

TRUE COPY

CPM-1-326-2023



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300311536

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 19-04-2023 13:14:26

Name and Address of Party: GAURIBHUSHAN | 9822123931
House No 2720 Sarthak Madyegal Cacoda

Service:

Stamp Duty

Amount

Stamp Duty

₹ 1406300.00

Total Amount: ₹ 1,406,300.00

(Rs. Fourteen Lakh Six Thousand Three Hundred Only)

Department Data:

202300024787 NOTARY|202300024787 NOTARY

Bank ref No:

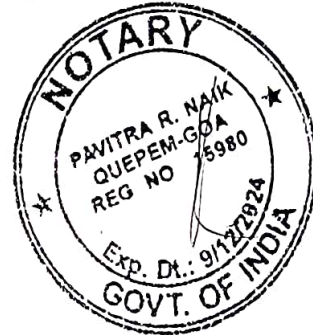
Status:

Success

Payment Date:

19-04-2023 13:17:39

Reprint Date: 19/04/2023 13:19:07



DEED OF SALE

331/23

Ushawat

THIS DEED OF SALE is made at Quepem, Goa, on this 19th day of the month of April in the Year Two Thousand Twenty-Three (19.04.2023);

BETWEEN

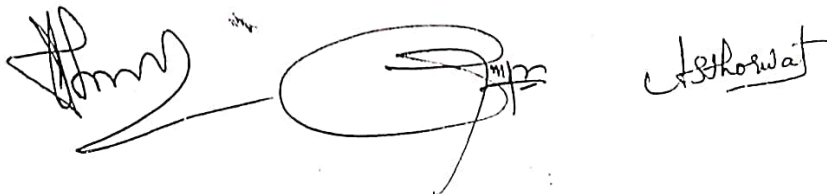
M/s. **MAHALAXMI CONSTRUCTIONS**, a sole proprietary concern with its office at G-7, Anita Apartments, Fatorda, Margao, Goa-403 602, duly represented by its sole proprietor, Shri. Sambhaji Shivaji Thorwat, son of late Shivaji Thorwat, aged about 65 years, businessman, married, Indian National holding Income Tax PAN _____, Aadhaar Card No. _____, residing at "Saharsh" Bungalow, Murida, Fatorda, Margao, Goa-403 602; hereinafter referred to as "the **VENDOR**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall include all his heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**;

AND

Shri. **GAURIBHUSHAN SHIVDAS KARPE**, son of late Shivdas Naguesh Karpe, aged about 62 years, businessman, Indian National holding Income Tax PAN _____, Aadhaar Card No. _____, Mobile No _____, Email Id gskarpe@yahoo.in, residing at House No. 2720, Sarthak, Madyegal, Cacoda, Quepem, Goa-403 706, hereinafter referred to as "the **PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall include all his heirs, successors, legal representatives, administrators, executors and assigns) of the **SECOND PART**;

AND

Mrs. **ANITA SAMBHAJI THORWAT**, daughter of late Mr. Krishnanath P. Naik, aged about 59 years, married, housewife, Indian National holding Income Tax PAN _____, Aadhaar Card No. _____



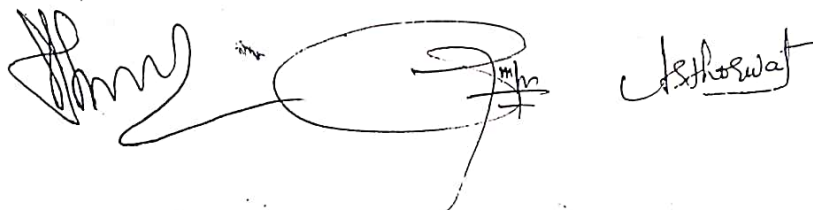


, residing at "Saharsh" Bungalow, Murida, Fatorda, Margao, Goa-403 602, hereinafter referred to as "the **CONSENTING PARTY**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall include all her heirs, successors, legal representatives, administrators, executors and assigns) of the **THIRD PART**.

