023

फॉर्म नं १ व १४

FORM I & XIV



100016715477

Page 2 of 7

Taluka TISWADI

Survey No. 26

गावठा

सर्वे नंबर

Corlim

Village

Sub Div. No. 2

गाव

Name of the Field Molar

Tenure

शेतार नंबर

सर्वे नंबर

S.No. Name of the Occupant

Khata No.

खता नंबर

Mutation No.

परिवर्तन नंबर

Remarks

शेती

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
17	Ashok Patil			
18	Rajshekhhar Patil	411	410	
19	Vassanta Srinivas Porobo Loundo	410	423	
20	Mohmed Ali	424	424	
21	Kishor Dinkar Borwankar	404	404	
22	Uday D. Naik	411	411	
23	Ramesh M. Naik	439	439	
24	Shivan Gouda Patil	457	457	
25	Santosh P. Gajinkar	371	371	
26	Joseph William Gales	10126	10126	
27	Joseph William Gales	452	452	
28	Kavita K. Salgaonkar	116	116	
29	Abhijit Mukund D. Shit	371	371	
30	Balnakar G. Salgaonkar	10291	10291	
31	Madras R. Naik	11186	11186	
32	Keshavanath Shantaram Salgaonkar	10739	10739	
33	Manguesh Hanumanth Chari	10739	10739	
34	Vinay Gopal Shetty	10519	10519	
35	Vidya Gopal Shetty	11169	11169	
36	Umesh Narayan Dhavalikar	10291	10291	
37	Vinod Kumar Gupta	11186	11186	
38	Celine Vaz	10519	10519	
39	Venktesh Anant Vernekar	11169	11169	
40	Parshuram Hanumant Patil	10519	10519	
41	Trimboca Vinayak Desai	11553	11553	
42	Jayant Yeshwant Shankhwalkar	11552	11552	
43	Pandurong Manguesh Shirodkar			



FORM I & XIV

सूची नं १ व १४

Date: 22/03/2023

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Survey No. 26

सर्वे क्षेत्र

Sub Div. No. 2

सिद्धि क्षेत्र

Tenure

सती काल

Taluka

TISWADI

तालुका

Village

Corlim

गाव

Name of the Field

Molar

शेत क्षेत्र

S.No.

Name of the Occupant

खता नं.

Mutation No.

Remarks

शेत

S.No.	Name of the Occupant	खता नं.	Mutation No.	Remarks
44	Sawaru Prasad Khadar Bhagat	10604	10604	
45	Jay Narayan Kushawaha Ramyad Bhagat	10604	10604	
46	Pawan Kumar	13304	13304	
47	Jai Govind Kushawaha	13304	13304	
48	Sawaru Prasad	13305	13305	
49	Jai Narayan R. Kushwaha	13305	13305	
50	Nani Naik	11592	11592	
51	Girija Pandhari Colvalkar	13736	13736	
52	Balkrishna Govind Sawant	14016	14016	
53	Parshuram H. Patil	13715	13715	
54	Siddhant Chavan Salgaonkar	12407	12407	
55	Siddappa J. Ammonkar	15426	15426	
56	Geeta Guruswami Ammonkar	16121	16121	
57	Suryakant Kambhli	16123	16123	
58	Nandlal Kaipanath Gupta (322 sq. mts.)	17081	17081	
59	Pradeep V. Kamat	16536	16536	
60	Medha Vishwas Naik (233 sq. mts)	17581	17581	
61	Meena Kishore Pate	17394	17394	
62	Maria Perpetua Salva Martins e Dias	11101	11101	
63	Brian Michael Dias	11101	11101	
64	Neema Amol Thali	16025	16025	
65	Prasad Gokuldas Shenvi Kakodkar	17364	17364	
66	Amul Anand Timble	18493	18493	
67	Seema Amul Timble (309 sq. mts.)	18493	18493	
68	Deepak Prabhakar Varty	17361	17361	
69	Vijay Vithal Thaly	17365	17365	
70	Asha Vijay Thaly	17365	17365	



FORM I & XIV

Taluka TISWADI

Survey No. 26

गावठा

Corlim

सर्वे नं

Village

गाव

Name of the Field Molar

दिवा नं

संज्ञित नं

सर्वे नं

Name of the Occupant

Khata No.

Remarks

शेती

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
71	Pralhad Venkatesh Gudi (364 sq.mts.)	19012		
72	Saeesh Mohan Tirodkar	17273		
73	Shivappa Jettappa Jamadar	19561		
74	Hanuman Jagdev Jamadar (315 sq.mts.)	19561		
75	Shanta Raghunath Sardessai	21240		
76	Girish Raghunath Sardessai	21240		
77	Sonali Girish Sardessai	21240		
78	Nigel Fernandes (482 sq.mts.)	20206		
79	Maria Santana Gonsalves	21685		
80	Kalandar Tahashir Kalandarsab	21685		
81	Dr. Pandurang V. Munt Cucheiker (268 sq.mts.)	22038		
82	Satyawan Nagu Naik	19683		
83	M/s. Vikas Enterprises	21675		
84	Santosh Subray Naik	22866		
85	Abdul Khalid G. Chowhan	23444		
86	Abdul Khalid G. Chowhan	23566		
87	Sadique Zattu	24541		
88	Ajit Shridhar Haldanker	24769		
89	Abdul Khalid G Chowhan	25108		
90	Tanveer Ahmad Rajasab Aauti	24189		
91	Khalid Ahmed Rajesab Aauti	24189		
92	Ramena J. L. Fernandes	24448		
93	Sangeeta Bhagat Kushwaha	26739		
94	Vijaykumar Gupta	26738		
95	Brijesh Komal Prasad Bhagat	26738		
96	Raghunandan Gopinath Chandelker	27889		

Date : 22/03/2023

FORM I & XIV
सूची नं १ व १४



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Survey No. 26

सर्वे क्षेत्र

Sub Div. No. 2

हस्ता क्षेत्र

Tenure

सर्वा प्रकार

Taluka

TISWADI

तालुका

Village

Corlim

गाव

Name of the Field

Molar

क्षेत्र क्षेत्र

S.No. Name of the Occupant

S.No.	Name of the Occupant	खोददार क्षेत्र	Khata No.	क्षेत्र नं	Mutation No.	परिवर्तन नं	Remarks
97	Mukund Kamal Naik				27958		
98	Mitravinda Mukund Naik				27958		
99	Trilok Ramnath Sawant				27959		
100	Reshma Ramchandra Prabhu				28009		
101	Madhusudan R Mahale				28011		
102	Gurudas R Mahale				28010		
103	Amjad Khan				28802		
104	Bholan Gupta				28763		
105	Renu Gupta				28763		
106	Santosh Babu Chavan				28764		
107	Manoj Kumar Gupta				27748		
108	Ashok Gupta				27748		
109	Shrikant alias Vivek Karsat				24146		
110	Sambhaji alias Baji				30561		
111	Sobha alias Patil alias Shobha Rama Naik				30561		
112	Shridevi M Hadagali alias Shreedevi				30073		
113	Arun Kumar alias Aroon Kumar				30777		
114	Geeta Gupta				30777		
115	Sidhappa Kole alias Siddappa Jatappa Koli				31107		
116	Pawan Kumar				31773		
117	Geeta Pawan Kumar				31773		
118	Luis and Company				32277		
119	Luis and Company				32277		
120	Luis and Company				32274		
121	Mahantesh M. Hadagali				32269		
122	Sadique Shabbir Zattu				32953		
123	M/s SKY Developers				33429		

Date : 22/03/2023

सूची नं १ व १४

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FORM I & XIV

Taluka TISWADI

Survey No. 26

Village Corlim

सर्वे नं २

Name of the Field Molar

Tenure

शेत नं

सर्वे नं

S No. Name of the Occupant

Khata No.

Mutation No.

Remarks

शेत

S No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
124	M/s Shalaka Infrastructures		33241	
125	Maria Luiza D Souza		33117	
126	Anand V. Ellatti alias Anand Virgantappa Ellatti		34021	
127	Mamuddeen Ali		34459	
128	Vishvesh Tulsidas Shirodkar.		33977	
129	Arti Shailesh Bhagat		34442	
130	Rangaswamy Siddapa Gowda.		34680	
131	Nahim Khan		34248	
132	Mohammad Mustata Subedar alias		34248	
133	Mohammad M Subedar		34553	
134	Antidevi		34553	
135	Sunil Kumar Saiswal.		35027	
136	Sarvesh alias Brijesh Lakshimikant Sinal		35363	
137	Mohammad Sakim		36245	
138	Chandara Khaton		36245	
139	Sadique Shabbir Zattu		35816	
140	S A H Waquar alias Syed Abdul Hadi Waquar		36103	
141	Mehboobin alias Mehabubi Kadar Khan		36441	
142	Jabin Kadar Khan Balpravesh alias Jabin Jamadar		36441	
143	Meheboob Zande		36441	
144	Sahil Kadar Khan Balpravesh		36441	
145	Javed Kadar Khan Balpravesh		36441	
146	Jairam M. Giri		37560	
147	Umesh Giri		37560	



FORM I & XIV

संख्या नं ११ व १४

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Date: 22/03/2023

Survey No. 26

TISWADI

Taluka

सर्वे नंबर

Corlim

Village

Sub Div. No. 2

Name of the Field Molar

हिस्सा नंबर

शेताचे नाव

सर्वा प्रकार

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
1		घाते नंबर	फरकार नं	शेता

Other Rights	इतर हक्क	Mutation No.	फरकार नं	शेता	Remarks
Name of Person holding rights and nature of rights: इतर हक्क धारण करणारा व्यक्तीचे नाव व हक्क प्रकार					

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Nature	Area	Source of Irrigation	Remarks
					Ha Ars Sq Mis	Ha Ars Sq Mis	Unirrigated	Area क्षेत्र	Source of Irrigation	Remarks
					Ha Ars Sq Mis	Ha Ars Sq Mis	Unirrigated	Area क्षेत्र	Source of Irrigation	Remarks
					Ha Ars Sq Mis	Ha Ars Sq Mis	Unirrigated	Area क्षेत्र	Source of Irrigation	Remarks

End of Report

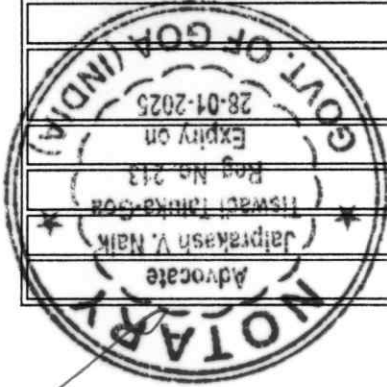
For any further inquiries, please contact the Mamlatdar of the concerned Taluka.





