

QPM-1-31-2023



गोवा GOA

Seriat No. 300584 Place of Vendor Quepem Date 12/1/23 138262

Value of Stamp 5000/-

Name of Purchaser: Auduth Gayanan Naik

Resident: Quepem - Goa Father Name: Gayanan Naik

Signature of Vendor
MRS. ROSY PEREIRA
Lic. No. : Jud/ Ven-Lic/2/2019/AC-I
QUEPEM - GOA

Naik
Signature of Purchaser



AVDHUT G. NAIK

DEED OF GIFT

पुत्राधिकारान्तरण प्रमाणपत्र
पुत्राधिकारान्तरण
Naik

-2/-



THIS DEED OF Gift is made and executed at QUEPEM GOA on this 12th day of January, of the year Two thousand and Twenty-Three. (12/01/2023)

BETWEEN

1. **SHRI. GAJANAN TILU NAIK** alias **GANESH TILU NAIK**, aged about 83 years, son of Shri. Tilu Naik, married, businessman, holding PAN Card No. AAXPN7354D, holding Aadhar Card No. 584039058826, Mobile No. 9011111255, and his wife

2. **SMT. PRABHAVATI GAJANAN NAIK**, aged about 78 years, wife of Shri. Gajanan Tilu Naik, married, housewife, holding PAN Card No. ADKPN9600Q, holding Aadhar Card No. 360143960221, Mobile No. 9011111255, both resident of H.No. 2036, Dabolim, Shiroda, Ponda, North Goa, 403103, hereinafter for the sake of brevity be referred to as "**THE DONORS**" (Which expression unless repugnant to the context or meaning thereof, shall deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

1. **SHRI. AVDHUT GAJANAN NAIK** alias **AVDHUT GANESH NAIK**, aged about 40 years, son of Shri. Gajanan Tilu Naik, married, businessman, holding PAN Card No. AEBPN6702R, holding Aadhar Card No. 307746379454, Mobile No. 9325093182, resident of resident of H.No. 2036, Dabolim, Shiroda, Ponda, North Goa, 403103, hereinafter for the sake of

Gajanan Tilu Naik *प्रभावती गजनाईक* -3/-
Pratik



brevity be referred to as "**THE DONEE**" (Which expression unless repugnant to the context or meaning thereof, shall deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.



All the executing parties to this Deed of Gift are Indian Nationals.

WHEREAS there exists a property known as "XELDEWADI" or "XELDEVADE", situated at village Xeldem, within the jurisdiction of Village Panchayat of Xeldem, Taluka and Sub District of Quepem, District of South Goa, State of Goa, described in the Land Registration Office under No. 4318 and enrolled in the Revenue office under No. 197 and surveyed for the purpose of Record of Rights of Xeldem village of Quepem Taluka under nos. 121 and 122/1. This property is more particularly described in the SCHEDULE-I below and hereinafter referred to and called as the "SAID PROPERTY" for the sake of brevity.

AND WHEREAS, the said property was allotted to Mr. Jose Francisco Furtado and his wife Mrs. Ana Florinda Vaz e Furtado, in the Inventory Proceedings held in the Court of Salcete, Goa, instituted in the year 1933 upon the death of Ana Clementina Zemira da Costa, under verba no. 35.

AND WHEREAS by virtue of Deed of Sale dated 29th September 1988, duly registered before the Sub-Registrar of Quepem under registered No. 375 at pages 132 to 143 of Book No. I, volume No. 18 dated 10/10/1988, said Mr. Jose Francisco

-4/-

Gajanan Tiku Wairkar
Prashant K. Naik



Furtado and his wife Mrs. Ana Florinda Vaz e Furtado sold one piece of land admeasuring an area of 60,000.00 sq. mts. being a plot disannexed from the said property to the DONOR No. 1 herein.

AND WHEREAS after purchase of said piece/plot of land, the Donor No. 1 has mutated his name in survey records and partitioned and separated his Plot in survey records and survey authority had allotted a separate survey holding to his Plot as survey No. 122/1-C, more particularly described in SCHEDULE-II herein written and for the sake of brevity is hereinafter referred to as the "SAID BIGGER PLOT".

AND WHEREAS the Donors has separated and disannexed the portion of said bigger plot, admeasuring 3080.00 sq. mts. which portion is separate, distinct and independent plot disannexed from the above described bigger plot and is hereinafter referred as "PLOT NO. 'A'", which Plot No. 'A' is better described in SCHEDULE-III and depicted in the plan annexed hereto.

AND WHEREAS the DONEE is the son of the DONORS and the DONORS are desirous of donating the said PLOT NO. A described in Schedule-III, out of their disposable quota to the DONEE.

The DONORS represented, covenanted and declared to the DONEE:-

a) That no person/s other than the DONORS are the owners of the plot hereby gifted.

Tajamori, the Naigues प्रभावती ग. नाईक
B. Naik

-5/-



b) That the DONORS have absolute right to Gift the plot hereby gifted and/or to deal with any manner whatsoever.

c) That the DONORS have a clear and marketable title to the plot hereby gifted.

d) That there is no legal bar or impediment for this transaction and that the plot hereby gifted is free from encumbrance, liens and/or charges.

e) That no notices from the Central or State Government or any other local body or authority under any Municipal or Panchayat law or under any acts, schemes, ordinance, order or notification including notices/proceedings for Acquisition/ Requisition in respect of the plots hereby gifted had/has been received by and/or served upon the DONORS.

f) That neither of the plot hereby gifted nor any part thereof is the subject matter of any attachment or of any certificates or other recovery proceedings, under the income Tax or under any other acts, statutes, law and/or regularization and/or under any subsisting order, judgment and/or Decree of any Court of law.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:-

1. That in consideration of natural love and affection, which DONORS had and still have for the DONEE, the latter, being their son. The DONORS out of their own free will without any pressure, fraud, coercion or undue influence from anybody whomsoever, in their full senses, do hereby and hereto, Gift, donate, give, convey, assure and transfer unto and to the use of

Pratima Tilu Vaidya *प्रभावती गानाईक*
Pratik

-6/-



DONEE, all the estate, right, title, and interest in the said PLOT No. A, described in Schedule-III hereinafter with intent to vest the same in favour of the DONEE, free from all the encumbrances, charges, liens whatsoever, the said PLOT NO. A, described in Schedule-III hereinafter, within the disposable quota of the Donors, TO HAVE, TO HOLD, TO OWN, TO OCCUPY, TO POSSESS AND TO ENJOY the same for his use and benefit absolutely and unconditionally forever.



2. The DONORS have made this Gift of Plot hereby gifted to the DONEE out of their love and affection towards the DONEE since the DONORS are the father/mother and the DONEE is their son. This Gift is without reservation of usufruct reserved by the DONORS until their life time.

3. The DONORS do hereby covenant with the DONEE as under:

a) The Plot hereby gifted admeasuring an area of 3080.00 sq. mts. hereby gifted in favour of the DONEE by the DONORS shall be quietly enter and enjoyed by the DONEE without any interruption or disturbance by the DONORS or by any person/s claiming through or under the DONORS.

b) The DONORS shall at the request of the DONEE execute and do every such act, deeds, affidavits, matters and things in order to mutate or enter upon or cause to give mutated in the survey of Government Land Records the Plot hereby gifted in order to perfect the title of the DONEE to the said PLOT No. A hereby gifted.

Tajamom Jilu Nainu प्रभावती ग. नाईक
Abdik

-7/-



c) The DONORS further covenant with the DONEE that the said PLOT No. A hereby gifted subsists and the DONORS are the lawful owners of the same and that, DONORS have full power and absolute authority to gift the said PLOT No. A hereby gifted and that except the DONORS no other person or persons have any right to the Plot which is hereby gifted to the DONEE.

d) The DONORS further covenant with the DONEE, that the Plot hereby gifted is free from encumbrance, charges, liens, mortgages, lis pendence, lease, acquisition or proposed reservation by any Government authorities or any other litigations of Civil or Criminal in nature.

e) The DONORS further states and declare that the DONORS have not hereby done, committed, executed knowingly or willingly any act, deeds, instruments or writing or agreement pertaining to the Plot hereby gifted to the DONEE, in favour of any third party.

f) That the DONEE herein shall be hereinafter entitled to enjoy the said PLOT No. A hereby gifted as his own.

g) The DONEE shall be entitled to enjoy the said PLOT No. A hereby gifted along with all and whatever that is existing therein without any interference from any person or persons as its absolute owners thereof. This Gift is free of cost.

5. The said PLOT No. A is valued for Rs. 55,44,000/- (Rupees Fifty Five lakh Forty Four thousand only), however, as per the Official Gazette, Series I, No. 23 dated 03/09/2021 the Stamp Duty of Rs. 5,000/- and as per the Official Gazette, Series I, No.

प्राप्तकर्ता के लिये वांछित प्रभावनीगनाईक
आवक



30 dated 01/11/2022 the Registration charges of Rs. 5,000/- is paid herewith being the Deed of Gift executed by the father/mother in favour of their son.

7. The DONEE accepts the gift of said PLOT No. A hereby gifted with thanks.

8. The Town and Country Planning Department, Quepem/Sanguem/Dharbandora Taluka, Quepem Goa vide its letter dated 28/11/2022 bearing No. TPQ/NOC/49(6)/4667/Q-Xeldem/122/1-C-A/2022/2354 issued necessary No Objection Certificate for registration of Deed of Gift in respect of said Plot No. A, surveyed under survey No. 122/1-C of village Xeldem, Taluka Quepem.

SCHEDULE-I

(of the SAID PROPERTY)

All that property known as "XELDEWADI" or "XELDEVADE", situated at village Xeldem, within the jurisdiction of Village Panchayat of Xeldem, Taluka and Sub District of Quepem, District of South Goa, State of Goa, described in the Land Registration Office under No. 4318 and enrolled in the Revenue office under No. 197 and surveyed for the purpose of Record of Rights of Xeldem village of Quepem Taluka under nos. 121 and 122/1 and is bounded as under:

On the East: By the property 'Davorxeta, of Mr. Jose Francisco Furtado and Mrs. Ana Florinda Vaz e Furtado;

On the West: By top of the hill;

Pratima J. D. Vaidya
Pratima

प्रभावती गानाईक

-9/-



On the North: By the property 'Zambulgale' of Ambagi Gaunso and top of the hill; and

On the South: By vargea Jogeagalle of Ragoba Naik.



SCHEDULE-II

(of the SAID BIGGER PLOT)

All that piece of land admeasuring 60,600.00 sq. mts. forming part of the said property known as "XELDEWADI" or "XELDEVADE", situated at village Xeldem, within the jurisdiction of Village Panchayat of Xeldem, Taluka and Sub District of Quepem, District of South Goa, State of Goa, described in the Land Registration Office under No. 4318, enrolled in the Revenue office under No. 197 and surveyed under survey No. 122/1-C of village Xeldem of Quepem Taluka and is bounded as under:

On the East: Partly by the property under survey No. 122/1 and partly by the property under survey No. 121/2 of village Xeldem;

On the West: Partly by the property under survey No. 130/1 and partly by the property under survey No. 123/5 of village Xeldem;

On the North: By the property under survey No. 102/3 of village Xeldem; and

On the South: By existing public road.