WHEREAS there exists in the village of Cacoda or Cacora, presently falling within the jurisdiction of Cacora-Curchorem Municipal Council and earlier falling within the jurisdiction of Village Panchayat of Cacora, Taluka and Sub-District of Quepem, District of South Goa in the State of Goa, a land denominated "CARIACHI MORDI (Primeira Adicao de Metade de Dezasete Dezoito Avos)" or "CAREACHI MUDDI", which is described in the Land Registration Office of Quepem under No. 14380 at page 24 of Book No. B-40, enrolled in the Quepem Taluka Revenue Office under Matriz No. 97, surveyed for the purposes of Record of Rights of Cacora village under Survey Nos. 11/1, 11/15 to 11/21, hereinafter referred to as "the entire property" for the purposes of brevity and convenience and more particularly described in **SCHEDULE-A** to this Deed;

AND WHEREAS the entire property is described in favour of Isidoro Casiano Ambrosio Figueiredo with effect from 21.07.1917 vide Inscription No. 7377 of Book G-11 of Land Registration Office of Quepem;

AND WHEREAS the said Isidoro Casiano Ambrosio Figueiredo and his wife, expired leaving behind their heirs (a) Mr. Camilo Antonio Aquaviva Sebastiao Roberto Aquino Jose Euclides de Figueiredo e Melo (bachelor), (b) Mr. Antonio Camilo Guilherme Roberto de Figueiredo e Melo married to Mrs. Claudina Sacrafamilia de Pinto e Melo, (c) Mr. Avelino Jose Luis de Figueiredo e Melo married to Mrs.



Argilia Jovita Faria, (d) Mr. Antonio Sebastiao Vital Domingos de Figueiredo e Melo married to Mrs. Olive Genevieva Regina Saldhana;

AND WHEREAS the above mentioned heirs of late Isidoro Casiano Ambrosio Figueiredo and his wife viz. Mr. Camilo Antonio Aquaviva Sebastiao Roberto Aquino Jose Euclides de Figueiredo e Melo (bachelor), Mr. Antonio Camilo Guilherme Roberto de Figueiredo e Melo married to Mrs. Claudina Sacrafamilia de Pinto e Melo, Mr. Avelino Jose Luis de Figueiredo e Melo married to Mrs. Argilia Jovita Faria, Mr. Antonio Sebastiao Vital Domingos de Figueiredo e Melo married to Mrs. Olive Genevieva Regina Saldhana, sub-divided the entire property into several plots;

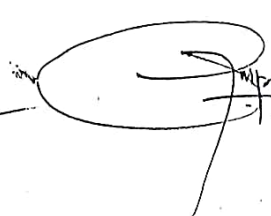


AND WHEREAS the above said heirs of late Isidoro Casiano Ambrosio Figueiredo and his deceased wife sold to Mr. Firoz Ahmed Meherally the Plots No. 157 and 158 of the said property described in **SCHEDULE-A** vide the Deed of Sale dated 12.09.1970 duly registered in the Office of Sub-Registrar of Quepem under No. 264 at pages 259 to 265 of Book No. I, Volume No. 22 on 16.09.1970, which Plots are jointly surveyed under Survey No. 11/16 of Cacora village;



AND WHEREAS, vide Deed of Sale dated 31.03.1987 duly registered in the Office of Sub-Registrar of Quepem under No. 230 at pages 236 to 246 of Book No. I, Volume No. 8 on 14.07.1987, the said Mr. Firoz Ahmed Meherally, with due consent of his wife, Mrs. Nina Meherally sold to Mr. Nelson Pereira the Plot No. 157 of the said property described in **SCHEDULE-A** hereto;

AND WHEREAS, vide Deed of Sale dated 31.03.1986 duly registered in the Office of Sub-Registrar of Quepem under No. 29 at pages 293 to 304 of Book No. I, Volume No. 1 on 16.06.1986, the said Mr. Firoz Ahmed Meherally, with due consent of his wife, Mrs. Nina Meherally

sold to Mr. Nelson Pereira the Plot No. 158 of the said property described in **SCHEDULE-A** hereto;