MUTATION FEES PAID	:	₹1500/-
PROCESSING FEES PAID	:	₹1000/-
REGISTRATION FEES PAID	:	₹5000/-
NAME OF PRESENTER	:	Anish Pradip Kamat Alias Anish P Kamat
DATE OF REGISTRATION	:	28-Mar-2023
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-761-2023
DATE OF PRESENTATION	:	27-Mar-2023
DOCUMENT SERIAL NUMBER	:	2023-PNJ-771
PRE REGISTRATION NUMBER	:	202300016988
NATURE OF THE DOCUMENT	:	Gift - 32

DOCUMENT DETAILS





ENDORSEMENT

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

Stamp Duty of : ₹ 5000/-
 (Rupees Five Thousand only)
 PAID VIDE E-RECEIPT NO 202300227003 DATED : 21-Mar-2023,
 IN THE GOVERNMENT TREASURY.

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

STAMP DUTY CERTIFICATE

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



RECEIVED TO BE A TRUE COPY OF THE ORIGINAL

88 No. 771
 Reg No. 761
 16988

F-2

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BETWEEN

State of Goa, on this 21st day of March, 2023

THIS DEED OF GIFT is made at Panaji, Taluka of Tiswadi,

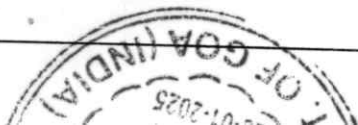
DEED OF GIFT

Print Date: 21/03/2023 13:50:56

Handwritten: Sr No. 2023-PD-771
Dt 22/3/2023
Page 16988



Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji Goa Phone: 0832-2225548/21/31		e-Receipt	
Echallan No. 202300227003		Echallan No. 202300227003	
Department : 10 - NOTARY SERVICES		Department Date : 21/03/2023 13:44:47	
Name and Address of Party : Anish 9764463629 Neyra o grande		Service: Stamp Duty	
		Stamp Duty	
Amount		Amount	
Stamp Duty ₹ 5000.00		Stamp Duty ₹ 5000.00	
Total Amount : ₹ 5,000.00		Total Amount : ₹ 5,000.00	
(Rs. Five Thousand Only)		(Rs. Five Thousand Only)	
Department Data: 202300016988 NOTARY 202300016988 NOTARY		Department Data: 202300016988 NOTARY 202300016988 NOTARY	
Bank ref No: 308016603298		Bank ref No: 308016603298	
Status: Success		Status: Success	
Payment Date: 21/03/2023 13:50:19		Payment Date: 21/03/2023 13:50:19	
Payment Gateway: SBI-EPAY		Payment Gateway: SBI-EPAY	



1. **MRS. AMITA PRADIP KAMAT**, daughter of late

Ratnakar Kamat, aged 64 years, widow, in business, Indian

National, holder of PAN Card No. [REDACTED], Aadhaar Card

No. [REDACTED], Mobile No. [REDACTED] and resident of 54,

Donde Bhat, Neura-o-grande, Neura, North Goa, Goa - 403104;

2. **MR. PRIYESH PRADIP KAMAT** alias **KAMAT**

PRIYESH P, son of late Pradip Vaikunt Kamat, aged 37 years,

married, in business, Indian national, holder of PAN Card No.

[REDACTED], Aadhaar Card No. [REDACTED], Mobile No.

[REDACTED] and resident of H. No. 51, Supravi, Donda Bhat,

Neura-o-grande, North Goa, Goa - 403104; and his wife

MRS. ARYA LAXMIKANT S KUNDAIKAR alias

ARYA L KUNDAIKAR, daughter of Laxmikant Santba

Kundaikar, aged 34 years, married, in business, Indian national,

holder of PAN Card No. [REDACTED], Aadhaar Card No.

[REDACTED], Mobile No. [REDACTED] and resident of H. No.

21/10 Damodar Nagar, Mr. Navjeevan Hospital Haveli, Curti

Ponda, Ponda, North Goa, Goa - 403401;

Hereinafter referred to as the "DONORS", (which expression

shall unless repugnant to the context or meaning there of be

deemed to mean and include their heirs, legal, representatives,

executors, administrators and assigns) of the **FIRST PART**.



The DONOR No. 3 abovementioned is represented herein by her
duly constituted Attorney, her husband, the DONOR No. 2 by
virtue of 'Power of Attorney' dated 17/02/2023 executed before
Notary, Shivprasad V. Manerkar vide Reg. No. 1481 on
17/02/2023.

A N D

MR. ANISH PRADIP KAMAT alias ANISH P KAMAT, son
of late Pradip Vaikunth Kamat, aged 32 years, married, in
business, Indian national, holder of PAN Card No. [REDACTED],
Aadhaar Card No. [REDACTED], Mobile No. [REDACTED]
and resident of H. No. 51, Donde Bhat, Neura-0-



Hereinafter referred to as the "DONOR", (which expression
shall unless repugnant to the context or meaning there of be
deemed to mean and include their heirs, legal, representatives,
executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there exists a property known as "MANGADDO"
having an area of 1,04,725 sq. mtrs. situated at Corlim within the
limits of the Village Panchayat of Corlim, Tiswadi taluka and
Registration Sub-District of Ilhas, District of North Goa, State of
Goa. The said property is neither registered in the Land

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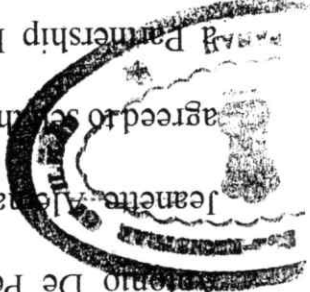


Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of Record of Rights of Village Corlim under denomination "MOLAR" under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs., hereinafter referred to as the 'said property' and described in detail in the SCHEDULE - I hereinafter.

AND WHEREAS vide an Agreement dated 18/11/1990, one, Smt. Maria Laura Ludovina da Piedade Rodrigues e Alemao alongwith her children namely Mr. Caetano Fidelis Do Rosario Alemao and his wife - Mrs. Alzira Nalini Alemao, Mr. Olavo Socorro De Perpetuo Alemao and his wife - Mrs. Jeanette Alemao, Mrs. Maria Aurea Das Doreas Alemao had agreed to sell the 'said property' to M/s. VIKAS ENTERPRISES Partnership Firm having its place of business at Ashirwad Building, 2nd floor, Margao - Goa.

AND WHEREAS the said Smt. Maria Laura Ludovina da Piedade Rodrigues e Alemao expired on 19/07/1991 and was survived by her abovementioned children as her legal heirs.

AND WHEREAS M/s. VIKAS ENTERPRISES then developed the 'said property' and sub-divided the same into various plots in terms of the Agreement dated 18/11/1990, which sub-divisions were approved by the Panjim Planning and Development



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Authority vide Order No. PDA/T/8098/500/91 dated 07/06/1991
and by the Village Panchayat of Corlim wide letter bearing Ref.
No. VO/COR/84/91-92 dated 26/06/1991.

AND WHEREAS the Central Planning and Development
Authority, Pato, Panaji - Goa then subsequently issued a 'No
Objection Certificate' bearing Ref. No. PDA/T/8098/1233/1991
dated 8/8/91 towards the registration of Sale of the sub-divided
plots, which fell within the S2 Zone as per Panaji O.D.P.

AND WHEREAS vide Deed of Sale dated 06/07/2000
registered in the Office of the Sub-Registrar of Ilhas under No.

1618, at page no. 176 to 193 as a Book No. I, Volume No. 876
document on 16/08/2000, the children of late Smt. Maria Laura
Ludovina da Piedade Rodrigues e Alemao as Vendors and with
M/s. VIKAS ENTERPRISES as the Confirming Party, sold one
of the sub-divided plot bearing Plot No. E-2 admeasuring an area

of 350 sq. mtrs., hereinafter referred to as the 'said plot' to one,

Mr. Pradeep V. Kamat.

AND WHEREAS the name of the said Pradeep V. Kamat also
features in the Form I & XIV vide Mutation entry no. 16536 as
one of the Occupant's in the 'said property' pertaining to the
Survey No. 26, sub-division No. 2 of the village Corlim in
Tiswadi taluka.

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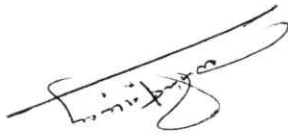


AND WHEREAS the DONOR No. 1 was married to the said Pradeep V. Kamat under the regime of communion of assets.

AND WHEREAS upon the death of Mr. Pradeep V. Kamat alias Pradip Vaikunth Kamat alias Pradip Kamat on 24/02/2020 at Chamunda Residency, Flat No. C3/2, Caranzalem – Goa, a Deed of Succession dated 16/03/2020 was registered before the Office of the Judicial Division of Tiswadi, City of Panaji before the Joint Civil Registrar cum Sub Registrar and Special Notary Ex-Office, wherein the DONOR No. 1 was declared as the moiety holder, while the DONOR No. 2 married to the DONOR No. 3 and the DONOR were declared as his sole and universal heirs.

AND WHEREAS the DONORS and the DONEE are related to each other as son, brother, brother-in-law respectively and out of natural love and affection which the DONORS have for the DONEE, the DONORS are hereby desirous of conveying the 'said plot' as gift to the DONEE.

AND WHEREAS the DONORS are of sound mind and not under any intoxication or coercion while making this Gift Deed and thus accordingly the parties wish to execute the present Deed of Gift with respect to the 'said plot' described in Schedule – II herein below on the terms and conditions agreed.



NOW THIS DEED OF GIFT WITNESSTH AS UNDER :

1. In consideration of natural love and affection which the

DONORS for the DONEE, the DONORS do hereby gift, transfer,

convey, assure and assign in favour of the DONEES all that Plot

No. E-2 admeasuring an area of 350 sq. mtrs. being part of the

part and parcel of land known as 'MANGADDO' having an area

of 1,04,725 sq. mtrs. situated at Corlim within the Village

Panchayat of Corlim, Tiswadi, Sub-District Ilhas, District North

Goa, State of Goa which property is neither described in the

Office of the Land Registration Office, Ilhas nor enrolled in the

Taluka Revenue Office, Panaji but is surveyed for the purpose of

Record of Rights of Village Corlim under the denomination

'MOLAR' under Survey No. 26/2 admeasuring an area of

1,00,984 sq. mtrs. better described in Schedule - II in the 'said

property' free from encumbrances, charges, claims or demands

whatsoever and the DONORS do hereby gift, transfer, convey,

assure and assign in favour of the DONEE all appurtenances,

rights, liberties, privileges, easement whatsoever to the 'said plot',

for the DONEE to have, hold, own and enjoy the same unto and

to the use and benefit of the DONEE forever, however subject to

the payments of all rates, taxes, assessments, dues and duties now

chargeable upon the 'said plot' and the 'said property' payable to

Government or Panchayat authorities or any other public body.