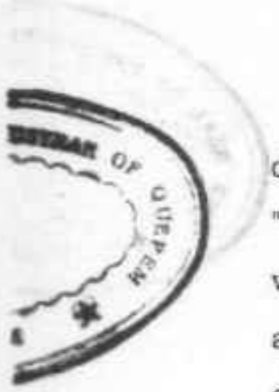
Gajanan Tibi Wankar प्रभावती वानडेकर
Bhaik

-10/-



SCHEDULE-II

(of the said PLOT NO. A hereby gifted)



All that Plot No. A admeasuring an area of 3080.00 sq. mts., disannexed from the said bigger plot of the property known as "XELDEWADI" or "XELDEVADE", situated at village Xeldem, within the jurisdiction of Village Panchayat of Xeldem, Taluka and Sub District of Quepem, District of South Goa, State of Goa, described in the Land Registration Office under No. 4318, enrolled in the Revenue office under No. 197 and surveyed under survey No. 122/1-C of village Xeldem of Quepem Taluka and is bounded as under:

- On the East: By property bearing survey No. 121/4(P) and 121/2;
- On the West: By remaining property bearing survey No. 122/1-C;
- On the North: By remaining property bearing survey No. 122/1-C; and
- On the South: By existing public road.

IN WITNESS WHEREOF the DONORS and DONEE hereto have set and subscribe their hands and signatures on the day, month and year and place first hereinabove mentioned.

-11/-

Prasanna Tiku Nangue *प्रभावती गवई*
Awalk



SIGNED, SEALED AND DELIVERED
BY WITHINNAMED BY THE 'DONORS'



Gajanan Tilu



DONOR NO.1 SHRI. GAJANAN TILU NAIK
alias GANESH TILU NAIK

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

प्रभावती ग. नाईक

Gajanan Tilu Naik
Naik





प्रभावती गजानन नाईक



DONOR NO. 2 SMT. PRABHAVATI GAJANAN NAIK

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

प्रभावती गजानन नाईक

-13/-

Gajanan Naik
Naik



SIGNED, SEALED AND DELIVERED
BY WITHINNAMED BY THE 'DONEE'



Avdik

Avdik



DONEE SHRI. AVDHUT GAJANAN NAIK alias
AVDHUT GANESH NAIK

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

प्रभावती नाईक

-14/-

Gajanan tilak Naik
Avdik





WITNESSES:-

1. Vnaik

Shri. Vinesh Damodar Naik,
R/o. H.No. 10, Cotto, Amona, Quepem Goa.

2. Gh

Shri. Gurudas Gawas,
R/o. H.No. 607/15, Davodxet Chinchegal, Xeldem, Quepem Goa.

Prakash Naik
Prakash

प्रभाकरी नाईक



28/11/2022

PLAN

SHOWING PLOT NO. A OF THE PROPERTY BEARING
SURVEY NO. 122/1-C, SITUATED AT XELDEM VILLAGE
OF QUEPEM TALUKA

FOR NOC FOR GIFT DEED

SCALE:-1:2500

NORTH



AREA STATEMENTS

1.	PROPOSED PLOT NO. A	— 3881.00 SQ. MTR
2.	APPROVED SUB DIVISION AREA (REF:-TPQ/Sub.div/7403/Q- xeldem/122/1-C/2022/331 DATE:-24/02/2022)	— 14,479.00 SQ. MTR

NOTE:
TOTAL AREA OF THE PROPERTY BEARING S NO 122/1-C IS 60,600. SQ.MTR
AS PER I & XIV FORM

REMAINING BALANCE AREA — 43,041.00 SQ.MTR

— SURVEY BOUNDARY OF THE
PROPERTY



AREA — 14,479.00 SQ.MTR
HAVING PROVISION NOC
FOR SUBDIVISION
(REF:-TPQ/Sub.div/7403/Q- xeldem/122/1-C/2022/331
DATE:-24/02/2022)

SURVEY NO. 130/1

SURVEY NO. 123/1-C

SURVEY NO. 121/2

SURVEY NO. 123/5

S. NO. 121/4(a)
S. NO. 121/2
PLOT NO. A
AREA 3881.00
SQ.MTR

EXISTING 12.50' WIDE ROAD
TO QUEPEM

TO QUEPEM

Ramanand R Desai

Civil Engineer (B.E.CIVIL)
Quepem-Goa

TCP Reg. No. ER/0007/2015

1. Ramanand R Desai

प्रभाष सी ग. नाईक

DONOR'S

Aravik

DONEE

ENGINEER





Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 13-Jan-2023 12:21:57 pm

Document Serial Number :- 2023-QPM-34

Presented at 12:10:34 pm on 13-Jan-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	5000
2	Registration Fee	5000
3	Mutation Fees	2000
4	Processing Fee	980
Total		12980

Stamp Duty Required :5000/-

Stamp Duty Paid : 5000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Avdhut Gajanan Naik Alias Avdhut Ganesh Naik ,Father Name:Gajanan Naik, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.no. 2036 Dabolim Shiroda Ponda Goa, Address2 - PAN No.: AEBPN6702R			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gajanan Tilu Naik Alias Ganesh Tilu Naik , Father Name:Tilu Naik, Age: 83, Marital Status: Married ,Gender:Male,Occupation: Advocate, H.no. 2036 Dabolim Shiroda Ponda Goa, PAN No.: AAXPN7354D			
2	Prabhavati Gajanan Naik , Father Name:Yeshwant Baburao Naik, Age: 78, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.no. 2036 Dabolim Shiroda Ponda Goa, PAN No.: ADKPN9600Q			
3	Avdhut Gajanan Naik Alias Avdhut Ganesh Naik , Father Name:Gajanan Naik, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, H.no. 2036 Dabolim Shiroda Ponda Goa, PAN No.: AEBPN6702R			

Witness:

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



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Gurudas Gawas, Age: 49, DOB: , Mobile: 7798371509 Email: , Occupation: Business , Marital status : Married , Address: 403705, Xeldem, Quepem, South Goa, Goa			
2	Name: Vinesh Damodar Naik, Age: 29, DOB: , Mobile: 8805291303 , Email: , Occupation: Advocate , Marital status : Married , Address: 403705, Quepem, Quepem, South Goa, Goa			




Sub Registrar
MIL. REGISTRAR
- CUM -
REGISTRAR
2023-QPM-34

Document Serial Number 2023-QPM-34



Document Serial No:-2023-QPM-34

Book :- 1 Document

Registration Number :- **QPM-1-31-2023**

Date : 13-Jan-2023



Parvathy
Sub Registrar (Office of the Civil Registrar cum-Sub Registrar, Quepem)

— CUM —
SENIOR REGISTRAR
QUEPEM

1 / 1





**OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE QUEPEM-SANGUEM-DHARBANDORA
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA**

2nd Floor, Government Building, Quepem 403 705 GOA

Ref No: TPP/49(6)/4667/O-Xeldem/122/1-C/2022 ²³⁵⁴ Date: 28/11/2022

NO OBJECTION CERTIFICATE

Under Section 49(6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has No Objection for the registration of **Deed of Gift** in respect of Plot no. A in Survey No. 122/1-C of **Xeldem** village of **Quepem** Taluka.

The plot/property falls within **Settlement Zone** as per RPG-2021, admeasuring an area of **3080.00Sq.mts** known as "Xeldevade"

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH BY: Remaining property bearing Sy. No.122/1-C

SOUTH BY: Existing public road

EAST BY: Property bearing Sy. No.121/4(P) and 121/2

WEST BY: remaining property bearing Sy. No. 122/1-C

1. This N.O.C. is issued for the execution of Deed of Gift in favour of applicant younger son Shri Avadhut Gajanan Naik on the basis of Affidvit registered under Reg. No. 536/2022 before the Notary SHri Mahendra V. Gavas, which is allowed based on the clause no. 14 of the section category II of the Order dtd. 21/1/2021 and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate authority.
2. The plot shown on the site plan enclosed with NOC has been submitted by the Competent Engineer Shri Ramanand R. Dessai having Reg.no. ER/0007/2015.
3. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.
6. On issue of this N.O.C., any permissions granted by the Department stands cancelled, withdrawn/invalid or any ongoing development will have to be stopped.

NOTE:- Applicant has paid processing fees of **Rs. 2000/- (Rupees two thousand only)** vide challan No. 314 dtd. 23/09/2022.

(Yugandaraj V. Redkar)
Dy. Town Planner

To,
Mr. Gaianan Tilu Naik
Daboli, Shiroda,



28/11/2022

PLAN

SHOWING PLOT NO. A OF THE PROPERTY BEARING
SURVEY NO. 122/1-C, SITUATED AT XELDEM VILLAGE
OF QUEPEM TALUKA

FOR NOC FOR GIFT DEED

SCALE:-1:2500

AREA STATEMENTS

- | | | |
|----|---|--------------------|
| 1. | PROPOSED PLOT NO. A | - 3080.00 SQ MTR |
| 2. | APPROVED SUB DIVISION
AREA (REF:-TPQ/Sub.div/7403/Q- xcidem/122/-C/2022/33)
DATE:-24/02/2022) | - 14,479.00 SQ MTR |

NOTE
TOTAL AREA OF THE PROPERTY BEARING S.NO 122/1-C IS 60,000 SQ MTR
AS PER I & XIV FORM

REMAINING BALANCE AREA — 43,041.00 SQ. MTR.