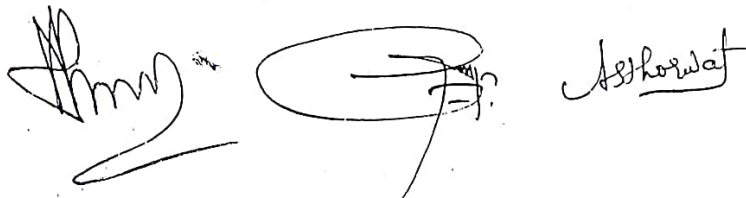
AND WHEREAS the said Plot No. 157 and Plot No. 158 are surveyed for the purposes of Record of Rights of the Village of Cacora of Quepem Taluka and Sub-District under a common survey holding namely Survey No. 11/16, as fully described in **SCHEDULE-B** hereto;

AND WHEREAS vide Deed of Sale dated 31.03.1987 duly registered in the Office of Sub-Registrar of Quepem under No. 230 at pages 236 to 246 of Book No. I, Volume No. 8 on 14.07.1987, the said Feroz Ahmed Meherally with due consent from Nina Mheherally sold to Mr. Nelson Pereira the Plot No. 157 with an area of 800 square metres along with a strip of 200 square metres left for widening the said road, which was then a part of Survey No. 11/1;

AND WHEREAS vide Deed of Sale dated 06.02.2009 duly registered in the Office of Sub-Registrar of Quepem under No. 227 at pages 563 to 582 of Book No. I, Volume No. 490 on 24.02.2009 the said Mr. Nelson Pereira along with his wife, Belinda Alice Pereira sold in favour of the **VENDOR** herein the said Plot No. 157;

AND WHEREAS vide Deed of Sale dated 16.11.2009 duly registered in the Office of Sub-Registrar of Quepem under No. 2069 at pages 261 to 279 of Book No. I, Volume No. 524 on 10.12.2009 the said Mr. Nelson Pereira along with his wife, Mrs. Belinda Alice Pereira sold to the **VENDOR** herein the Plot No. 158 along with a strip of 200 square metres left for road widening;

AND WHEREAS the said Deed of Sale dated 06.02.2009 was rectified vide Deed of Rectification dated 03.08.2009 duly registered with the Sub-Registrar of Quepem under No. 851 at pages 482 to 492 of Book



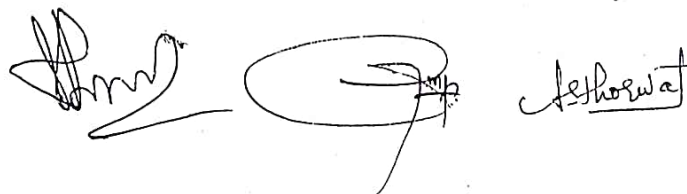

No. I, Volume No. 512 on 06.08.2009, by Mr. Nelson Pereira and his wife, Mrs. Belinda Alice Pereira and the **VENDOR** herein so as to correct the Matriz Number wrongly mentioned in the said Deed of Sale dated 06.02.2009 as Matriz No. 27 to actual Matriz No. 97;

AND WHEREAS, vide Deed of Rectification dated 03.08.2009, duly registered in the Office of Sub-Registrar of Quepem under No. 852 at pages 493 to 503 of Book No. I, Volume No. 512 on 06.08.2009 executed by Mr. Nelson Pereira and his wife with the **VENDOR** herein, they rectified the above stated Deed of Sale dated 06.02.2009 duly registered under No. 227 at pages 563 to 582 of Book No. I, Volume No. 490 on 24.02.2009 by replacement of Matriz No. 27 in the said Deed of Sale dated 06.02.2009 by Matriz No. 97;

AND WHEREAS the **VENDOR** herein with the consent given by his wife, who is the **CONSENTING PARTY** hereto had agreed to sell to the **PURCHASER** and the **PURCHASER** had agreed to purchase from the **VENDOR** the Plot No. 157 and Plot No. 158, which are fully described in **SCHEDULE-B** hereto.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That for the total price consideration of Rs.2,81,25,000/- (Rupees Two Crores Eighty One Lakhs Twenty Five Thousand Only) the **VENDOR** herein, with due consent from his wife who is the **CONSENTING PARTY** hereto, does hereby convey and transfer by way of absolute sale in favour of the **PURCHASER** all that land formed out of union of Plot No. 157 and Plot No. 158 of the property described in **SCHEDULE-A** herein below, distinctly and clearly surveyed under Survey No. 11/16 of Cacora village and fully described in **SCHEDULE-B** hereto, so that on execution of this Deed of Sale, the said Plots described in **SCHEDULE-B** hereto, the **PURCHASER** shall HOLD, HAVE, POSSES and ENJOY