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2. The DONORS do hereby covenant with the DONEE as follows :-

a. That notwithstanding any acts, deeds or things heretofore done, executed or omitted to be done by the DONORS, they have full power and absolute authority to gift, transfer and convey the 'said plot' to the DONEE;

b. That the 'said plot' is free from charges, mortgage, claims, liens either of tenancy or from any encumbrances;

c. That the 'said plot' is not subject to any his-pendens or attachment either before or after judgment or any other impediment of a like nature;

d. That there is no action, suit or proceedings against the DONORS pending before any court of law or before any other tribunal judicial, quasi-judicial or administrative authority, which might affect the DONORS ability to perform their obligations hereunder.

3. The DONEE hereby accepts the gift of the 'said plot' from the DONORS with gratitude and the DONEE shall be duty bound to pay all the charges and dues with respect to the 'said plot' including government charges on the execution of this Deed.

4. The DONORS hereby give their consent as well as their "no objection" for the mutation, transfer and entry of the name of the DONEE in the survey records, the official government





records, the Panchayat records or any other records, as may be prescribed without the need of any further notice.

5. For the purpose of stamp duty and registration fees, the fixed stamp duty and ad valorem registration fee of ₹ 5,000/- (Rupees Five Thousand only) each is paid on this Deed of Gift along with processing fees as per publication in Official Gazette, Govt. of Goa, Notification No. 7/3/2023-LA dated 21/02/2023. The market value for the said plot is valued at ₹ 21,00,000/- (Rupees Twenty One Lakhs only):

6. The DONORS confirm that they have no objection to the execution of the present Deed of Gift herein.

7. The DONORS and the DONEE declare that the subject matter of this gift deed does not pertain to occupancies of person belonging to the Schedule Caste and Schedule Tribes as per the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

SCHEDULE I

(Description of the SAID PROPERTY)

All that part and parcel of land known as "MANGADDO" having an area of 1,04,725 sq. mtrs. situated at Corlim within the limits of the Village Panchayat of Corlim, Tiswadi taluka and Registration Sub-District of Ilhas, District of North Goa, State of Goa. The said property is neither registered in the Land



Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of Record of Rights of Village Cortim under denomination "MOLAR" under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs. and the said whole property is bounded as under :-

Towards the East : by boundary of village Gaundalim;
Towards the West : by Land of Comunidade of Cortim;
Towards the North : by public road;
Towards the South : by Convent of St. Monica presently

surveyed under No. 27/2.

SCHEDULE II

Description of the SAID PLOT)

All that Plot No. E-2 admeasuring an area of 350 sq. mtrs. being a part of the property described in SCHEDULE I herein above and the said Plot No. E-2 is bounded as under :-

Towards the North : by 15 mtrs. wide P.W.D. road;

Towards the South : by Plot No. E-3;

Towards the East : by Plot No. E-1; and

Towards the West : by property bearing Survey No.

26/1

IN WITNESS WHEREOF the DONORS and the DONEE have

signed these presents on the day, month year and place first herein

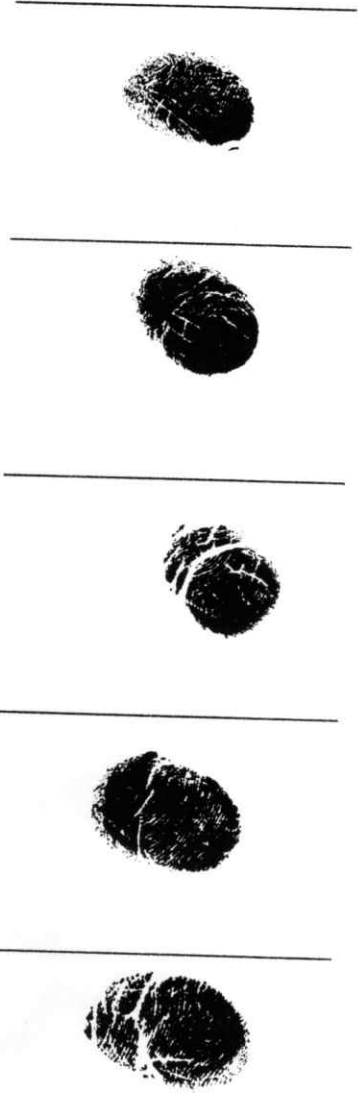
above written.



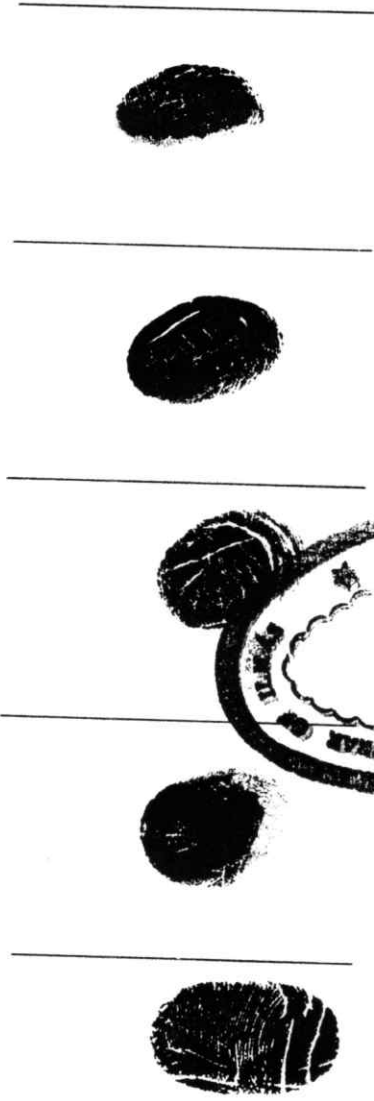
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R.H.T.



L.H.T.



MRS. AMITA PRADIP KAMAT

[Handwritten signature]

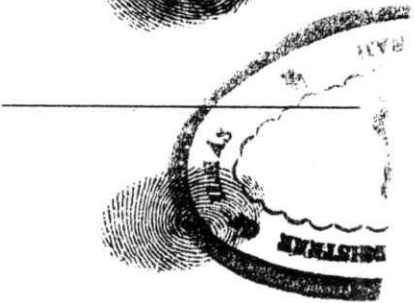


SIGNED, EXECUTED AND DELIVERED
BY THE WITHNAMED DONOR NO. 1

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[Handwritten signature]

[Handwritten signature]



R.H.T.

L.H.T.

(for self and as PoA for DONOR No. 3)

alias KAMAT PRIYESH P

MR. PRIYESH PRADIP KAMAT



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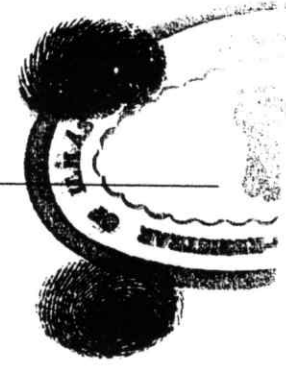
BY THE WITHNAMED DONOR NO. 2

SIGNED, EXECUTED AND DELIVERED

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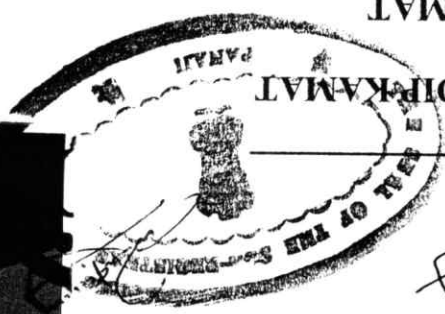


R.H.T.

L.H.T.

alias ANISH P KAMAT

MR. ANISH PRADIP KAMAT



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SIGNED, EXECUTED AND DELIVERED BY THE WITHINAMED THE DONEE.

IN THE PRESENCE OF WITNESSES :

1.

(Adv. Alvaro De Jose Ferrao)

resident of 187, Santissimo,

Near Taleigao church, Taleigao,

Panaji, Goa - 403002



(Adv. K. K. Beshwaran)

resident of Flat No. 105/H(9), Flat No. A/F-2

Neelegun Apartment, Arlem - Raia,

Salcete, Goa - 403720



Government of Goa

Document Registration Summary 2

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

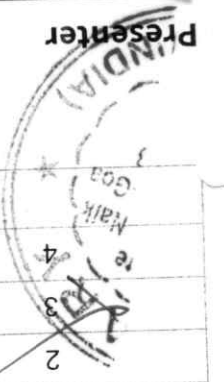
Print Date & Time : - 27-Mar-2023 11:19:56 am

Document Serial Number :- 2023-PNJ-771

Presented at 10:50:01 am on 27-Mar-2023 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	5000
2	Registration Fee	5000
3	Mutation Fees	1500
4	Processing Fee	1000
	Total	12500

Stamp Duty Required : 5000/-
Stamp Duty Paid : 5000/-



Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Anish Pradip Kamat Alias Anish P Kamat, Father Name:Late Pradip Vaikunth Kamat, Age: 32, Marital Status: Married, Gender:Male, Occupation: Other, Address1 - H. No. 51, Donde Bhat, Neura-o-grande, North Goa, Goa - 403104, Address2 - , PAN No.: [REDACTED]			

Executor

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Amita Pradip Kamat, Father Name:Late Ratnakar Kamat, Age: 64, Marital Status: Widow, Gender:Female, Occupation: Other, 54, Donde Bhat, Neura-o-grande, Neura, North Goa, Goa - 403104, PAN No.: [REDACTED]			
2	Priyesh Pradip Kamat Alias Kamat Priyesh P, Father Name:Late Pradip Vaikunt Kamat, Age: 37, Marital Status: Married, Gender:Male, Occupation: Business, H. No. 51, Supravl, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address			Photo	Thumb	Signature
3	Priyesh Pradip Kamat Alias Kamat Priyesh P , Father Name:Late Pradip Vaikunt Kamat, Age: 37, Marital Status: Male, Occupation: Business, H. No. 51, Supravi, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED], as Power Of Attorney Holder for Arya Laxmikant Kundaikar Alias Arya L Kundaikar					
4	Anish Pradip Kamat Alias Anish P Kamat , Father Name:Late Pradip Vaikunth Kamat, Age: 32, Marital Status: Married , Gender:Male, Occupation: Other, H. No. 51, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED]					