Ramanand R Desai
Civil Engineer (B.E.CIVIL)
Quepem-Goa
TCP Reg. No. ER/0007/2015

ENGINEER





भारत सरकार
GOVERNMENT OF INDIA



Avdhut Gajanan Naik
Year of Birth : 1982
Male



3077 4637 9454

आधार — आम आदमी का अधिकार

Naik



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
H.No 2036, Dabolim, Shiroda, Shiroda,
North Goa, Goa, 403103



1947
1800 182 1847



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947
Bangalore-560 001





NAIK



थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAXPN7354D

नाम /NAME
GAJANAN TILU NAIK

पिता का नाम /FATHER'S NAME
TILU NAIK

जन्म तिथि /DATE OF BIRTH
16-06-1939

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, कर्नाटक एवं गोवा
Chief Commissioner of Income-Tax, Karnataka & Goa

Gajanan Tilu Naik



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAVATI GAJANAN NAIK
YESHWANT BABURAO NAIK
09/03/1945
Permanent Account Number
ADKPN9600Q

प्रभावती ग. नाईक
Signature



प्रभावती ग. नाईक



भारत सरकार
GOVERNMENT OF INDIA

Prabhavati Gajanan Naik
Year of Birth : 1944
Female

3601 4396 0221

आधार - आम आदमी का अधिकार

प्रभावती गजनाईक

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
H.No 2036, Dabolim, Shiroda Ponda,
Shiroda, North Goa, Goa, 403103

1947
1950-1952-1957

http://uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Mumbai-400 001





Gajanan Tilo Naik
Year of Birth : 1939
Male

5840 3905 8826



आधार - आम आदमी का अधिकार

Gajanan Tilo Naik



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
H.No 2036, Dabolim, Shiroda Ponda,
Shiroda, North Goa, Goa, 403103

24x7
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

PO, Box No 1947,
Bengaluru-560 003

Gajanan Tilo Naik



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0604/02331/01132

To
Gurudas Gawas

S/O: Sakharam Gawas,
H.no.607/15,
Davodxet Chinchegal,
VTC: Xeldem, PO: Quepem,
Sub District: Quepem, District: South Goa,
State: Goa, PIN Code: 403705,
Mobile: 7798371509

90119396



KF901193960FI



आपका आधार क्रमांक / Your Aadhaar No. :

8868 6399 5996

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



te: 25/03/2015



Gurudas Gawas

DOB: 04/01/1973

Male





भारत सरकार
Government of India



Vinesh Damodar Naik
DOB: 03/05/1983
Male

10-09-2012

4738 3795 6245

मेरा आधार, मेरी पहचान

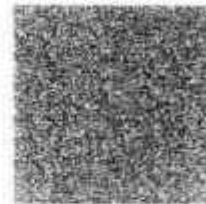
Chau



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: h no 10, cutt amona, Quasari, South
Goa, Goa, 403705



4738 3795 6245



1947



help@uidai.gov.in



www.uidai.gov.in





APPLICATION FOR MUTATION OF LAND RECORDS

1. Name of Applicant: **Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik**
2. Detail postal address of applicant: **H.no. 2036 Dabolim Shiroda Ponda Goa,**
3. Contact details of applicant:
 - a. Email:
 - b. Cellular number: **9325093182**
4. Name of the property acquired: **"XELDEWADI" OR "XELDEVADE".**
5. Survey No. and area of the property acquired: **122/1-C**
6. Village and Taluka in which the property is acquired: **Xeldem, Quepem**
7. Mode in which the property is acquired: **DEED OF GIFT**
8. Name of the person from whom the property is acquired: **Mr. Gajanan Tilu Naik alias Ganesh Tilu Naik and Mrs. Prebhavati Gajanan Naik** ✓
9. Detailed postal address of the person from whom the property is acquired: **H.no. 2036 Dabolim Shiroda Ponda , Goa.**
10. Name to be deleted: **Mr. Gajanan Tilu Naik**
11. Details of registration of the document relied on:
 - a. Registration No.: **QPM-1-31-2023**
 - b. Book No.: **1**
 - c. CD No.: **—**
 - d. Date: **13/01/2023**
12. We, the undersigned **Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik**, request the Mamlatdar of **Quepem** Taluka, to mutate the land records, pertaining Survey No. **122**, Sub Division No. **1-C** of Villlage **Xeldem**, Taluka **Quepem**, District **South Goa**, of State of Goa, and to include the name of the undersigned as Occupant/co-occupant for an area of **3080** square meters.

Necessary fee of Rs2000/- is paid vide echallan no. **202300033521** dated **12/01/2023**

Avdik

Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik

Prebhavati
Before the Civil Registrar-cum-Sub Registrar of **Quepem**

— SUB —
SUB-REGISTRAR
QUEPEM

NO OBJECTION CERTIFICATE

We, 1. **Mr. Gajanan Tilu Naik alias Ganesh Tilu Naik** Son of **Tilu Naik**, age 83 years, married, Occupation Business, Nationality Indian National, holding (Aadhar Card No.584039058826) ,
2. **Mrs. Prebhavati Gajanan Naik** wife of **Mr. Gajanan Naik**, age 78 years, married, Occupation housewife, Nationality Indian National, holding (Aadhar Card No.360143960221) both resident of H.no. 2036 Dabolim Shiroda Ponda Goa, do hereby state that We are the interested parties in the above referred property and that we do not have any objection for **inclusion of the name of above named applicant and to delete our name** from the occupants column of survey records of above referred property.



We submit that this NOC cum Consent is given in terms of Rule 10(1)(i) read with Rule 15(1) of Goa, Daman and Diu Land Revenue (Record of Rights and Register of Cultivators) Rules 1969 as amended in the year 2021.

Place: Quepem
Date: 13/1/2023

Gajanan Tilu Naik

1. Mr. Gajanan Tilu Naik alias Ganesh Tilu Naik

Prabhavati
2. Mrs. ~~Ganayati~~ Gajanan Naik

प्रभावती नाईक





**Government of Goa
Directorate of Accounts**

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

202300033521

Echallan No. 202300033521

e-Receipt

Department: **16 - COLLECTORATE, SOUTH
GOA** Echallan Date: 12/01/2023 20:12:15

Name and Address of Party: Avdhut | 9325093182
Dabolim Shiroda

Service: Mutation Fee for Collector South Goa District New

	Amount
Mutation Fee for Collector South Goa District New	₹ 2000.00

Total Amount: ₹ 2,000.00

(Rs. Two Thousand Only)

Department Data: 202300002424 RURALSO|202300002424 RURAL SOUTH

Bank ref No: CPACJOHXD6
Status: Success
Payment Date: 12/01/2023 20:17:36
Payment Gateway: SBI_MOPS

Print Date: 12/01/2023 20:17:48





**Government of Goa
Directorate of Accounts**

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

202300033518

Echallan No. 202300033518

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 12/01/2023 20:11:26

Name and Address of Party : Avdhut | 9325093182
Dabolim Shiroda

Service: Fees under Indian Registration Act New

Amount

Fees under Indian Registration Act New ₹ 5980.00

Total Amount : ₹ 5,980.00

(Rs. Five Thousand Nine Hundred Eighty Only)

Department Data: 202300002424 NOTARY|202300002424 NOTARY

Bank ref No: CPACJOIHN0

Status: Success

Payment Date: 12/01/2023 20:23:34

Payment Gateway: SBI_MOPS

Print Date: 13/01/2023 11:49:10





गोवा GOA

173729

on No. 8/24/25 place of issue, Quepem Date of issue 12/11/24
 Value of stamp paper 2115 600/-
 Name of the purchaser Nirmal Estates
 Residing at Tilamot Quepem son of Joaquim M. Fernandes
 As there is no one single stamp paper for the value of Rs. 25,000/-
 Additional stamp paper for the completion of the value is attached along
 with.

Handwritten signature
12/11/24
 Signature of the Ex-officio vendor

Signature of Purchaser

Domrick Fernandes

AGREEMENT OF SALE (WITH POSSESSION)

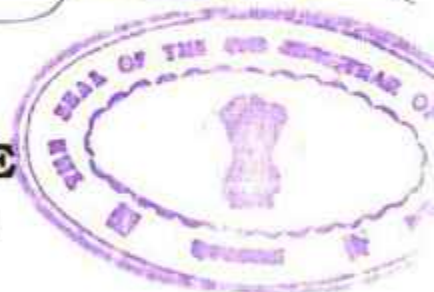
THIS AGREEMENT OF SALE is made and executed
 at Quepem, Goa, on this 9TH day of November 2024.

Domrick

Handwritten signature

..2/-

Fernandes





गोवा GOA

173730

Sl. No. 8/24-25 Place of issue, Quepem Date of issue, 12/11/24
Value of stamp paper 2,15,400/-
Name of the purchaser Nirmal Estate
Reside. at Tilamal, Quepem son of Joaquim M. Faria
As there is no one single stamp paper for the value of Rs. 25,000/-
Additional stamp paper for the completion of the value is attached along
with

12/11/24
Signature of the Notary Public

Signature of Purchaser

-2-

- BETWEEN -

(1)(a) MR. AVDHUT GAJANAN NAIK alias AVDHUT
GANESH NAIK, son of Shri. Gajanan Tilu Naik, aged
about 40 years, married, businessman, PAN Card No.

Avdik Signature

..3/ Fernandes



गोवा GOA

173731

on No. 8/24-25 Place of value, Quepem Date of issue 12/11/24
Value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estates
Reside at Tilamal, Quepem son of Joaquim M. Fernal
As there is no one single stamp paper for the value of Ru. 25000/-
Additional stamp paper for the completion of the value is attached along
with

Kodiy
12/11/24
Signature of the Ex-officio vendor

[Signature]
Signature of Purchaser

-3-

AEBPN6702R, Aadhaar Card No.3077 4637 9454
and his wife **(b)MRS.REEMA AVDHUT NAIK**,
daughter of Mr.Kalidas Datta Naik Khandeparkar,

Ataik [Signature] ..4/- Fernandy



गोवा GOA

173732

St. No. 8/24-25 Place of issue, Goa Date of issue 12/11/24
 value of stamp paper ... 2,15,600/-
 Name of the purchaser ... Nirmal Estate
 Name of the person ... Joachim M. Fernandes
 As there is no one single stamp paper for the value of Rs. 25,000/-
 Additional stamp paper for the completion of the value is attached along
 with.

Kodiyil
 12/11/24
 Signature of the Rs-officer present

[Signature]
 Signature of Purchaser



-4-

aged 39 years, housewife, PAN Card
 No. ARTPN5930G, Aadhaar Card No. 9513 9623 2303,

[Signature] [Signature] [Signature] ..5/- Fernandes



गोवा GOA

173733

IN No. 8/24-25. VALUE OF PAPER Quepem DATE OF ISSUE: 12/11/24
 Value of Stamp paper ... 2,15,600/-
 Name of the purchaser Nirmal Estates
 Address: Tilamal Quepem son of Teaquim M. Fernald
 As there is no one single stamp paper for the value of Rs. 25,000/-
 Additional stamp paper for the completion of the value is attached along with.

Handwritten signature
 Member of the Ra-office under

Handwritten signature
 Signature of Purchaser



-5-

both Indian Nationals and residents of H.No.2036, Dabolim, Shiroda, Ponda, Goa 403 103, hereinafter referred to as **"THE VENDORS"** of the **ONE PART.**

Handwritten signature Handwritten signature Handwritten signature ..6/- Fernald



गोवा GOA

173734

of. No. 8/24-25 Place of vend. Quepen Date of issue 12/11/24
 Value of stamp paper 2,15,600/-
 Name of the purchaser Nirmal Estates
 Reside. at Tilalod, Quepen son of Joaquim M. Ferrado
 As there is no one single stamp paper for the value of Rs. 25,000/-
 Additional stamp paper for the completion of the value is attached along
 with.