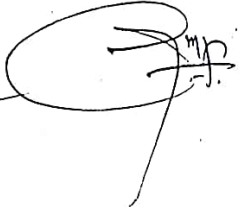
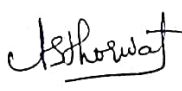



the said Plots described in **SCHEDULE-B** hereto, as the absolute owner in possession thereof, free of all encumbrances and free of all claims, objections, demands, obstructions, whatsoever, from any person or party, including the person/party claiming through the **VENDOR** or the **CONSENTING PARTY**, together with all the rights, interests, easements, benefits, advantages available to the said Plots or the owner thereof, for all times hereafter.

2. The **VENDOR** acknowledges to have received the total price of Rs.2,81,25,000/- (Rupees Two Crores Eighty One Lakhs Twenty Five Thousand Only) from the **PURCHASER**, in the following manner:-

Srl.	Mode of Payment	Amount (Rs.)
1.	Vide amount deposited as TDS with the Department of Income Tax on the PAN of the VENDOR vide Challan serial No <u>23168</u> BSR Code <u>0510349</u> , dated <u>19-04-2023</u> issued by the Income Tax Department.	2,81,250/-
2.	Vide online RTGS transfer under UTR No <u>HDFCR52023042050130971</u> dated <u>20/04/23</u> from HDFC Bank, Curchorem Branch.	2,78 43 750/-

3. The **CONSENTING PARTY**, as abundant caution, hereby records her consent to the sale effected by the **VENDOR** in favour of the **PURCHASER** under this Deed and expresses that she has no right or interest in the property hereby sold.

4. The **VENDOR** does hereby covenants with the **PURCHASER** as under:-

- (a) That the land hereby sold or any part thereof, is free of all encumbrances and is exclusively owned by the **VENDOR**, as on this date;
- (b) That the **VENDOR** has not entered into any agreement or arrangement with any other person or party, in respect of the land hereby sold or any part thereof;
- (c) That the land hereby sold or any part thereof, is not the subject matter of any arrears of land revenue or other fees, charges etc., payable to the government, semi-government bodies or corporations owned by the government, etc.;
- (d) That the land hereby sold or any part thereof, is not subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (e) That the land hereby sold or any part thereof, is not the subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (f) That the land hereby sold or any part thereof, is not subject matter of any land acquisition notification or proceedings, under the Land Acquisition Act or any law for compulsory acquisition of the lands;
- (g) That the title of the **VENDOR**, up to the time of execution of this deed, in respect of the land hereby sold or any part thereof, is subsisting, clear, free and marketable;



[Handwritten signatures]

- (h) That there are no encumbrances, charges, liens etc., against the land hereby sold or any part thereof; and
- (i) That there is/are no other person/s having any rights, interests, claims, whatsoever, in relation to the land hereby sold or any part thereof to anything contained therein.

5. The **VENDOR** assures to the **PURCHASER** that in the present Regional Plan under The Town & Country Planning Act, the land hereby sold falls in Settlement Zone.

6. For the purpose of Stamp Duty the market value of the land hereby sold is taken as Rs.2,81,25,000/- (Rupees Two Crores Eighty One Lakhs Twenty Five Thousand Only). Hence, Stamp Duty thereon @ 5% works out to Rs.14,06,300/- and registration charges thereon @ 3% work out to Rs.8,43,750/-, which are accordingly paid on this instrument.