Witness:

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

Sr.NO	Party Name and Address			Photo	Thumb	Signature
1	Name: K Krubeshwaran, Age: 34, DOB: [REDACTED], Mobile: [REDACTED], Occupation: Advocate , Marital status : Married , Address: 403720, Raia, Salcete, South Goa, Goa					
2	Name: Alvaro De Jose Ferrao, Age: 25, DOB: [REDACTED], Mobile: [REDACTED], Occupation: Advocate , Marital status : Unmarried , Address: 403002, Taleigao, Tiswadi, North Goa, Goa					



Sub Registrar
 Document Serial Number :- 2023-PNJ-771

Document Serial No:-2023-PNJ-771

Book :- 1 Document

Registration Number :- PNJ-1-761-2023

Date : 28-Mar-2023

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

DE - REGISTRAR

DETERMINED TO BE A TRUE COPY
OF THE ORIGINAL

AS per

SHRI JAIPRAKASH V. NAIK
ADVOCATE & NOTARY
167/1 31st January Road
Opp. Hotel Venite, Panaji-Goa
Reg. No. 213


Notarial Registration No. 1285/2023
Date: 26.02.2024





NATURE OF THE DOCUMENT	:	Gift - 32
PRE REGISTRATION NUMBER	:	202300016990
DOCUMENT SERIAL NUMBER	:	2023-PNJ-772
DATE OF PRESENTATION	:	27-Mar-2023
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-762-2023
DATE OF REGISTRATION	:	28-Mar-2023
NAME OF PRESENTER	:	Anish Pradip Kamat Alias Anish P Kamat
REGISTRATION FEES PAID	:	₹5000/-
PROCESSING FEES PAID	:	₹1000/-
MUTATION FEES PAID	:	₹1500/-

DOCUMENT DETAILS


 IN THE GOVERNMENT TREASURY,
PAID VIDE E-RECEIPT NO 202300227038 DATED : 21-Mar-2023,
 (Rupees Five Thousand only)
Stamp Duty Of : ₹ 5000/-
 (Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

ENDORSEMENT

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

STAMP DUTY CERTIFICATE

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

CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL



F-2

16999
767
772

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BETWEEN

THIS DEED OF GIFT is made at Panaji, Taluka of Tiswadi, State of Goa, on this 21st day of March, 2023

DEED OF GIFT

Print Date: 21/03/2023 14:02:00

Handwritten notes: Sr No. 2023-PND-772, Dt 21/03/2023, and 16990.



Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji Goa Phone: 0832-2225548/21/31		e-Receipt	
Echallan No. 202300227038		Barcode	
Department : 10 - NOTARY SERVICES		Echallan Date : 21/03/2023 13:59:31	
Name and Address of Party : Anish 9764463629 Neura o grande		Service:	
Department Data: 202300016990 NOTARY 202300016990 NOTARY		Total Amount : ₹ 5,000.00 (Rs. Five Thousand Only)	
Bank ref No: 308016628964		Amount	
Status: Success		Stamp Duty	
Payment Date: 21/03/2023 14:01:22		Stamp Duty	
Payment Gateway: SBI-EPAY		Total Amount : ₹ 5,000.00	



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Hereinafter referred to as the "DONORS", (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include their heirs, legal, representatives, executors, administrators and assigns) of the **FIRST PART**.

Ponda, Ponda, North Goa, Goa - 403401;

21/10 Damodar Nagar, Nr. Navjeevan Hospital Haveli, Curti

[Redacted], Mobile No. [Redacted] and resident of H. No.

holder of PAN Card No. [Redacted], Aadhaar Card No.

Kundaikar, aged 34 years, married, in business, Indian national,

ARYA L KUNDAIKAR, daughter of Laxmikant Santba

MRS. ARYA LAXMIKANT S KUNDAIKAR alias



Neura-o-grande, North Goa, Goa - 403104; and his wife

[Redacted] and resident of H. No. 51, Supravi, Donda Bhat,

[Redacted], Aadhaar Card No. [Redacted], Mobile No.

married, in business, Indian national, holder of PAN Card No.

PRIYESH P, son of late Pradip Vaikunt Kamat, aged 37 years,

2. MR. PRIYESH PRADIP KAMAT alias KAMAT

Donde Bhat, Neura-o-grande, Neura, North Goa, Goa - 403104;

No. [Redacted], Mobile No. [Redacted] and resident of 54,

National, holder of PAN Card No. [Redacted], Aadhaar Card

Ratnakar Kamat, aged 64 years, widow, in business, Indian

1. MRS. AMITA PRADIP KAMAT, daughter of late



The DONOR No. 3 abovementioned is represented herein by her duly constituted Attorney, her husband, the DONOR No. 2 by virtue of 'Power of Attorney' dated 17/02/2023 executed before Notary, Shivprasad V. Manerkar vide Reg. No. 1481 on 17/02/2023.

AND

MR. ANISH PRADIP KAMAT alias ANISH P KAMAT, son of late Pradip Vaikunth Kamat, aged 32 years, married, in business, Indian national, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] and resident of H. No. 51, Donde Bhat, Neura-0-

grande North Goa, Goa - 403104;

Hereinafter referred to as the "DONEE", (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include their heirs, legal, representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there exists a property known as "MANGADDO"

having an area of 1,04,725 sq. mtrs. situated at Corlim within the limits of the Village Panchayat of Corlim, Tiswadi taluka and Registration Sub-District of Ilhas, District of North Goa, State of Goa. The said property is neither registered in the Land



Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of Record of Rights of Village Corlim under denomination "MOLAR" under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs., hereinafter referred to as the 'said property' and described in detail in the SCHEDULE - I hereinafter.

AND WHEREAS vide an Agreement dated 18/11/1990, one, Smt. Maria Laura Ludovina da Piedade Rodrigues e Alemiao alongwith her children namely Mr. Caetano Fidelis Do Rosario Alemiao and his wife - Mrs. Alzira Nalini Alemiao, Mr. Olavo

De Perpetuo Socorro Alemiao and his wife - Mrs. Jeanette Alemiao, Mrs. Maria Aurea Das Doreas Alemiao had agreed to sell the 'said property' to M/s. VIKAS ENTERPRISES Partnership Firm having its place of business at Ashirwad Building, 2nd floor, Margao - Goa.

AND WHEREAS the said Smt. Maria Laura Ludovina da Piedade Rodrigues e Alemiao expired on 19/07/1991 and was survived by her abovementioned children as her legal heirs.

AND WHEREAS M/s. VIKAS ENTERPRISES then developed the 'said property' and sub-divided the same into various plots in terms of the Agreement dated 18/11/1990, which sub-divisions were approved by the Panjim Planning and Development



Authority vide Order No. PDA/1/8098/500/91 dated 07/06/1991
and by the Village Panchayat of Corlim vide letter bearing Ref.
No. VO/COR/84/91-92 dated 26/06/1991.

AND WHEREAS the Central Planning and Development
Authority, Pato, Panaji - Goa then subsequently issued a 'No
Objection Certificate' bearing Ref. No. PDA/T/8098/1233/1991
dated 8/8/91 towards the registration of Sale of the sub-divided
plots, which fell within the S2 Zone as per Panaji O.D.P.

AND WHEREAS vide Deed of Sale dated 08/07/2000

and in the Office of the Sub-Registrar of Ilhas under No.

1619 at Pato nos. 196 to 204 as a Book No. 1, Volume No. 876

document on 16/08/2000, the children of late Smt. Maria Laura

vide Vima da Piedade Rodrigues e Alemao as Vendors and with

M/s. VIKAS ENTERPRISES as the Confirming Party, sold one

of the sub-divided plot bearing Plot No. E-3 admeasuring an area

of 315 sq. mtrs., hereinafter referred to as the 'said plot' to one,

Mr. Pradeep V. Kamat.

AND WHEREAS the name of the said Pradeep V. Kamat also

features in the Form I & XIV vide Mutation entry no. 16536 as

one of the Occupant's in the 'said property' pertaining to the

Survey No. 26, sub-division No. 2 of the village Corlim in

Tiswadi taluka.

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AND WHEREAS the DONOR No. 1 was married to the said Pradeep V. Kamat under the regime of communion of assets.

AND WHEREAS upon the death of Mr. Pradeep V. Kamat alias Pradip Vaikunth Kamat alias Pradip Kamat on 24/02/2020 at Chamunda Residency, Flat No. C3/2, Caranzalem - Goa, a Deed of Succession dated 16/03/2020 was registered before the Office of the Judicial Division of Tiswadi, City of Panaji before the Joint Civil Registrar cum Sub Registrar and Special Notary Ex-Officio, wherein the DONOR No. 1 was declared as the moiety holder, while the DONOR No. 2 married to the DONOR No. 3

and the DONEE were declared as his sole and universal heirs.

AND WHEREAS the DONORS and the DONEE are related to

each other as son, brother, brother-in-law respectively and out of natural love and affection which the DONORS have for the

DONEE, the DONORS are hereby desirous of conveying the 'said

plot' as gift to the DONEE.

AND WHEREAS the DONORS are of sound mind and not

under any intoxication or coercion while making this Gift Deed

and thus accordingly the parties wish to execute the present Deed

of Gift with respect to the 'said plot' described in Schedule - II

herein below on the terms and conditions agreed.



1. In consideration of natural love and affection of the DONORS for the DONEE, the DONORS do hereby gift, transfer, convey, assure and assign in favour of the DONEES all that Plot No. E-3 admeasuring an area of 315 sq. mtrs. being part of the part and parcel of land known as 'MANGADDO' having an area of 1,04,725 sq. mtrs. situated at Corlim within the Village Panchayat of Corlim, Tiswadi, Sub-District Ilhas, District North Goa, State of Goa which property is neither described in the Office of the Land Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of 'Rights of Village Corlim under the denomination 'MANGALAR' under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs. better described in Schedule - II in the 'said property' free from encumbrances, charges, claims or demands whatsoever and the DONORS do hereby gift, transfer, convey, assure and assign in favour of the DONEE all appurtenances, rights, liberties, privileges, easement whatsoever to the 'said plot', for the DONEE to have, hold, own and enjoy the same unto and to the use and benefit of the DONEE forever, however subject to the payments of all rates, taxes, assessments, dues and duties now chargeable upon the 'said plot' and the 'said property' payable to Government or Panchayat authorities or any other public body.