12/11/24

Signature of the Assessor/Notary

Signature of Purchaser

-6-

- AND -

(2) **M/S.NIRMAL ESTATES**, a Partnership Firm, duly
 registered before the Registrar of Firms of Salcete,

Attilic

[Signature]

[Signature]

..7/- Fernando



गोवा GOA

173735

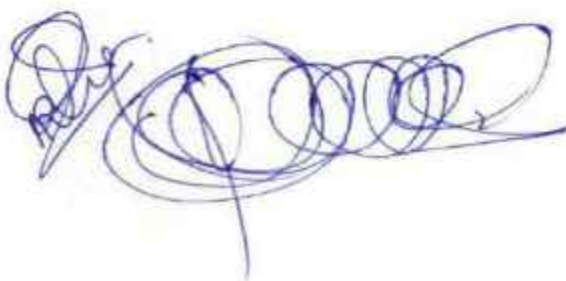
of No. 8/24-25 Place of issue Quepem Date of issue 12/11/24
Value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estates
Reside at Tilamal Quepem son of Joachim M. Fennadi
As there is no one single stamp paper for the value of Rs. 25,000/-
Additional stamp paper for the completion of the value is attached along
with

Hodigos
12/11/24
Signature of the Ex-officio sender

Signature of Purchaser

-7-

Margao under No.MGO-F246-2013 dt.31.10.2013,
having its Office at Shop No.F-23, Nirmal Residency,

Accik 

..8/- Fennadi



गोवा GOA

173736

N. No. 8/24-25 Place of issue, Quepem Date of issue 12/11/24
Value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estates
Residing at Tilamol Quepem son of Joaquin M. Femade
As there is no one single stamp paper for the value of Rs. 25000/-
Additional stamp paper for the completion of the value is attached along
with.

Hedup
12/11/24
Signature of the Sub-office officer

[Signature]
Signature of Purchaser



-8-

Tilamol, Quepem, Goa 403705, PAN Card
No.AAMFN0693G, represented herein through its

[Signature] [Signature]

..9/- Fernando



गोवा GOA

4. No. 8/24-25 Place of issue, Quepen Date of issue 12/11/24
 value of stamp paper 2,15,600/-
 Name of the purchaser Nirmal Estates
 situated at Quepen Island son of Joaquim M. Fernandes
 as there is no one single stamp paper for the value of Rs. 5000/-
 Additional stamp paper for the completion of the value is attached along
 with.

145052

Madhyo
12/11/24
 Signature of the Notary Public

[Signature]
 Signature of Purchaser



-9-

Partners, (A) **MR. DOMNICK FERNANDES**, son of late
 Joaquim Manuel Fernandes, aged 80 years, married,

Domick [Signature] ..10/- Fernandes



गोवा GOA

145053

Sl. No. 8/24-25 Place of issue, Quepem Date of issue 12/11/24.
Value of stamp paper 2,15,000/-
Name of the purchaser Nirmal Estates
Reside: at Tilamal Quepem son of Joaquim M. Frenche
As there is no single stamp paper for the value of Rs. 5000/-
Additional stamp paper for the completion of the value is attached along
with

Handwritten signature
Signature of the De-Office holder

Handwritten signature
Signature of Purchaser

-10-

businessman, PAN Card No.AACPF7555R, Aadhaar
Card No.5859 1407 3230, Indian National and

Handwritten signature ..11/- *Handwritten signature* *Handwritten signature* *Handwritten signature*



गोवा GOA.

145054

St. No. 8/24-25 Place of issue Quepem Date of issue 12/11/24
Value of stamp paper 3,15,600/-
Name of the purchaser Nirmal Estates
Residing at Tilamol Quepem son of Joaquim M. Fernandes
As there is no one single stamp paper for the value of Rs. 5000/-
Additional stamp paper for the completion of the value is attached along
with.

Handwritten signature
Subscribed at the District Collector's Office

Handwritten signature
Signature of Purchaser

-11-

(B) **MR. JOHANN FERNANDES**, son of Shri. Domnick
Fernandes, aged 43 years, married, businessman,

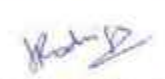
Handwritten signature *Handwritten signature* *Handwritten signature* ..12/- *Handwritten signature*



गोवा GOA

N. No. 8/24-25 Place of issue, Quepem Date of issue 12/11/24
value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estates
Residing at Tilamol Quepem of Joaquim M. Fenech
As there is no one single stamp paper for the value of Rs. 500/-
Additional stamp paper for the completion of the value is attached along
with

884383

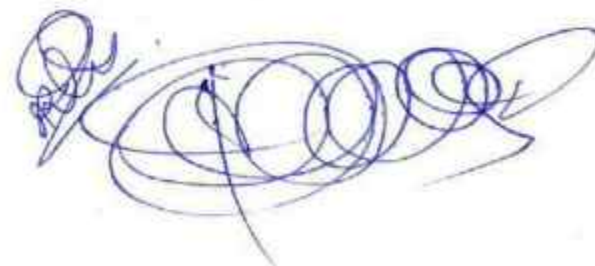

Signature of the District Officer


Signature of Purchaser



-12-

PAN Card No. AAKPF1966G, Aadhaar Card No.8908
2530 7607, Indian National, both residents of

.13/-
Fernandes



गोवा GOA

B 624945

Sl. No. 8/24-25 Place of issue Quepem Date of issue 12/11/24
Value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estates
Residing at Tilamol Quepem of Joaquin M. Fernandes
As there is no one single stamp paper for the value of Rs. 100/-
Additional stamp paper for the completion of the value is attached along
with.

Hodges
12/11/24
Signature of the Ex-officio vendor

[Signature]
Signature of Purchaser

-13-

H.No.8/9, Tilamol, Xeldem, Quepem, Goa 403705,
hereinafter referred to as the **"PURCHASERS"** of the
OTHER PART.

Paik *[Signature]*

..14/-
fernandes

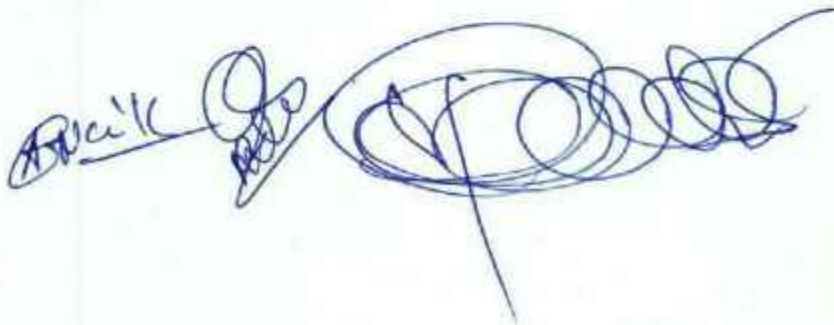
Each of the expressions "**THE VENDORS**" and "**THE PURCHASERS**" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

WHEREAS -

a) There exists a plot of land, namely Plot A, having an area of 3080 (three thousand eighty) sq. mts, which is part and parcel of the bigger plot of the property known as "**XELDEWADI**" or "**XELDEVADE**", situated at Xeldem, within the area of Village Panchayat of Xeldem, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, described in the Land Registration Office of Quepem under No.4318, enrolled in the Land Revenue Office of Quepem under No.197 and surveyed under

No.122/1-C-2 of Village Xeldem of Quepem Taluka, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

b) The said property was acquired by the male **VENDOR** by virtue of gift made in his favour by his parents, vide Deed of Gift dated 12th January 2023 presented in the office of the Sub-Registrar of Quepem under Serial No.2023-QPM-34 and registered under No.QPM-1-31-2023 dated 13th January 2023;



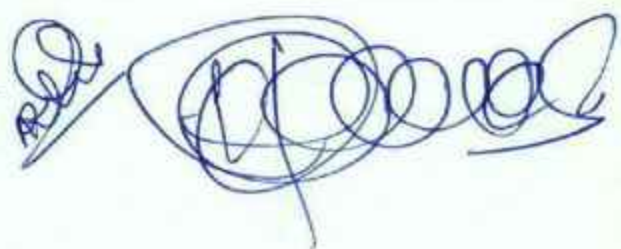
..15/-
Fernandes

c) The **VENDORS** are now sole owners and possessors of the said property;

d) For the purpose of development of part of the said property by constructing a commercial cum residential building, comprising of shops and flats the **VENDORS** have dis-annexed a portion of the said property, which portion has an area of 1431 (one thousand four hundred thirty one)sq.mts, shown in the plan annexed hereto, forming an independent and separate property, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot" and obtained required Technical Clearance Order under No. TPQ/CT/7916/Q-Xeldem/122/1-C-2/2024/2220 dated 06.09.2024 and Construction Licence from Village Panchayat of Xeldem, Quepem under No.VP/X/Const.Licence/2024-25/531 dated 1.10.2024. TCP NOC vide Ref No.TPQ/49(6)7749/Q-Xeldem/122/1-C-2/20242704 dated 13/11/2024 for registration of Agreement is enclosed.

AND WHEREAS the **VENDORS** have represented to the **PURCHASERS** that -

- i) The said plot is free from all encumbrances, charges, liens, attachments etc;
- ii) The **VENDORS** are sole owners and possessors of the said plot and they have absolute authority and power to deal with the same in any manner as they like;

  **.16/-**
Fernandes

iii) The said plot or any portion thereof is not subject to any mundkarial rights, agricultural tenancy rights or any other rights from any third person/s whomsoever;

iv) The **VENDORS** have clear and marketable title to the said plot;

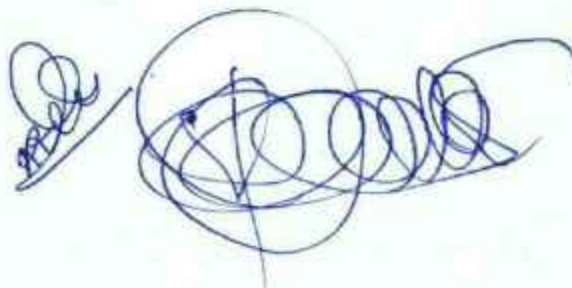
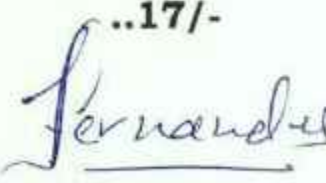
v) The said plot can be developed by constructing a commercial cum residential building as per aforesaid permissions, construction licence and approvals;

AND WHEREAS believing said representations as true, the **PURCHASERS** approached the **VENDORS** for purchase of the said plot for the purpose of development by constructing a building complex therein as per said approved plans and other permissions and construction licence;

AND WHEREAS the **VENDORS** have agreed to sell and the **PURCHASERS** has agreed to purchase the said plot, for total consideration of **Rs.74,31,100/- (Rupees Seventy Four Lakhs Thirty One Thousand One Hundred only)** which is its fair market value;

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The **VENDORS** shall sell unto the **PURCHASERS** and the **PURCHASERS** shall purchase the said plot, excluding

the proportionate share in land corresponding to the premises retained by the **VENDORS** in said proposed building complex, for total consideration of **Rs.74,31,100/- (Rupees Seventy Four Lakhs Thirty One Thousand One Hundred only)**.

2. The above mentioned price shall be paid by the **PURCHASERS** to the **VENDORS** in following manner, namely -

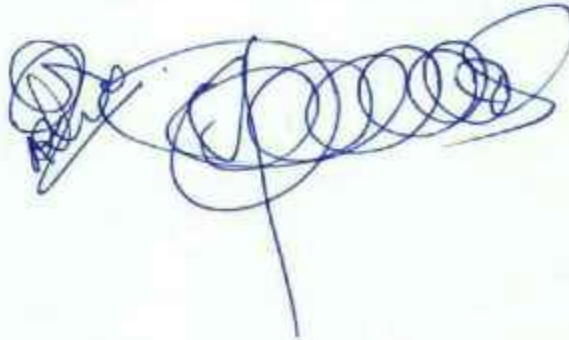
a) **Rs.10,000/-** by cash which has been paid by the **PURCHASERS** to the **VENDORS**.

b) **Rs.74,21,100/-** by adjusting with the cost of construction of Two Shops and three 2bhk Flats retained by the **VENDORS**, namely

(i) Shop No.1, admeasuring an Carpet area of 30.82 Sq.Mtrs equivalent to Super Built-Up area of 37.67 Sq.Mtrs on the Ground Floor of Bldg A.