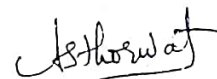
SCHEDULE-A

(Description of the entire property)

All that land denominated "CARIACHI MORDI (Primeira Adicao de Metade de Dezasete Dezoito Avos)" or "CAREACHI MUDDI", which is described in the Land Registration Office of Quepem under No. 14380 at page 24 of Book No. B-40, enrolled in the Quepem Taluka Revenue Office under Matriz No. 97, surveyed for the purposes of Record of Rights of Cacora village under Survey Nos. 11/1, 11/15 to 11/21 and bounded as follows:-

East:- By the land forming other half of the same property separated by a divisor line marked with boundary marks starting from extreme north to south;

West:- By public road proceeding from Sanvordem to Sanguem;


North:- By limit of Curchorem village and property of Antonio Francisco da Costa and others; and

South:- By "Culna" and "Moalem" of Roghuvir Sinai Kudchadkar, Rama Gonessa Boto and others.

SCHEDULE-B

(Description of the land hereby sold)

All that land formed out of union of Plot No. 157 and Plot No. 158 of the property described in **SCHEDULE-A** hereinabove, presently surveyed together under Survey No. 11/16 of village Cacora, falling within the jurisdiction of Municipal Council of Cacora-Curchorem, Taluka and Sub-District of Quepem, District of South Goa in the State of Goa, having a total area of 1,875 square metres and jointly bounded as follows:-

East:- By Plot No. 147 and Plot No. 146 forming parts of present Survey No. 11/1 of Cacora village;

West:- By Sanvordem-Sanguem road;

North:- By Plot No. 156 of the property described in **SCHEDULE-A** hereinabove, now bearing separate Survey No. 11/1-D; and

South:- By Plots No. 159 & 160 of the said property forming part of Survey No. 11/17 of Cacora village.

It is hereby clarified that Plot No. 157 forms the northern part of the present Survey No. 11/16 and Plot No. 158 forms the southern part of the said Survey No. 11/16.

This land hereby sold is demarcated in the Plan annexed hereto with red hatched lines.



The block contains two handwritten signatures. The first signature is on the left, followed by a large, stylized circular stamp. To the right of the stamp is another signature. Below the first signature is a circular stamp with the text "NAIK GOA 15980" and "9/12/2024". Below the second signature is a circular stamp with the text "GOA" and "OF INDIA".

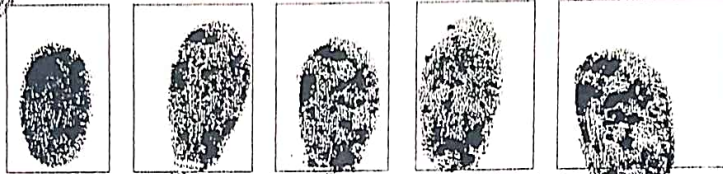
IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove written.

SIGNED AND DELIVERED

for the **VENDOR** within named
by its within named sole
proprietor, Shri. Sambhaji Shivaji
Thorwat



(Sambhaji Shivaji Thorwat)



(Left Hand Fingerprints of Shri. Sambhaji Shivaji Thorwat)



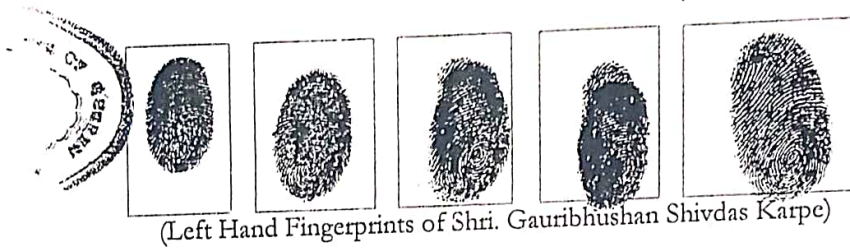
(Right Hand Fingerprints of Shri. Sambhaji Shivaji Thorwat)



SIGNED AND DELIVERED
by the PURCHASER within
named Shri. Gauribhushan
Shivdas Karpe



(Gauribhushan Shivdas Karpe)



(Left Hand Fingerprints of Shri. Gauribhushan Shivdas Karpe)



(Right Hand Fingerprints of Shri. Gauribhushan Shivdas Karpe)

As the owner

SIGNED AND DELIVERED
by the CONSENTING
PARTY within named, Mrs.
Anita Sambhaji Thorwat



As Thorwat

(Anita Sambhaji Thorwat)