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2. The DONORS do hereby covenant with the DONEE as

follows :-

- a. That notwithstanding any acts, deeds or things heretofore done, executed or omitted to be done by the DONORS, they have full power and absolute authority to gift, transfer and convey the 'said plot' to the DONEE;

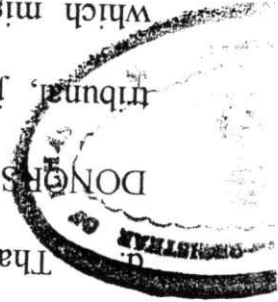
- b. That the 'said plot' is free from charges, mortgage, claims, liens either of tenancy or from any encumbrances;

- c. That the 'said plot' is not subject to any lis-pendens or attachment either before or after judgment or any other impediment of a like nature;

That there is no action, suit or proceedings against the DONORS pending before any court of law or before any other tribunal, judicial, quasi-judicial or administrative authority, which might affect the DONORS ability to perform their obligations hereunder.

3. The DONEE hereby accepts the gift of the 'said plot' from the DONORS with gratitude and the DONEE shall be duty bound to pay all the charges and dues with respect to the 'said plot' including government charges on the execution of this Deed.

4. The DONORS hereby give their consent as well as their "no objection" for the mutation, transfer and entry of the name of the DONEE in the survey records, the official government



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All that part and parcel of land known as "MANGADDO" having an area of 1,04,725 sq. mtrs. situated at Corlim within the limits of the Village Panchayat of Corlim, Tiswadi taluka and Registration Sub-District of Ilhas, District of North Goa, State of Goa. The said property is neither registered in the Land Registration Office, Ilhas nor enrolled in the Taluka Revenue

(Description of the SAID PROPERTY)

SCHEDULE I

Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

belonging to the Schedule Caste and Schedule Tribes as per the matter of this gift deed does not pertain to occupancies of person THE DONORS and the DONEE declare that the subject

execution of the present Deed of Gift herein.



6. The DONORS confirm that they have no objection to the

(Rupees Seventeen Lakhs only).

The market value for the said plot is valued at ₹ 17,00,000/- Govt. of Goa, Notification No. 7/3/2023-LA dated 21/02/2023. along with processing fees as per publication in Official Gazette, (Rupees Five Thousand only) each is paid on this Deed of Gift fixed stamp duty and ad valorem registration fee of ₹ 5,000/-

5. For the purpose of stamp duty and registration fees, the

prescribed without the need of any further notice.

records, the Panchayat records or any other records, as may be



of Village Corlim under denomination "MOLAR" under Survey

No. 26/2 admeasuring an area of 1,00,084 sq. mtrs. and the said

whole property is bounded as under :-

Towards the East : by boundary of village Gaundalim;

Towards the West : by Land of Comunidade of Corlim;

Towards the North : by public road;

Towards the South : by Convent of St. Monica presently

surveyed under No. 27/2.

SCHEDULE II

(Description of the SAID PLOT)

All the Plot No. E-3 admeasuring an area of 315 sq. mtrs. being a part of the property described in SCHEDULE I herein above and the said Plot No. E-3 is bounded as under :-

Towards the North : by Plot No. E-2;

Towards the South : by Plot No. E-5 and 6 mtrs. wide

road;

Towards the East : by Plot No. E-4; and

Towards the West : by property bearing Survey No.

26/1

IN WITNESS WHEREOF the DONORS and the DONEES

have signed these presents on the day, month year and place first

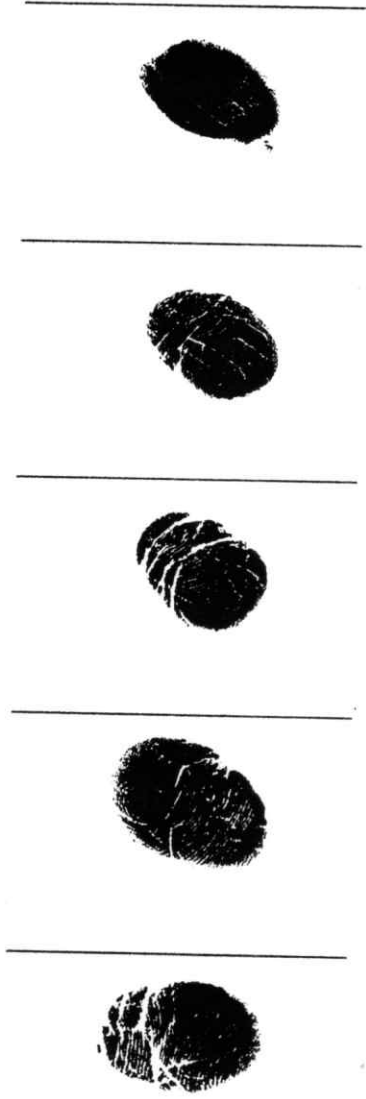
herein above written.



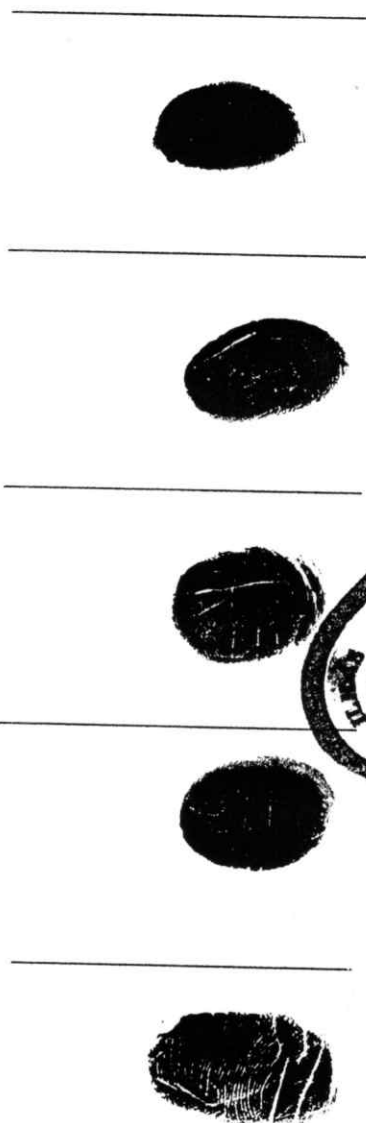
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R.H.T.



L.H.T.



MRS. AMITA PRADIP KAMAT



SIGNED, EXECUTED AND DELIVERED BY THE WITHINAMED DONOR NO. 1

SIGNED, EXECUTED AND DELIVERED

BY THE WITHNAMED DONOR NO. 2



MR. PRIVESH PRADIP KAMAT
alias KAMAT PRIVESH P
BAMALI

(for self as PoA for the DONOR No. 3)

L.H.T.

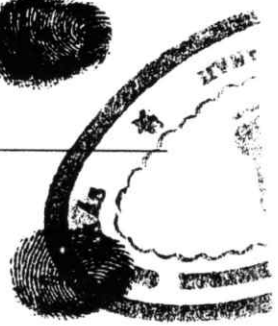
R.H.T.



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R.H.T.

L.H.T.



MR. ANISH PRADEP KAMAT
alias ANISH P KAMAT
[Signature]

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED THE DONEE.


IN THE PRESENCE OF WITNESSES :

(Adv. Alvaro De Jose Ferrao)

resident of 187, Santissimo,

Near Taleigao church, Taleigao,

Panaji, Goa - 403002

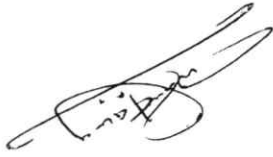
2. 

(Adv. K Krubeshwaran)

Resident of CH. No. 105/H(9), Flat No. A/F-2

Neelgagan Apartment, Arlem - Raia,

Salcete, Goa - 403720



Sr.No	Party Name and Address	Photo	Thumb	Signature
3	<p>Priyesh Pradip Kamat Alias Kamat Priyesh P, Father Name:Late Pradip Vaikunt Kamat, Age: 37, Marital Status: , Gender:Male,Occupation: Business, H. No. 51, Supravl, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED], as Power Of Attorney Holder for Arya Laxmikant Kundaikar Alias Arya L Kundaikar</p>			
4	<p>Anish Pradip Kamat Alias Anish P Kamat, Father Name:Late Pradip Vaikunth Kamat, Age: 32, Marital Status: Married, Gender:Male,Occupation: Other, H. No. 51, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED]</p>			

Witness:

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

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: K Krubeshwaran, Age: 34, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate, Marital status : Married, Address:403720, Raia, Salcete, SouthGoa, Goa</p>			
2	<p>Name: Alvaro De Jose Ferrao, Age: 25, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate, Marital status : Unmarried, Address:403002, Taleigao, Tiswadi, NorthGoa, Goa</p>			

Sub Registrar
 Sub-Registrar
 [Signature]

Document Serial Number :- 2023-PNJ-772



Document Serial No:-2023-PNJ-772

Book :- 1 Document
Registration Number :- PNJ-1-762-2023
Date : 28-Mar-2023

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

Sub-Registrar

CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL

[Signature]

**BHRI JAIPRAKASH V. NAIK
ADVOCATE & NOTARY**

167/1 31st January Road
Opp. Hotel Venite, Panaji-Goa
Reg. No. 213

Notarial Registration No. 1284/224
Date: 26.02.2024





FORM I & XIV
 ಸಮಗತಿ ನಂ 9 ಕ 98

Taluka TISWADI
 Village Corlim
 Name of the Field Molar
 ಸಗತಿ ನಂ
 Sub Div. No. 2
 ಹೆಸರು ನಂ
 Tenure
 ಭಾಗ ಕರಾರು

Cultivable Area (Ha.Ars.Sq.Mtrs) ಬಾಡು ಕ್ಷೇತ್ರ (ಹೆ. ಅರ್. ವೈ. ಮೀ.)		Un-cultivable Area (Ha.Ars.Sq.Mtrs) ಗಾಂಜಿ ಕ್ಷೇತ್ರ (ಹೆ. ಅರ್. ವೈ. ಮೀ.)	
Dry Crop	Garden	Rice	Khajan
0000.00.00	0009.97.62	0000.00.00	0000.00.00
0000.00.00	0000.00.00	0000.00.00	0000.00.00
Total Cultivable Area		Total Un-cultivable Area	
0000.00.00	0009.97.62	0000.00.00	0000.00.00

Class (a) Class (b)	ಕ್ಲಾಸ್ (ಅ)	ಕ್ಲಾಸ್ (ಬಿ)
0000.00.00	0000.00.00	0000.00.00
0000.00.00	0000.00.00	0000.00.00
0000.00.00	0000.00.00	0009.97.62
Grand Total		0009.97.62