(ii) Shop No.2, admeasuring an Carpet area of 42.93 Sq.Mtrs equivalent to Super Built-Up area of 51.11 Sq.Mtrs on the Ground Floor of Bldg A.

(iii) Flat No.A4, admeasuring an Carpet area of 64.16 Sq.Mtrs, Balcony area of 14.92 Sq.Mtrs equivalent to Super Built-Up area of 99.97 Sq.Mtrs on Second Floor of Bldg A.

Boill 

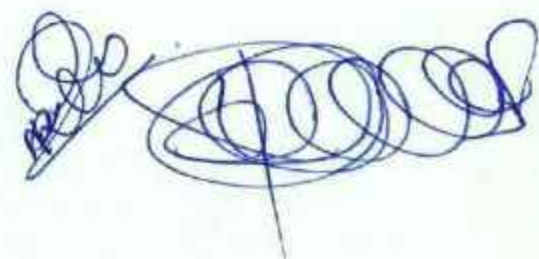
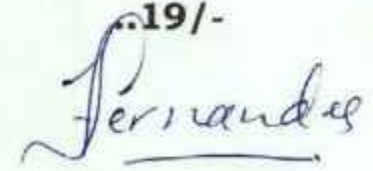
..18/-
Fernandes

(iv) Flat No.A6, admeasuring an Carpet area of 64.16 Sq.Mtrs, Balcony area of 15.26 Sq.Mtrs equivalent to Super Built-Up area of 101.55 Sq.Mtrs and Terrace area of 2.72 Sq.Mtrs on Third Floor of Bldg A.

(v) Flat No.B7, admeasuring an Carpet area of 66.72 Sq.Mtrs, Balcony area of 15.49 Sq.Mtrs equivalent to Super Built-Up area of 103.45 Sq.Mtrs and Terrace area of 6.44 Sq.Mtrs on Second Floor of Bldg B, shown in the plans annexed hereto.

3. The sale shall be made in favour of the **PURCHASERS** or their nominee/s, in whole by one sale deed or by separate sale deeds in favour of the purchasers of various premises in said building complex in said plot after constructing and handing over possession of said premises to be constructed and allotted to the **VENDORS**.

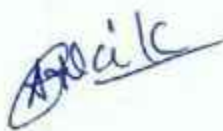
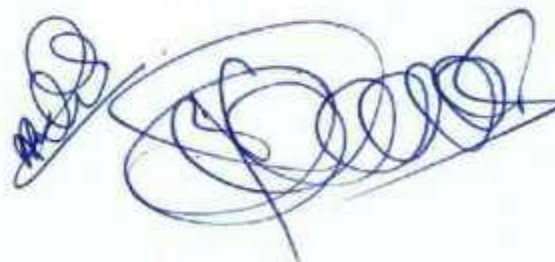
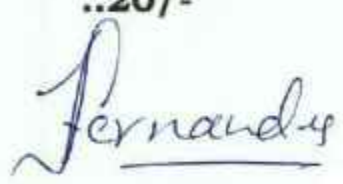
4. On execution of this agreement the **PURCHASERS** are hereby authorised to enter into the said land of said plot for the purposes of development of the said land as per the approved plans and/or as per revised plans they thinks fit and proper in respect of said development by constructing building complex as per approved plans exclusively at the cost of the **PURCHASERS** and the **VENDORS** shall not be liable for the same in any manner.

   .19/-

5. The **PURCHASERS** shall be free to enter into said land of said plot and carry out all permissible construction and development of the said plot by constructing such complex as per approved plans and complete the same in all respects and for the said purpose free to do all works of construction and development and shall also be free to enter into firm commitments or agreements with the customers/ nominees of the choice of the **PURCHASERS**, agreeing to construct and sell remaining premises in proposed building in the said plot alongwith the proportionate share in land unto such customer/s for such price as may be agreed or settled by the **PURCHASERS** and also to receive the full or part of the consideration payable under such agreement/s to sell. However, the **PURCHASERS** shall not sell the said two shops and three 2bhk flats reserved and to be constructed for the **VENDORS**.

6. The **VENDORS** shall give **Irrevocable** Power of Attorney to the **PURCHASERS** authorizing its partner/s to obtain all revised permissions, licences, completion certificates, occupancy certificate, Electricity Connection/s, Water Connection/s, Health NOC and other requirements and to do all works of said construction and developments and

..20/-

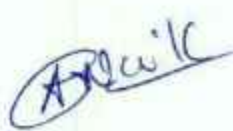
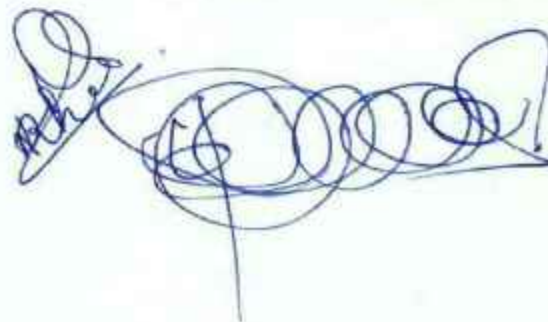
said Power of Attorney shall be irrevocable during subsistence of this agreement.

7. The **PURCHASERS** shall bear all the expenses concerning the construction and development of the said plot, payment of all taxes and other charges relating to the said construction and development. Besides the responsibility for the construction, responsibility towards workmen and all other matters shall exclusively vest with the **PURCHASERS**, without any reference to the **VENDORS**.

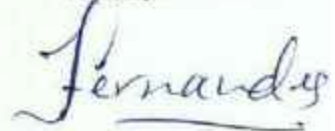
8. The **PURCHASERS** have already paid charges, fees, infrastructure tax, licence fees, cess and other charges payable in respect of obtaining conversion sanad, Technical approval, construction licence and other requirements for development of the said plot and construction of proposed buildings complex.

9. The **PURCHASERS** shall alone be responsible for violation of any laws, regulations, deviations from plans approved by concerned authorities and pay all outgoings regarding the proposed development of the said plot.

10. Pending completion of the project and/or upon completion, the **PURCHASERS** shall also be entitled to mortgage the premises in the said buildings complex in the said plot along with proportionate undivided share in

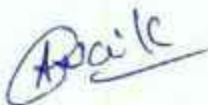
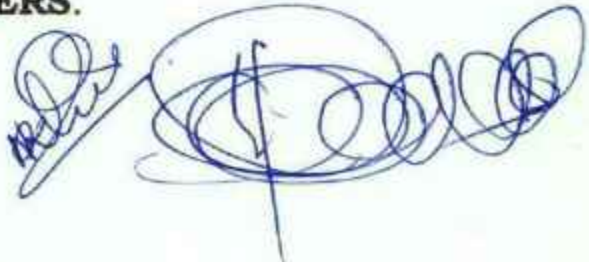
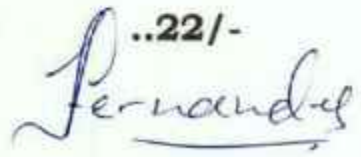
 

..21/-



the said plot, excluding the premises to be constructed and allotted to the **VENDORS** towards the part of the consideration shall also be entitled to deal with any financial institution or Bank for the purpose of raising finance for construction of the said buildings complex and/or the prospective customers of the **PURCHASERS**, are also entitled to raise finance for purchasing the premises from the **PURCHASERS** by creating a mortgage on the premises proposed to be sold to them and for this purpose the **VENDORS** hereby give their consent and No Objection. However, no liability shall be created on the premises retained by the **VENDORS**.

11. The **PURCHASERS** shall be free to convey, sell and/or dispose of the said proposed remaining premises in said proposed complex alongwith proportionate share in land as a whole or any part/s or share thereof and/or free to raise loans and/or finance against the security of the said remaining premises or any of them alongwith the proportionate share in land and/or free to deal with the same as the **PURCHASERS** deems fit and proper, excluding the said two shops and three 2bhk flats retained by the **VENDORS**, provided all acts done by the **PURCHASERS** shall be at their own risk and responsibility and the **VENDORS** shall in no manner personally responsible for such acts and deeds of the **PURCHASERS**.

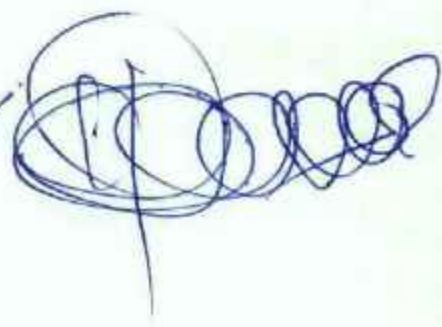
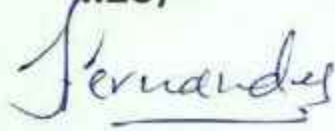
  

However, it is clearly agreed that the **PURCHASERS** shall not sell and/or alienate or mortgage in any manner said two shops and three 2bhk flats in the proposed complex to be constructed and allotted to the **VENDORS** towards the consideration payable to them and the **VENDORS** shall be sole owners and possessors of the said two shops and three 2bhk flats retained by the **VENDORS**.

12. All expenses towards the draft, execution and registration of present Agreement and final sale deed/s as the case may be including the stamp papers shall be exclusively borne by the **PURCHASERS**. The **PURCHASERS** shall also bear all costs, expenses and other charges for development of the said plot including revisions of plans, renewals, etc.

13. The **VENDORS** shall pay all house tax, electricity charges, water charges, deposits for such connections, common maintenance charges, etc in respect of the said two shops and three 2bhk flats to be constructed to them as per this agreement after possession.

14. That in case any of the party to this agreement fails to comply with the terms and conditions of this agreement, the other party shall be entitled for specific performance of this agreement at the costs and expenses of the defaulting party.

   ..23/- 

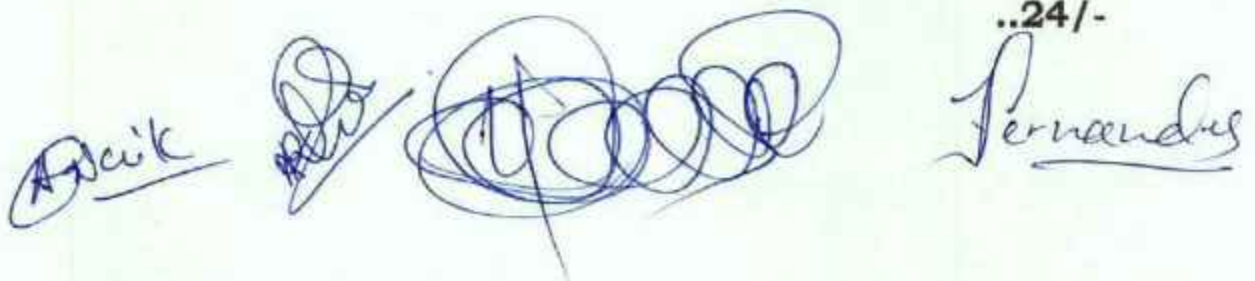
15. The **VENDORS**, upon payment of all consideration and other dues, if any, shall execute a Deed of Sale in respect of the proportionate share in land to the said plot corresponding to the remaining premises at the disposal of the **PURCHASERS** infavour of the **PURCHASERS** or their nominee/s. All the costs, expenses and charges concerning the preparation, execution and registration of such deeds shall be exclusively borne by the **PURCHASERS** or their nominees and customers without any reference to the **VENDORS**.