(Left Hand Fingerprints of Mrs. Anita Sambhaji Thorwat)



(Right Hand Fingerprints of Mrs. Anita Sambhaji Thorwat)

As Thorwat

Witnesses:-

<u>Name & Address</u>	<u>Signature</u>
1. Mr Vinayak G Shet Verenkar. Cacora, Curchoem, Goa	
2. Mr Jaiprakash B Naik Taulikar. Xeldem, South Goa	

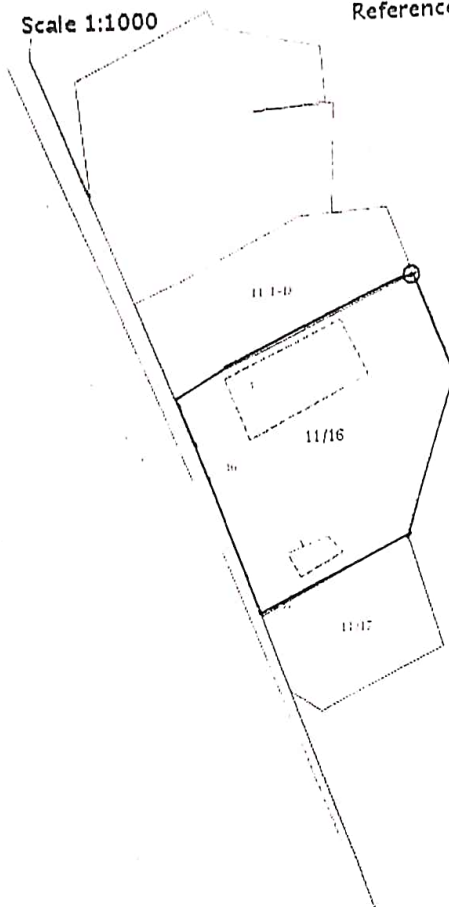




Government of Goa
Directorate of Settlement and Land records
Survey Plan
Quepem Taluka, Cacora Village
Survey No.: 11, Subdivision No.: 16

Scale 1:1000

Reference No.: REV192211595



[Signature]

[Signature]

[Signature]

This record is computer generated on 23-03-2022 11:16:25. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Apr-2023 12:04:56 pm

Document Serial Number :- 2023-QPM-331

Presented at 11:59:08 am on 21-Apr-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar.

Stamp along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1406300
2	Registration Fee	843750
3	Mutation Fees	2000
4	Processing Fee	1080
Total		2253130

Stamp Duty Paid : 1406300/-

Stamp Duty Required : 1406300/-

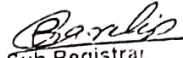
Party Name and Address		Photo	Thumb	Signature
1	GAURIBHUSHAN SHIVDAS KARPE , Father Name: Late Shivdas Naguesh Karpe, Age: 62, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - House No. 2720, Sarthak, Madyegal, Cacoda, Quepem, Goa-403 706, Address2 - PAN No.: ABTPG6608E			

Party Name and Address		Photo	Thumb	Signature
1	M/s. MAHALAXMI CONSTRUCTIONS , A Sole Proprietary Concern Duly Represented By Its Sole Proprietor, Shri. Sambhaji Shivaji Thorwat, Father Name: Late Shivaji Thorwat, Age: 65, Marital Status: Married, Gender: Male, Occupation: Business, Saharsh Bungalow, Murida, Fatorda, Margao, Goa-403 602, PAN No.: AAUPT7794C			
2	GAURIBHUSHAN SHIVDAS KARPE , Father Name: Late Shivdas Naguesh Karpe, Age: 62, Marital Status: Married, Gender: Male, Occupation: Business, House No. 2720, Sarthak, Madyegal, Cacoda, Quepem, Goa-403 706, PAN No.: ABTPG6608E			
3	ANITA SAMBHAJI THORWAT , Father Name: Late Mr. Krishnanath P. Naik, Age: 59, Marital Status: Married, Gender: Female, Occupation: Housewife, Saharsh Bungalow, Murida, Fatorda, Margao, Goa-403 602, PAN No.: ABDPT9716A			



Witness
The notary/Collectively recognize the Vendor, Consenting party, Purchaser,