Assessment: Rs. 0.00
 Foro Rs. 0.00
 Predial Rs. 0.00
 Rent Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	S. T. Puttaraju			
2	Shnatti K...	87		
3	Vishwas R. Naik	116		
4	Ishwar Vishnu Gaude Dhulapka	193		
5	Anil Yeshwant Achari	206		
6	Sulakshana S. Barve	219		
7	Vassudha Vassudev H. Madker	235		
8	Rohidas Mandev Naik	234		
9	Marla Cinta Silveira }	236		
10	Roque Francisco Silveira }	160		
11	Antonette Fernandes	319		
12	Maria Aurea Das Doreas Alemao Caetano			
12	Fidelis Do Rosario Alemao Alzira Nalini			
	Alemao Olavo Antonio De Perpetuo Socorro			
	Alemao			
13	Jeanette Alemao	385		
14	Peter Francis Silveira	396		
15	Mahantesh Mallappa Hadagalli	397		
16	Dharmana Gouda Patil			



Date: 22/02/2023

FORM I & XIV
रसगी नं १ व १४



S.No. Name of the Occupant
क्र.सं. नाम
Name of the Field
क्षेत्र का नाम
Molar
Taluka TISWADI
गाँव
Village Corlim
गाँव का नाम
Sub Div. No. 2
सब डिविजन नं
Survey No. 26
सर्वेक्षण नं
Remarks
टिप्पणियाँ
शेती

S.No.	Name of the Occupant	क्र.सं. नाम	Name of the Field	क्षेत्र का नाम	Mutation No.	संशोधन नं	Remarks	शेती
44	Sawaru Prasad Khadar Bhagat	10604			10604			
45	Jay Narayan Kushawaha Ramyad Bhagat	10604			10604			
46	Pawan Kumar	13304			13304			
47	Jai Govind Kushawaha	13304			13304			
48	Sawaru Prasad	13305			13305			
49	Jai Narayan R. Kushwaha	13305			13305			
50	Nani Naik	11592			11592			
51	Ginija Pandhari Colvaikar	13736			13736			
52	Balkrishna Govind Sawant	14016			14016			
53	Parshuram P. Balli	13715			13715			
54	Prashant Sajaman Saigam	12407			12407			
55	Siddappa J. Kole	15426			15426			
56	Geeta Gurnath Amorkar	16121			16121			
57	Suryakant Kambli	16123			16123			
58	Nandlal Kalpanath Gupta (322 sq. mts.)	17081			17081			
59	Pradeep V. Karmat	16536			16536			
60	Medha Vishwas Naik (233 sq. mts.)	17581			17581			
61	Meena Kishore Patel	17394			17394			
62	Maria Perpetua Salva Martins e Dias	11101			11101			
63	Brian Michael Dias	11101			11101			
64	Neema Amol Thali	16025			16025			
65	Prasad Gokuldas Shenvi Kakodkar	17364			17364			
66	Amul Anand Timble	18493			18493			
67	Seema Amul Timble (309 sq. mts.)	18493			18493			
68	Deepak Prabhakar Varty	17361			17361			
69	Vijay Vithal Thaly	17365			17365			
70	Asha Vijay Thaly	17365			17365			



Date: 22/03/2023

FORM I & XIV
 पत्तों नं १ व १४



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Page 4 of 7

Survey No. 26

Sub Div. No. 2

Tenure

Remarks

S.No.	Name of the Occupant	खता नं	Mutation No.	Remarks
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71	Pralhad Venkatesh Gudi (364 sq.mts.)	19012		
72	Saeesh Mohan Tirodkar	17273		
73	Shivappa Jettappa Jamadar	19561		
74	Hanumanth Jagdev Jamadar (315 sq.mts.)	19561		
75	Shanta Raghunath Sardessai	21240		
76	Girish Raghunath Sardessai	21240		
77	Sonali Girish Sardessai	21240		
78	Nicael Fernandes (482 sq.mts.)	20206		
79	Joseph John Gonsalves	21685		
80	Maha Sankha Gonsalves	21685		
81	Kalandar Tahashildar, Kalandarsab Tahashildar	22038		
82	Dr. Pandurang Varikuntlu Cheliker (268 sq.mts.)	19683		
83	Satyawan Nagu Naik	21675		
84	M/s. Vikas Enterprises	22866		
85	Santosh Subray Naik	23444		
86	Abdul Khalid G. Chowhan	23566		
87	Sadique Zattu	24541		
88	Ajit Shridhar Haldanker	24769		
89	Abdul Khalid G Chowhan	25108		
90	Tanveer Ahmad Rajasab Aauti	24189		
91	Khalid Ahmed Rajesab Aauti	24189		
92	Ramena J. L. Fernandes	24448		
93	Sangeeta Bhagat Kushwaha	26739		
94	Vijaykumar Gupta	26738		
95	Brijesh Komal Prasad Bhagat	26738		
96	Raghunandan Gopinath Chandelker	27889		



Date: 22/03/2023

FORM I & XIV
संज्ञा सं १ व १४



Page 5 of 7
100016715477

Taluka TISWADI

Village Corlim

Name of the Field Molar

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S.No. Name of the Occupant

97 Mukund Kamal Naik

98 Mitravinda Mukund Naik

99 Triok Ramnath Sawant

100 Reshma Ramchandra Prabh

101 Madhusudan R Mahale

102 Gurudas R Mahale

103 Amjad Khan

104 Bholan Gupta

105 Renu Gupta

106 Santosh Babu Ghavan

107 Manojkumar Gupta

108 Ashok Gupta

109 Shrikant alis Vivek Kamal

110 Sambhaji Vilas Patil

111 Sobha Vilas Patil alias Shobha Rama Naik

112 Shridevi M Hadagali alias Shredevi

113 Mahantesh Hadagali

114 Arun Kumar alias Aroon Kumar

115 Geeta Gupta

116 Sidhappa Kole alias Sidappa Jatappa Koli

117 Pawan Kumar

118 Geeta Pawan Kumar

119 Luis and Company

120 Luis and Company

121 Luis and Company

122 Mahantesh M. Hadagali

123 Sadique Shabbir Zattu

M/S SKY Developers

33429

32953

32269

32274

32277

32277

31773

31773

31107

30777

30777

30073

30561

30561

24146

27748

27748

28764

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Remarks

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Date: 22/03/2023

FORM I & XIV
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S.No.	Name of the Occupant	ಖತಾ ನಂ	Mutation No.	Remarks
124	M/s Shalaka Infrastructures	33241		
125	Maria Luiza D Souza	33117		
126	Anand V. Ellatti alias Anand Virgantappa Ellatti	34021		
127	Imamuddeen Ali	34459		
128	Vishvesh Tulidas Shirodkar.	33977		
129	Arti Shalish Bhagat	34442		
130	Rangaswamy Sidapa Gowda.	34680		
131	Nahim Khan	34248		
132	Mohammad M Subedar	34248		
133	Ramdhavan Mourya	34553		
134	Anitadevi Mourya	34553		
135	Sunil Kumar Jaiswal.	35027		
136	Sarvesh alias Dinesh, Akshimikant Sinal	35363		
137	Mohammad Sakim	36245		
138	Chandtara Khatoon	36245		
139	Sadique Shabbir Zattu	35816		
140	S A H Waquar alias Eyed Abdul Hadi Waquar	36103		
141	Mehboobin alias Mehabubi Kadarkhan	36441		
142	Balpravesh alias Mehaboobi Gousesab	36441		
143	Jamadar	36441		
144	Jabin Kadarkhan Balpravesh alias Jabin Zande	36441		
145	Mehboob Zande	36441		
146	Sahil Kadarkhan Balpravesh	36441		
147	Javed Kadarkhan Balpravesh	36441		
148	Jairam M. Giri	37560		
149	Umesh Giri	37560		



Date: 22/03/2023



FORM I & XIV
ಸರ್ಕಾರಿ ನಂ 9 ಕ 98

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Page 7 of 7

Taluka TISWADI
Village Corlim
Name of the Field Molar
Survey No. 26
Sub Div. No. 2
Tenure
Name of the Tenant
S.No. 1
Name of the Tenant
Khata No.
Mutation No.
Remarks

Other Rights
Name of Person holding rights and nature of rights:
Mutation No.
Remarks

Details of Cropped Area

Year	Name of the Cultivator	Mode	Season	Name of Crop	Area	Nature	Source of Irrigation	Remarks

End of Report

For any further inquiries, please contact the Gramildar of the concerned Taluka.

Document Registration Summary 2

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

Print Date & Time : - 27-Mar-2023 11:25:15 am

Document Serial Number :- 2023-PNJ-772

Presented at 10:56:14 am on 27-Mar-2023 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	5000
2	Registration Fee	5000
3	Mutation Fees	1500
4	Processing Fee	1000
	Total	12500

Stamp Duty Paid : 5000/-

Stamp Duty Required : 5000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Anish Pradip Kamat, Alias Anish P Kamat, Father Name:Late Pradip Vaikunt Kamat, Age: 32, Marital Status: Married, Gender: Male, Occupation: Other, Address1 - H. No. 51, Donde Bhat, Neura-0-grande, North Goa, Goa - 403104, Address2 - , PAN No.:			

Executor

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Amrita Pradip Kamat, Father Name:Late Ratnakar Kamat, Age: 64, Marital Status: Widow, Gender: Female, Occupation: Other, 54, Donde Bhat, Neura-0-grande, Neura, North Goa, Goa - 403104, PAN No.:			
2	Priyesh Pradip Kamat Alias Kamat Priyesh P, Father Name:Late Pradip Vaikunt Kamat, Age: 37, Marital Status: Married, Gender: Male, Occupation: Business, H. No. 51, Supravi, Donda Bhat, Neura-0-grande, North Goa, Goa - 403104, PAN No.:			

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



STAMP DUTY CERTIFICATE

for no. 773
Reg No. 770
M190

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

Stamp Duty Of : ₹ 5000/-

(Rupees Five Thousand only)

PAID VIDE E-RECEIPT NO 202300227083 DATED : 21-Mar-2023,

IN THE GOVERNMENT TREASURY.