16. Either parties agree and undertake to co-operate with each other for giving effect to the terms of the present agreement and do all such acts, deeds and things as may be necessary for compliance thereof.

17. The proposed building or building complex in the said plot shall be named as "**NIRMAL SUNRISE**".

18. The customers of the **PURCHASERS** purchasing the premises at the disposal of the **PURCHASERS** are free to raise finance or loan on such premises alongwith the proportionate share in land for the payment of purchase price.

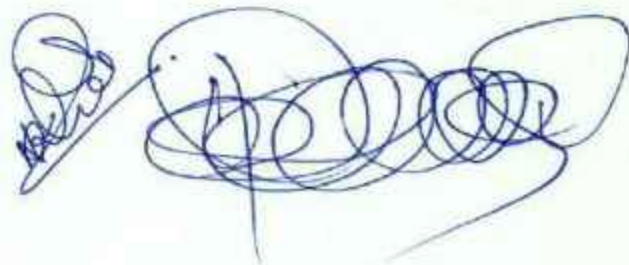
19. The **PURCHASERS** shall not give possession of other premises on respective floors in proposed complex in the

..24/-
The block contains four handwritten signatures in blue ink. From left to right: the first signature appears to be 'Adik'; the second is a stylized signature; the third is a large, circular, scribbled signature; and the fourth is a signature that appears to be 'Fernandes'.

said plot to any of his customers whomsoever unless possession of said two shops and three 2bhk flats to be constructed and allotted to the **VENDORS** are first completed and delivered to them.

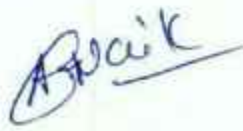
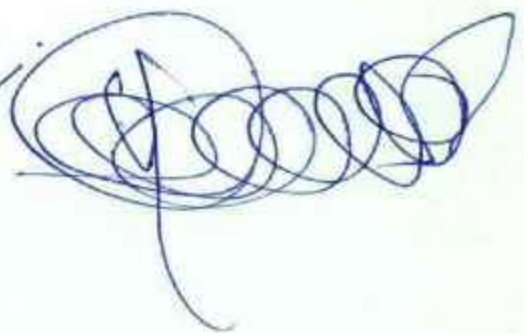
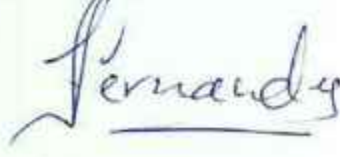
20.The said two shops and three 2bhk flats to be allotted and constructed for the **VENDORS** towards the part of the consideration shall be constructed as per the approved plans and shall be allotted and delivered to the **VENDORS** within period of 36 (Thirty Six) months with three months grace period from the date of execution of this Agreement. The **PURCHASERS** shall be entitled for extension of time for delivery of said shops and flats incase of any lockdown, pandemic, scarcity in building materials, delay in issue of completion certificate/ Occupancy certificate, renewals, revision of plans, release in water and electricity connections.

21.In case the **PURCHASERS** delay the completion of the said two shops and three 2bhk flats and delivers its possession to the **VENDORS** within the stipulated period or extended period, the **PURCHASERS** shall be liable to pay to the **VENDORS** an amount of Rs.10,000/- per month for each premises for the period of delay from the date of expiry of stipulated period till the possession of said premises are delivered to the **VENDORS**. However, the **PURCHASERS** abandons the work, the **VENDORS** shall

  ..25/-
Fernandes

be free to terminate this agreement by giving six months advance notice to the **PURCHASERS** and get completed the said complex from any other developer and dispose of the same as they like without any claim from the **PURCHASERS**.

22. The **PURCHASERS** have deposited with the **VENDORS** an amount of Rs.25,00,000/- (Rupees twenty five lakhs only) as security deposit by Cheques, drawn on Indian Overseas Bank, Xeldem Branch, by Cheque No.893416, Rs.5,00,000/- dated 16/10/2023, by Cheque No.893436, Rs.10,00,000/- dated 27/12/2023 and by Cheque No.893475, Rs.10,00,000/- dated 16/10/2023, the receipt of the payment of said amount, the **VENDORS** hereby admit and acknowledge, which amount shall not carry any interest or accruals but shall be refunded by the **VENDORS** on completion of the premises to be delivered to the **VENDORS** as per this Agreement and before delivery of possession of such premises. It is clearly agreed by the parties that the said premises shall be delivered to the **VENDORS** only on refund of the said amount. In case such payment is delayed, the same shall be payable with 12% interest per annum from the date of payment of the said amount by the **VENDORS** to the **PURCHASERS**.

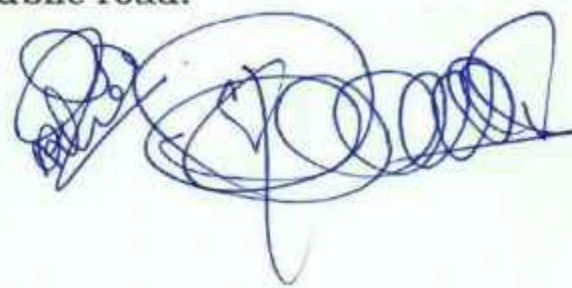
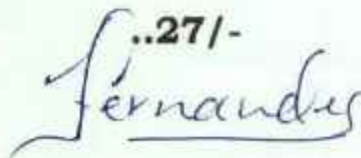
   ..26/- 

SCHEDULE "A"

All that Plot A, having an area of 3080 (three thousand eighty) sq. mts, which is part and parcel of the bigger plot of the property known as "XELDEWADI" or "XELDEVADE", situated at Xeldem, within the area of Village Panchayat of Xeldem, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, State of Goa, described in the Land Registration Office of Quepem under No.4318, enrolled in the Land Revenue Office of Quepem under No.197 and said plot is surveyed under No.122/1-C-2 of Village Xeldem of Quepem Taluka and bounded on the east by properties surveyed under no.121/4 and 121/2, on the west and north by remaining part of property surveyed under No.121/1-C and on the south by public road.

SCHEDULE "B"

All that part and portion of the property described in the SCHEDULE "A" above, which part has an area of 1431 (one thousand four hundred thirty one)sq.mts, shown in the plan annexed hereto and forming an independent and separate property is bounded on the east by properties surveyed under no.121/4 and 121/2, on the west and north by remaining part of same property and on the south by public road.

SPECIFICATIONS

- **STRUCTURE**: - RCC structure with RCC roof slab and covered with sloping Galvanized Sheets. External masonry in Laterite stone /cement blocks and internal masonry in single brick thickness.
- **FLOORING**: - Vitrified tiles for flooring & skirting. Full body vitrified Readymade Steps
- **DOOR & WINDOWS**: - Teakwood paneled main door with teak wood frame. Internal doors 30mm thick block board/flush doors with Sal wood frame. Toilet doors of UPVC. UPVC Sliding / Openable windows & balcony doors with powder coating. French windows UPVC.
- **DECOR**: - All internal walls will be plastered and painted with Asian Paints emulsion based paints.
- **KITCHEN**: - Granite top with stainless steel sink with running water tap arrangement and vitrified tiles dado 0.6mt above platform and with electrical connections for Kitchen appliances.
- **ELECTRICAL**:- Concealed three phase electrical copper wiring of Finolex brand, main MCB switch and fuses and legrand branded light switches and sockets.

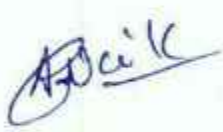
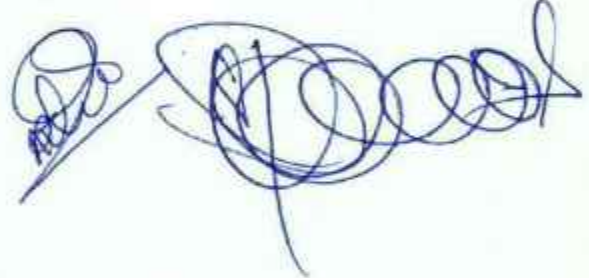
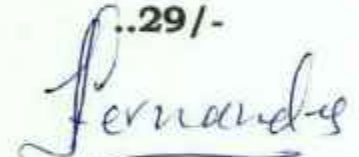
Boilk

[Signature]

..28/-
Fernandes

- **TOILETS:** - Vitrified tiles full height and Jaquar European Commode with flush tank & washbasin with tap, Shower with hot & cold arrangement.
- **Plumbing:** - Rust free internal and external plumbing of Finolex brand.
- **Surrounding:** - Pavers all over the surroundings.

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

   ..29/-



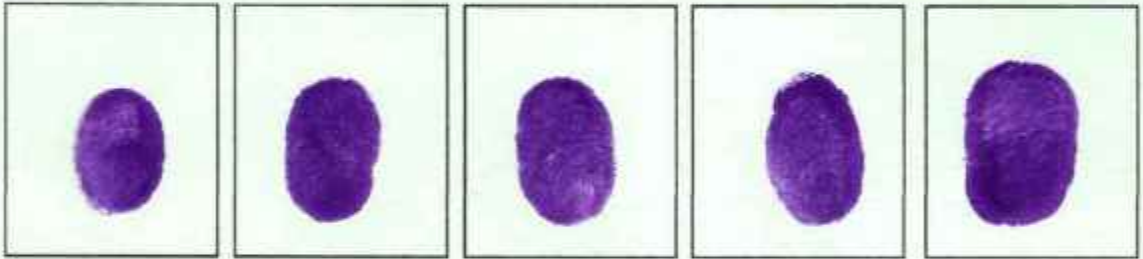
-29-

VENDOR NO.1:



NAIK

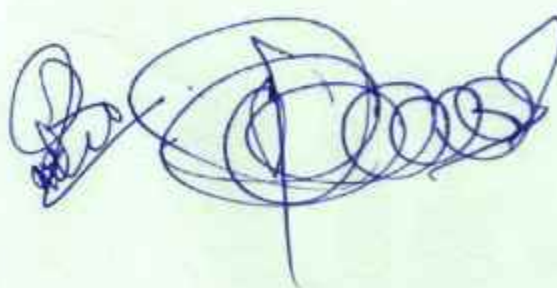
MR.AVDHUT GAJANAN NAIK alias AVDHUT GANESH NAIK



LEFTHAND THUMB PRINTS



RIGHTHAND THUMB PRINTS

NAIK  *..30/-*
Fernandes



-30-

VENDOR NO.2:



MRS. REEMA AVDHUT NAIK



LEFTHAND THUMB PRINTS



RIGHTHAND THUMB PRINTS

..31/-



-31-

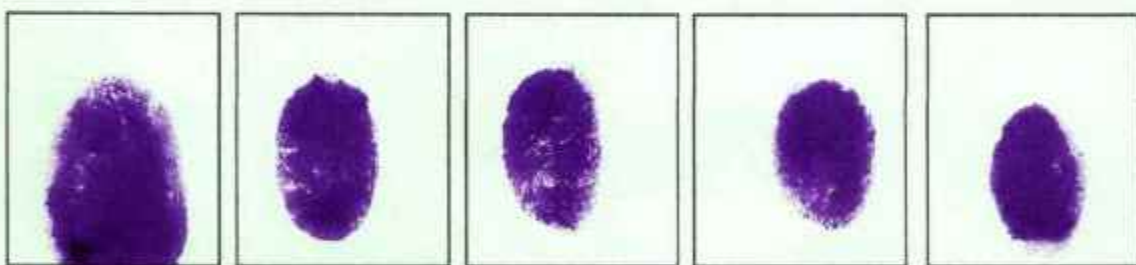
PURCHASER NO.1:



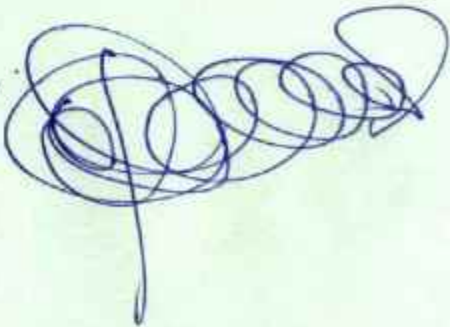
**MR. DOMINICK FERNANDES
PARTNER, M/S. NIRMAL ESTATES**



LEFTHAND THUMB PRINTS



RIGHTHAND THUMB PRINTS

Wail   **..32/-** *Fernandes*



-32-

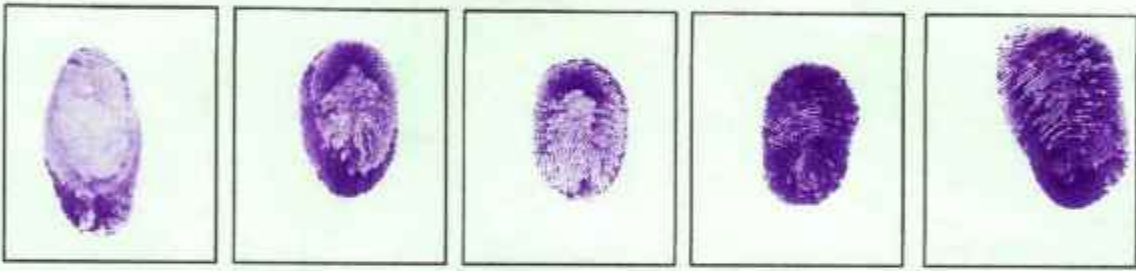
PURCHASER NO.2:



J. Fernandes

J. Fernandes

**MR. JOHANN FERNANDES
PARTNER, M/S. NIRMAL ESTATES**



LEFTHAND THUMB PRINTS



RIGHTHAND THUMB PRINTS

..33/-

Boile *J. Fernandes* *J. Fernandes*

WITNESSES:

1.  _____

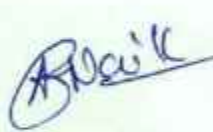
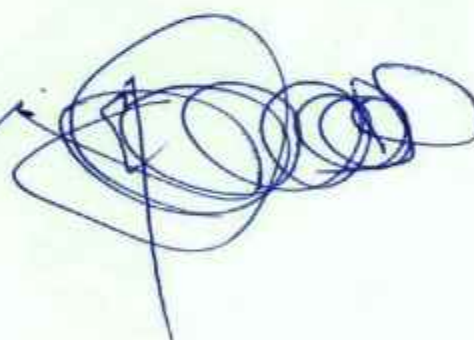
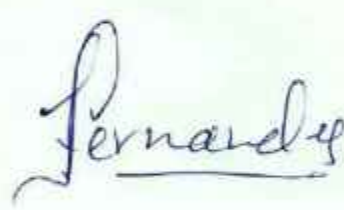
Name:- VIGHNESH GADAKARI