	Party Name and Address	Photo	Thumb	Signature
1	Name: Jaiprakash Babal Naik Talaulikar, Age: 51, DOB: , Mobile: 9850458861, Email: , Occupation: Service, Marital status: Married, Address: 403705, H NO 2226 Cacumoddi, H NO 2226 Cacumoddi, Xeldem, Quepem, South Goa, Goa			
2	Name: Vinayak Gokuldas Shet Vorenkar, Age: 42, DOB: , Mobile: 9049630685, Email: , Occupation: Other, Marital status: Married, Address: 403706, 1159 Pontemol Cacora, 1159 Pontemol Cacora, Cacora, Quepem, South Goa, Goa			


Sub Registrar
CIVIL REGISTRATION
- CUM -
SUB-REGISTRAR
GOVERNMENT

Document Serial Number :- 2023-QPM-33

06



Book :- 1 Document

Registration Number :- QPM-1-326-2023

Date : 26-Apr-2023

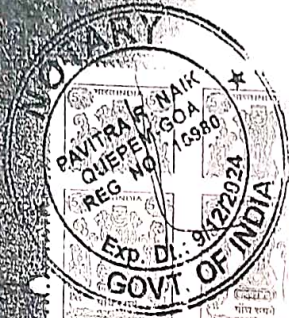
Pavitra

Registrar-cum-Sub Registrar, Quepem)

CIVIL REGISTRAR

— CUM —

SUB-REGISTRAR
QUEPEM



NOTARIAL

NOTARIAL

NOTARIAL

CERTIFIED TO BE A TRUE XEROX COPY OF
THE ORIGINAL/CERTIFIED COPY
Notary not responsible for the
contents of the document

Pavitra

PAVITRA R. NAIK
NOTARY
QUEPEM-GOA
GOVT. OF INDIA

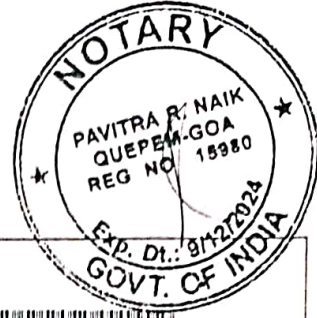
Reg. No. 3787/2023

Date, 09/09/2023

R. NAIK
QUEPEM-GOA
NO 15880

Exp. Dt. 9/12/2024
GOVT. OF INDIA

TRUE COPY



QPM-i-253-2023



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300239653

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 25/03/2023 10:31:45

Name and Address of Party :

GAURIBHUSHAN | 9822123931

House No 2720 Sarthak Madyegal Cacoda

Service:

Stamp Duty

Amount

Stamp Duty

₹ 683300.00

Total Amount : ₹ 683,300.00

(Rs. Six Lakh Eighty Three Thousand Three Hundred Only
)

Department Data:

202300018825 NOTARY|202300018825 NOTARY

Bank ref No:

CPACPIFVC5

Status:

Success

Payment Date:

25/03/2023 10:37:41

Payment Gateway:

SBI_MOPS

258/23

Gauribhushan Shivolas forpe

Print Date: 25/03/2023 10:37:59



DEED OF SALE

Shivolas

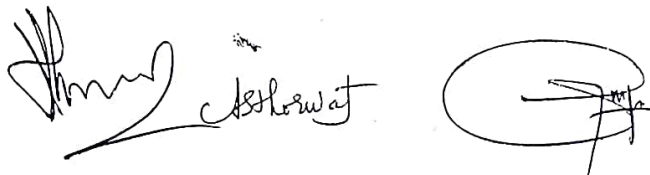
THIS DEED OF SALE is made at Quepem, Goa, on this 25th day of the month of March in the Year Two Thousand Twenty Three 25.03.2023);

BETWEEN

M/s. **MAHALAXMI CONSTRUCTIONS**, a sole proprietary concern with its office at G-7, Anita Apartments, Fatorda, Margao, Goa-403 602, duly represented by its sole proprietor, Shri. Sambhaji Shivaji Thorwat, son of late Shivaji Thorwat, aged about 65 years, businessman, married, Indian National holding Income Tax PAN AAUPT7794C, Aadaar Card No. 9476 8499 5440, residing at "Saharsh" Bungalow, Murida, Fatorda, Margao, Goa-403 602, hereinafter referred to as "**the VENDOR**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall include all his heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**;