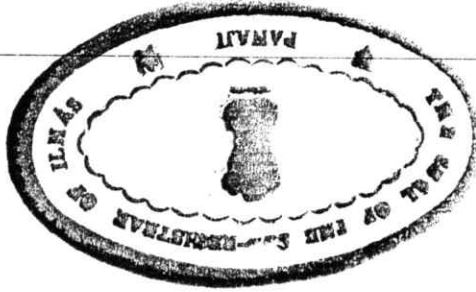
(Signature)

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

ENDORSEMENT

NATURE OF THE DOCUMENT	:	Gift - 32
PRE REGISTRATION NUMBER	:	202300017190
DOCUMENT SERIAL NUMBER	:	2023-PNJ-773
DATE OF PRESENTATION	:	27-Mar-2023
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-770-2023
DATE OF REGISTRATION	:	28-Mar-2023
NAME OF PRESENTER	:	Anish Pradip Kamat Alias Anish P Kamat
REGISTRATION FEES PAID	:	₹5000/-
PROCESSING FEES PAID	:	₹1000/-
MUTATION FEES PAID	:	₹1500/-

DOCUMENT DETAILS



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BETWEEN

State of Goa, on this 21st day of March, 2023
THIS DEED OF GIFT is made at Panaji, Taluka of Tiswadi,

DEED OF GIFT

*Sr No. 2023-PN-773
Dt 22/3/2023
Pg No 12/190*



Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji Goa Phone: 0832-2225548/21/31		e-Receipt	
Echallan No. 202300227083		Echallan Date : 21-03-2023 14:10:58	
Department : 10 - NOTARY SERVICES		Name and Address of Party : Anish 9764463629 Neura o grande	
Service: Stamp Duty		Stamp Duty	
Amount		Stamp Duty	
₹ 5000.00		Stamp Duty	
Total Amount : ₹ 5,000.00		(Rs. Five Thousand Only)	
Department Data: 202300017190 NOTARY 202300017190 NOTARY		Bank ref No:	
Status: Success		Payment Date: 21-03-2023 14:12:30	
Reprint Date: 21/03/2023 14:13:25			



OF THE ORIGINAL

1. **MRS. AMITA PRADIP KAMAT**, daughter of late Ratnakar Kamat, aged 64 years, widow, in business, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] and resident of 54, Donde Bhat, Neura-0-grande, Neura, North Goa, Goa - 403104;

2. **MR. PRIYESH PRADIP KAMAT alias KAMAT PRIYESH P**, son of late Pradip Vaikunt Kamat, aged 37 years, married, in business, Indian national, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] and resident of H. No. 51, Supravi, Donda Bhat, Neura-0-grande, North Goa, Goa - 403104; and his wife

3. **MRS. ARYA LAXMIKANT S KUNDAIKAR alias ARYA L KUNDAIKAR**, daughter of Laxmikant Santba Kundaikar, aged 34 years, married, in business, Indian national, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] and resident of H. No. 21/10 Damodar Nagar, Nr. Navjeevan Hospital Haveli, Curti Ponda, Ponda, North Goa, Goa - 403401;

Hereinafter referred to as the "DONORS", (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include their heirs, legal, representatives, executors, administrators and assigns) of the **FIRST PART**.

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The DONOR No. 3 abovementioned is represented herein by her duly constituted Attorney, her husband, the DONOR No. 2 by virtue of 'Power of Attorney' dated 17/02/2023 executed before Notary, Shivprasad V. Manerkar vide Reg. No. 1481 on 17/02/2023.

AND

MR. ANISH PRADIP KAMAT alias **ANISH P KAMAT**, son of late Pradip Vaikunth Kamat, aged 32 years, married, in business, Indian national, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] and resident of H. No. 51, Donde Bhat, Neura-0-grande, North Goa, Goa - 403104;

Hereinafter referred to as the "**DONEE**", (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include their heirs, legal, representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there exists a property known as "**MANGADDO**" having an area of 1,04,725 sq. mtrs. situated at Corlim within the limits of the Village Panchayat of Corlim, Tiswadi taluka and Registration Sub-District of Ilhas, District of North Goa, State of Goa. The said property is neither registered in the Land



Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of Record of Rights of Village Corlim under denomination "MOLAR" under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs., hereinafter referred to as the 'said property' and described in detail in the SCHEDULE - I hereinafter.

AND WHEREAS vide an Agreement dated 18/11/1990, one, Smt. Maria Laura Ludovina da Piedade Rodrigues e Alemao alongwith her children namely Mr. Caetano Fidelis Do Rosario Alemao and his wife - Mrs. Alzira Nalini Alemao, Mr. Olavo De Perpetuo Socorro Alemao and his wife - Mrs. Jeanette Alemao, Mrs. Maria Aurea Das Dores Alemao had agreed to sell the 'said property' to M/s. VIKAS ENTERPRISES a Partnership Firm having its place of business at Ashirwad Building, 2nd floor, Margao - Goa.

AND WHEREAS the said Smt. Maria Laura Ludovina da Piedade Rodrigues e Alemao expired on 19/07/1991 and was survived by her abovementioned children as her legal heirs.

AND WHEREAS M/s. VIKAS ENTERPRISES then developed the 'said property' and sub-divided the same into various plots in terms of the Agreement dated 18/11/1990, which sub-divisions were approved by the Panjim Planning and Development



Three handwritten signatures are present at the top of the page, each with a horizontal line drawn through it.

Authority vide Order No. PDA/T/8098/500/91 dated 07/06/1991
and by the Village Panchayat of Corlim vide letter bearing Ref.
No. VO/COR/84/91-92 dated 26/06/1991.

AND WHEREAS the Central Planning and Development
Authority, Pato, Panaji - Goa then subsequently issued a 'No
Objection Certificate' bearing Ref. No. PDA/T/8098/1233/1991
dated 8/8/91 towards the registration of Sale of the sub-divided
plots, which fell within the S2 Zone as per Panaji O.D.P.

AND WHEREAS vide Deed of Sale dated 10/07/2000

registered in the Office of the Sub-Registrar of Ilhas under No.

161 page nos. 157 to 175 as a Book No. 1, Volume No. 876

document on 16/08/2000, the children of late Smt. Maria Laura

Ludovina da Piedade Rodrigues e Alemao as Vendors and with

M/s. VIKAS ENTERPRISES as the Confirming Party, sold one

of the sub-divided plot bearing Plot No. E-4 admeasuring an area

of 380 sq. mtrs., hereinafter referred to as the 'said plot' to one,

Mr. Pradeep V. Kamat.

AND WHEREAS the name of the said Pradeep V. Kamat also

features in the Form I & XIV vide Mutation entry no. 16536 as

one of the Occupant's in the 'said property' pertaining to the

Survey No. 26, sub-division No. 2 of the village Corlim in

Tiswadi taluka.



AND WHEREAS the DONOR No. 1 was married to the said

Pradeep V. Kamat under the regime of communion of assets.

AND WHEREAS upon the death of Mr. Pradeep V. Kamat alias

Pradip Vaikunth Kamat alias Pradip Kamat on 24/02/2020 at

Chamunda Residency, Flat No. C3/2, Caranzalem – Goa, a Deed

of Succession dated 16/03/2020 was registered before the Office

of the Judicial Division of Tiswadi, City of Panaji before the Joint

Civil Registrar cum Sub Registrar and Special Notary Ex-

Officio, wherein the DONOR No. 1 was declared as the moiety

holder, while the DONOR No. 2 married to the DONOR No. 3

and the DONEE were declared as his sole and universal heirs.

AND WHEREAS the DONORS and the DONEE are related to

each other as son, brother, brother-in-law respectively and out of

natural love and affection which the DONORS have for the

DONEE, the DONORS are hereby desirous of conveying the said

plot' as gift to the DONEE.

AND WHEREAS the DONORS are of sound mind and not

under any intoxication or coercion while making this Gift Deed

and thus accordingly the parties wish to execute the present Deed

of Gift with respect to the 'said plot' described in Schedule – II

herein below on the terms and conditions agreed.



NOW THIS DEED OF GIFT WITNESSTH AS UNDER :

1. In consideration of natural love and affection of the DONORS for the DONEE, the DONORS do hereby gift, transfer, convey, assure and assign in favour of the DONEE all that Plot No. E-4 admeasuring an area of 380 sq. mtrs. being part of the part and parcel of land known as 'MANGADDO' having an area of 1,04,725 sq. mtrs. situated at Corlim within the Village Panchayat of Corlim, Tiswadi, Sub-District Ilhas, District North Goa, State of Goa which property is neither described in the Office of the Land Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of Rights of Village Corlim under the denomination 'MOLAR' under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs. better described in Schedule - II in the 'said property' free from encumbrances, charges, claims or demands whatsoever and the DONORS do hereby gift, transfer, convey, assure and assign in favour of the DONEE all appurtenances, rights, liberties, privileges, easement whatsoever to the 'said plot', for the DONEE to have, hold, own and enjoy the same unto and to the use and benefit of the DONEE forever, however subject to the payments of all rates, taxes, assessments, dues and duties now chargeable upon the 'said plot' and the 'said property' payable to Government or Panchayat authorities or any other public body.



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2. The DONORS do hereby covenant with the DONEE as

follows :-

a. That notwithstanding any acts, deeds or things heretofore done, executed or omitted to be done by the DONORS, they have full power and absolute authority to gift, transfer and convey the 'said plot' to the DONEE;

b. That the 'said plot' is free from charges, mortgage, claims, liens either of tenancy or from any encumbrances;

c. That the 'said plot' is not subject to any lis-pendens or attachment either before or after judgment or any other impediment of a like nature;

d. That there is no action, suit or proceedings against the DONORS pending before any court of law or before any other tribunal, judicial, quasi-judicial or administrative authority, which might affect the DONORS ability to perform their obligations hereunder.

3. The DONEE hereby accepts the gift of the 'said plot' from the DONOR with gratitude and the DONEE shall be duty bound to pay all the charges and dues with respect to the 'said plot' including government charges on the execution of this Deed

4. The DONORS hereby give their consent as well as their "no objection" for the mutation, transfer and entry of the name of the DONEE in the survey records, the official government



records, the Panchayat records or any other records, as may be prescribed without the need of any further notice.

5. For the purpose of stamp duty and registration fees, the fixed stamp duty and ad valorem registration fee of ₹ 5,000/- (Rupees Five Thousand only) each is paid on this Deed of Gift along with processing fees as per publication in Official Gazette, Govt. of Goa, Notification No. 7/3/2023-LA dated 21/02/2023. The market value for the said plot is valued at ₹ 21,00,000/- (Rupees Twenty One Lakhs only).

6. The DONORS confirm that they have no objection to the

execution of the present Deed of Gift herein.