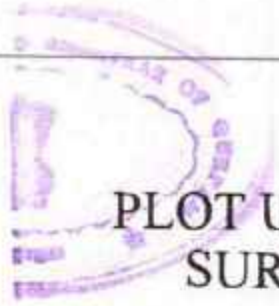
Address:-COTTO, AMONA, QUEPEM - GOA

2.  _____

Name: - SALIM SHEIK

Address: - MOTIDONGOR, MARGAO - GOA

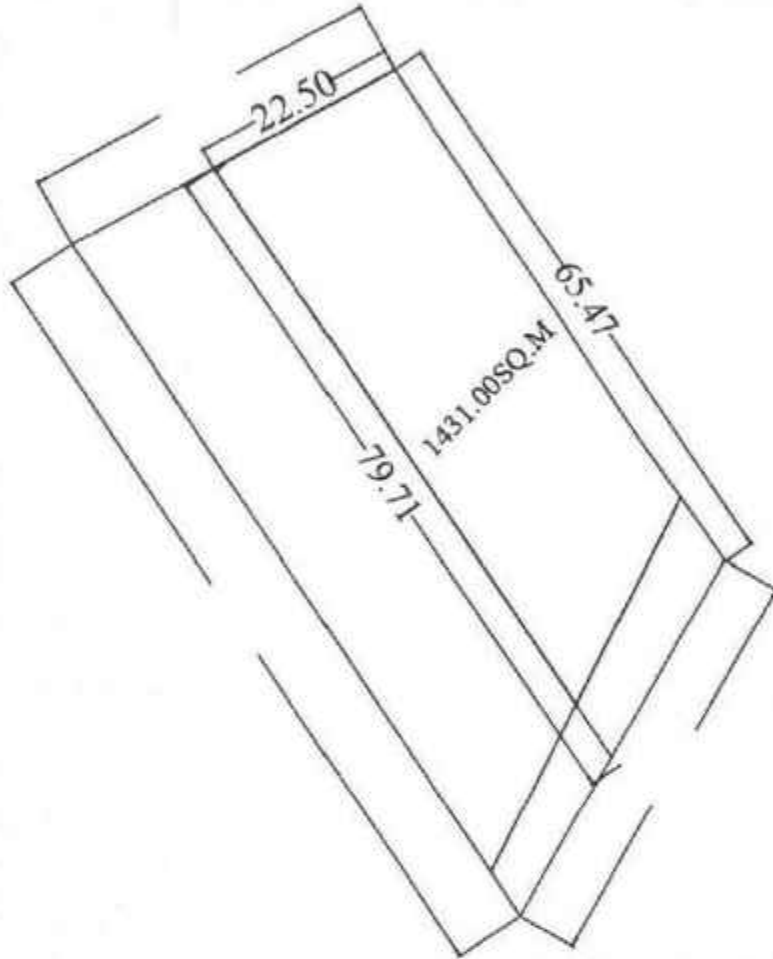
   



PLAN

PLOT UNDER AGREEMENT OF SALE, BEARING
SURVEY NO.122/1-C-2(PART) IN VILLAGE
XELDEM OF QUEPEM TALUKA

AREA OF PLOT UNDER AGREEMENT = 1431.00 SQ.M

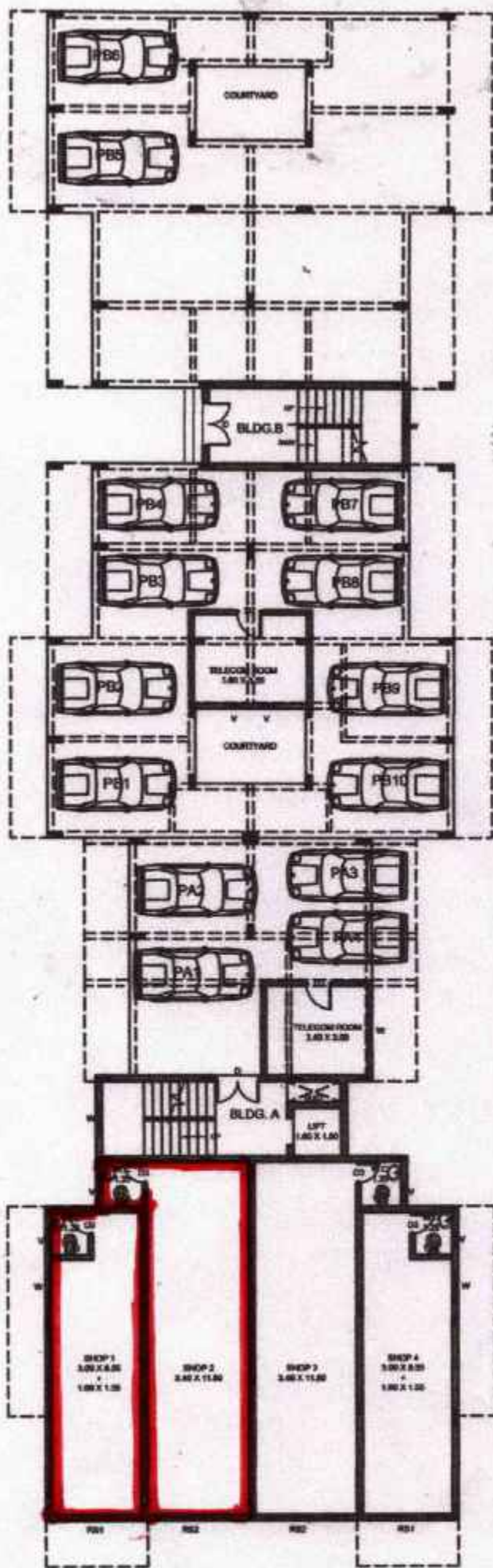


VENDORS NO.1
MR.AVDHUT GAJANAN ALIAS AVHDUT
GANESH NAIK

VENDOR NO.2
MRS.REEMA AVDHUT NAIK

PURCHASER NO.1
MR.DOMNICK FERNANDES

PURCHASER NO.2
MR.JOHANN FERNANDES



Boick

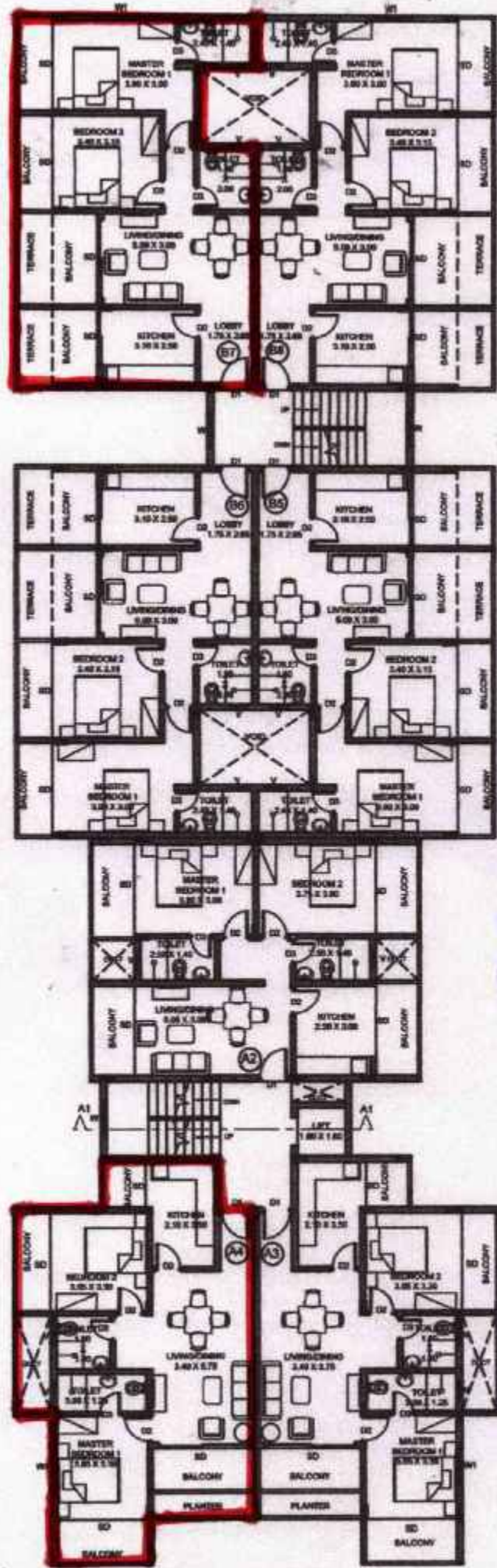
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GROUND FLOOR / STILT PARKING PLAN



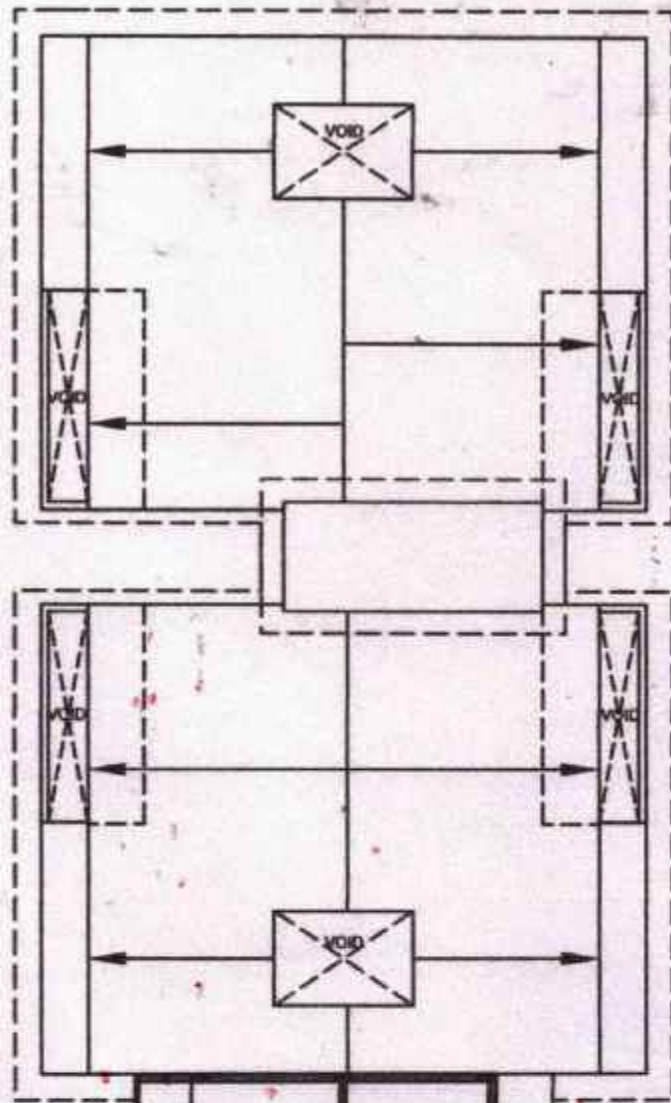
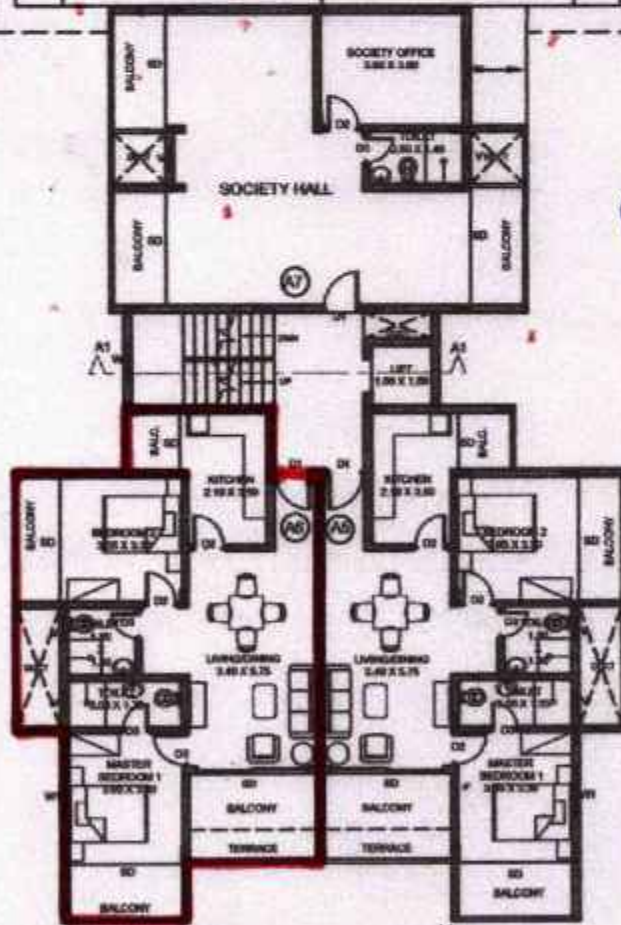


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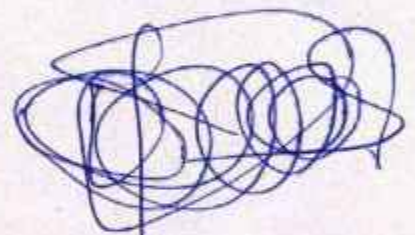
Fernandez

SECOND FLOOR PLAN





Black
Red



Fernandes

THIRD FLOOR PLAN



Document Registration Summary 1

Date:-15-Nov-2024

Office/2024-QPM-938

- Market Value: ₹1931900/-
- Consideration Amount: ₹7431100 /-
- Paid Stamp Duty: ₹215600 /-

On Date 15-11-2024 Presented at Office of the
Civil Registrar-cum-Sub Registrar, Quepem
Signature of Presenter

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

Receipt : 362508

Receipt Date : 15-11-2024

Presenter Name: DOMNICK FRENANDES

Registration Fee ₹222940

Processing Fee ₹1180

Stamp Duty ₹215600

Total ₹439720

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	215600	215600	0	Stamp Paper		• Stamp Paper Serial Number : B 624945	100
				Stamp Paper		• Stamp Paper Serial Number : 884383	500
				Stamp Paper		• Stamp Paper Serial Number : 145054	5000
				Stamp Paper		• Stamp Paper Serial Number : 145053	5000
				Stamp Paper		• Stamp Paper Serial Number : 145052	5000
				Stamp Paper		• Stamp Paper Serial Number : 173736	25000
				Stamp Paper		• Stamp Paper Serial Number : 173735	25000
				Stamp Paper		• Stamp Paper Serial Number : 173734	25000
				Stamp Paper		• Stamp Paper Serial Number : 173733	25000

				Stamp Paper		• Stamp Paper Serial Number : 173732	25000
				Stamp Paper		• Stamp Paper Serial Number : 173731	25000
				Stamp Paper		• Stamp Paper Serial Number : 173730	25000
				Stamp Paper		• Stamp Paper Serial Number : 173729	25000
Registration Fee	222940	222940	0	E-Challan(Online fee)		• Challan Number : 202400819415 • CIN Number : CPAELMFJA7	222940
Processing Fee	1180	1180	0	Payment to ITG	NIRMAL ESTATES	• Payment Reference : pay_PL6HQ4RuLvrzgY • Receipt Number : c220d495c2edd08bdf76	1180
Sub Total	439720	439720	0				

Article : Agreement or its records or Memorandum of Agreement - 5





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 15-Nov-2024 10:17:16 am

Document Serial Number :- 2024-QPM-938

Presented at 10:08:55 am on 15-Nov-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	215600
2	Registration Fee	222940
3	Processing Fee	1180
Total		439720

Stamp Duty Required :215600/-

Stamp Duty Paid : 215600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DOMNICK FRENANDES , Father Name:JOAQUIM MANUEL FERNANDES, Age: 80, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - F-23 NIRMAL RESIDENCY TILAMOL QUEPEM GOA, Address2 - SALCETE MARGAO GOA, PAN No.: AACPF7555R			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AVDHUT GAJANAN NAIK ALIAS AVDHUT GANESH NAIK , Father Name:GAJANAN TILU NAIK, Age: 40, Marital Status: Married , Gender:Male, Occupation: Business, H.NO.2036 DABOLIM SHIRODA PONDA GOA, PAN No.: AEBPN6702R			
2	REEMA AVDHUT NAIK , Father Name:KALIDAS DATTA NAIK KHANDEPARKAR, Age: 39, Marital Status: Married , Gender:Female, Occupation: Housewife, H.NO.2036 DABOLIM SHIRODA PONDA GOA, PAN No.: ARTPN5930G			
3	DOMNICK FRENANDES , Father Name:JOAQUIM MANUEL FERNANDES, Age: 80, Marital Status: Married , Gender:Male, Occupation: Business, F-23 NIRMAL RESIDENCY TILAMOL QUEPEM GOA, SALCETE MARGAO GOA, PAN No.: AACPF7555R			
4	JOHANN FERNANDES , Father Name:DOMNICK FERNANDES, Age: 43, Marital Status: Married , Gender:Male, Occupation: Business, F-23 NIRMAL RESIDENCY TILAMOL QUEPEM GOA, SALCETE MARGAO GOA, PAN No.: AAKPF1966G			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SALIM SHEIK, Age: 29, DOB: , Mobile: 9767249428 , Email: , Occupation: Driver , Marital status : Unmarried , Address: 403601, Margao, Salcete, South Goa, Goa			
2	Name: VIGHNESH GADAKARI, Age: 27, DOB: , Mobile: 7262833326 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403705, Quepem, Quepem, South Goa, Goa			

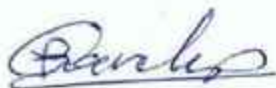


Sub Registrar
CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
QUEPEM

Document Serial Number :- 2024-QPM-938



Book :- 1 Document
Registration Number :- **QPM-1-933-2024**
Date : 15-Nov-2024



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

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
QUEPEM