The DONORS and the DONEE declare that the subject

matter of this gift deed does not pertain to occupancies of person

belonging to the Schedule Caste and Schedule Tribes as per the

Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

SCHEDULE I

(Description of the SAID PROPERTY)

All that part and parcel of land known as "MANGADDO"

having an area of 1,04,725 sq. mtrs. situated at Corlim within the

limits of the Village Panchayat of Corlim, Tiswadi taluka and

Registration Sub-District of Ilhas, District of North Goa, State of



Goa. The said property is neither registered in the Land Registration Office, Ilhas nor enrolled in the Taluka Revenue Office, Panaji but is surveyed for the purpose of Record of Rights of Village Cortim under denomination "MOLAR" under Survey No. 26/2 admeasuring an area of 1,00,084 sq. mtrs. and the said whole property is bounded as under :-

Towards the East : by boundary of village Gaundalim;
Towards the West : by Land of Comunidade of Cortim;
Towards the North : by public road;
Towards the South : by Convent of St. Monica presently surveyed under No. 27/2.

SCHEDULE II

(Description of the SAID PLOT)

All that Plot No. E-4 admeasuring an area of 380 sq. mtrs. being a part of the property described in SCHEDULE I herein above and the said Plot No. E-4 is bounded as under :-

Towards the North : by Plot No. E-1;
Towards the South : by 6 mtrs. wide road;
Towards the East : by 10 mtrs. wide road; and
Towards the West : by Plot No. E-3

IN WITNESS WHEREOF the DONORS and the DONEE have signed these presents on the day, month year and place first herein above written.

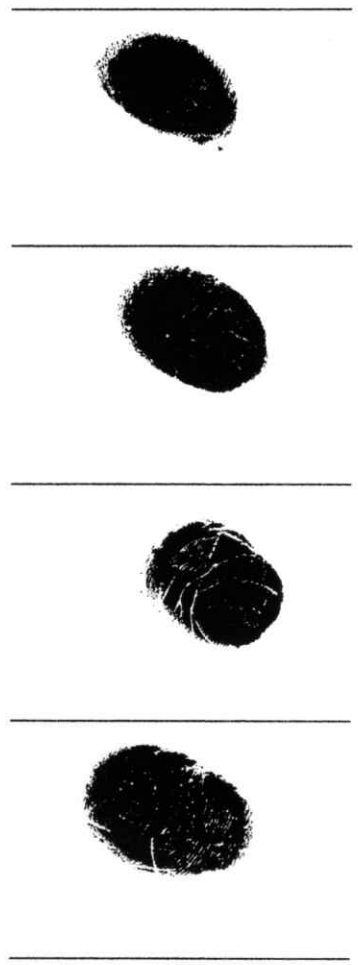
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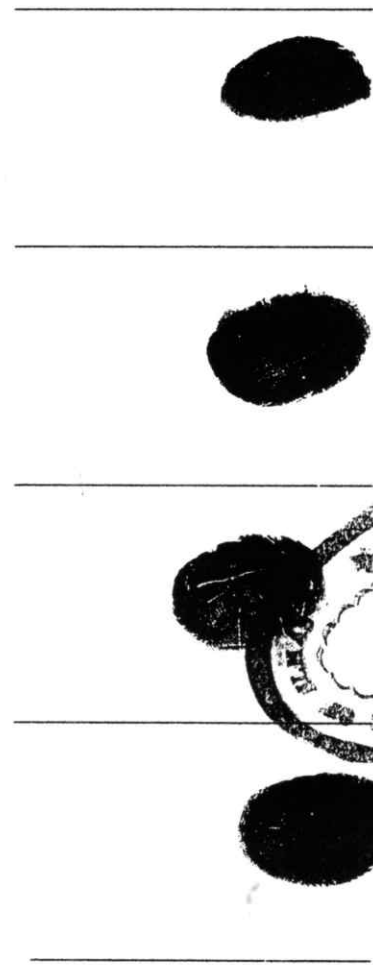
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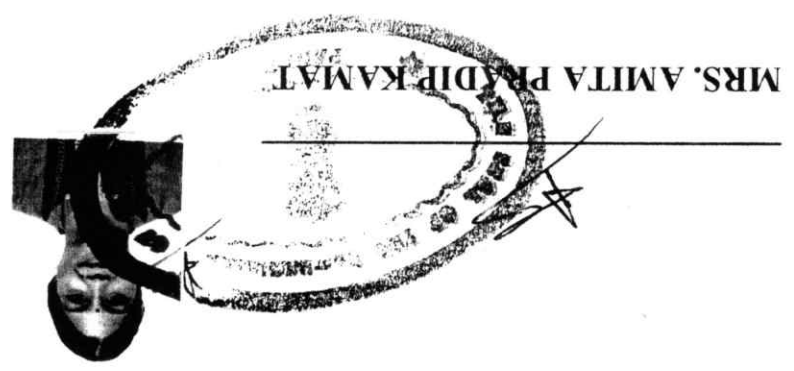
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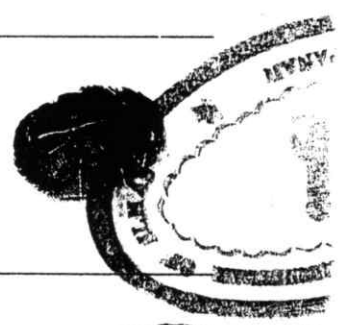
R.H.T.



L.H.T.



SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED DONOR NO. 1



SIGNED, EXECUTED AND DELIVERED

BY THE WITHINAMED DONOR NO. 2



(for self and as PoA for DONOR No. 3)

alias KAMAT PRIVESH P

MR. PRIVESH PRADIP KAMAT

R.H.T.

L.H.T.



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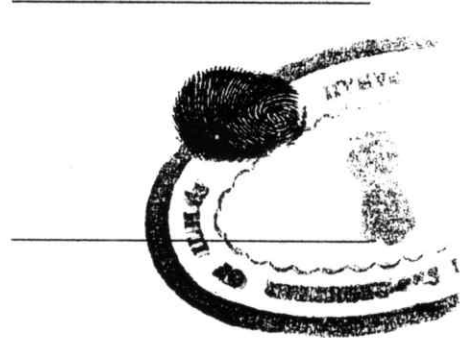
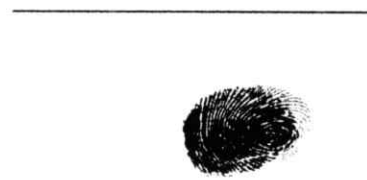
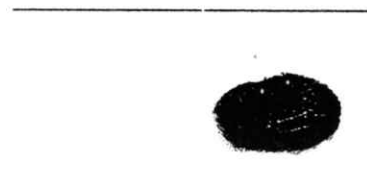
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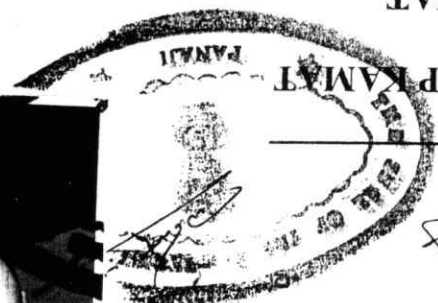


R.H.T.

L.H.T.

alias ANISH P KAMAT

MR. ANISH PRADIP KAMAT



[Handwritten signature]



SIGNED, EXECUTED AND DELIVERED BY THE WITHINAMED THE DONEE

IN THE PRESENCE OF WITNESSES :

(Adv. Alvaro De Jose Ferrao)

resident of 187, Santissimo,
Near Taleigao church, Taleigao,

Panaji, Goa - 403002

1.



(Adv. K Krubeshwaran)

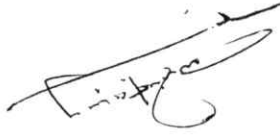
Resident of H. No. 105/H(9), Flat No. A/F-2

Neelgagan Apartment, Arlem - Raia,

Salcete, Goa - 403720



2.





Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 27-Mar-2023 11:29:36 am

Document Serial Number :- 2023-PNJ-773

Presented at 11:02:40 am on 27-Mar-2023 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	5000
2	Registration Fee	5000
3	Mutation Fees	1500
4	Processing Fee	1000
	Total	12500

Stamp Duty Required : 5000/-
Stamp Duty Paid : 5000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Anish Pradip Kamat Alias Anish P Kamat, Father Name:Late Pradip Vaikunth Kamat, Age: 32, Marital Status: Married, Gender:Male, Occupation: Other, Address 1 - H. No. 51, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No. - [REDACTED]			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Amita Pradip Kamat, Father Name:Late Ratnakar Kamat, Age: 64, Marital Status: Widow, Gender:Female, Occupation: Other, 54, Donda Bhat, Neura-o-grande, Neura, North Goa, Goa - 403104, PAN No. - [REDACTED]			
2	Priyesh Pradip Kamat Alias Kamat Priyesh P, Father Name:Late Pradip Vaikunt Kamat, Age: 37, Marital Status: Married, Gender:Male, Occupation: Business, H. No. 51, Supravi, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No. - [REDACTED]			

Sr.No	Party Name and Address			
3	Priyesh Pradip Kamat Alias Kamat Priyesh P , Father Name:Late Pradip Vaikunt Kamat, Age: 37, Marital Status: , Gender:Male,Occupation: Business, H. No. 51, Supravi, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED], as Power Of Attorney Holder for Arya Laxmikant Kundaikar Arya L Kundaikar Anish Pradip Kamat Alias Anish P Kamat , Father Name:Late Pradip Vaikunth Kamat, Age: 32, Marital Status: Married , Gender:Male,Occupation: Other, H. No. 51, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED]	Photo	Thumb	Signature
4	Anish Pradip Kamat Alias Anish P Kamat , Father Name:Late Pradip Vaikunth Kamat, Age: 32, Marital Status: Married , Gender:Male,Occupation: Other, H. No. 51, Donda Bhat, Neura-o-grande, North Goa, Goa - 403104, PAN No.: [REDACTED]	Photo	Thumb	Signature

Witness:

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

Sr.No	Party Name and Address			
1	Name: K Krubeshwaran, Age: 34, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403720, Raia, Salcete, South Goa, Goa	Photo	Thumb	Signature
2	Name: Alvaro De Jose Ferrao, Age: 25, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403002, Taleigao, Tiswadi, North Goa, Goa	Photo	Thumb	Signature



Sub Registrar
 Document Serial Number :- 2023-PNJ-77

Document Serial No:-2023-PNJ-773

Book :- 1 Document
Registration Number :- PNJ-1-770-2023

Date : 28-Mar-2023

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

Sub-Registrar

CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL

[Signature]

SHRI JAIPRAKASH V NAIK
ADVOCATE & NOTARY
167/1 31st January Road
Opp. Hotel Venite, Panaji-Goa
Reg. No. 213



Notarial Registration No. 1283/224
Date: 26.02.2024