AND

Shri. **GAURIBHUSHAN SHIVDAS KARPE**, son of late Shivdas Naguesh Karpe, aged about 62 years, businessman, Indian National holding Income Tax PAN ABTPG6608E, Aadhaar Card No. 3070 2002 2404, Mobile No 9822123931, Email Id gskarpe@yahoo.in, residing at House No. 2720, Sarthak, Madyegal, Cacoda, Quepem, Goa-403 706, hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall include all his heirs, successors, legal representatives, administrators, executors and assigns) of the **SECOND PART**;

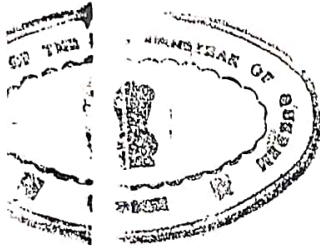


The block contains two handwritten signatures. The signature on the left is more elaborate and appears to be 'Sambhaji Thorwat'. The signature on the right is simpler and appears to be 'Gauribhushan Karpe'.

AND



Mrs. ANITA SAMBHAJI THORWAT, daughter of late Mr. Krishnanath P. Naik, aged about 59 years, married, housewife, Indian National holding Income Tax PAN ABDPT9716A, Aadhaar Card No. 8342 8283 2468, residing at "Saharsh" Bungalow, Murida, Fatorda, Margao, Goa-403 602, hereinafter referred to as "**the CONSENTING PARTY**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall include all her heirs, successors, legal representatives, administrators, executors and assigns) of the **THIRD PART.**



WHEREAS there exists in the village of Cacoda or Cacora, presently falling within the jurisdiction of Cacora-Curchorem Municipal Council and earlier falling within the jurisdiction of Village Panchayat of Cacora, Taluka and Sub-District of Quepem, District of South Goa in the State of Goa, a land denominated "CARIACHI MORDI (Primeira Adicao de Metade de Dezasete Dezoito Avos)" or "CAREACHI MUDDI", which is described in the Land Registration Office of Quepem under No. 14380 at page 24 of Book No. B-40, enrolled in the Quepem Taluka Revenue Office under Matriz No. 97, surveyed for the purposes of Record of Rights of Cacora village under Survey Nos. 11/1, 11/15 to 11/21, hereinafter referred to as "the entire property" for the purposes of brevity and convenience and more particularly described in **SCHEDULE-A** to this Deed;

AND WHEREAS the entire property is described in favour of Isidoro Casiano Ambrosio Figueiredo with effect from

21.07.1917 vide Inscription No. 7377 of Book G-11 of Land Registration Office of Quepem;

AND WHEREAS the said Isidoro Casiano Ambrosio Figueiredo and his wife expired leaving behind their heirs (a) Mr. Camilo Antonio Aquaviva Sebastiao Roberto Aquino Jose Euclides de Figueiredo e Melo (bachelor), (b) Mr. Antonio Camilo Guilherme Roberto de Figueiredo e Melo married to Mrs. Claudina Sacrafamilia de Pinto e Melo, (c) Mr. Avelino Jose Luis de Figueiredo e Melo married to Mrs. Argilia Jovita Faria, (d) Mr. Antonio Sebastiao Vital Domingos de Figueiredo e Melo married to Mrs. Olive Genevieve Regina Saldhana.

AND WHEREAS the above-mentioned Mr. Camilo Antonio Aquaviva Sebastiao Roberto Aquino Jose Euclides de Figueiredo e Melo (bachelor), Mr. Antonio Camilo Guilherme Roberto de Figueiredo e Melo married to Mrs. Claudina Sacrafamilia de Pinto e Melo, Mr. Avelino Jose Luis de Figueiredo e Melo married to Mrs. Argilia Jovita Faria, Mr. Antonio Sebastiao Vital Domingos de Figueiredo e Melo married to Mrs. Olive Genevieve Regina Saldhana subdivided the entire property into several plots, and vide Deed of Sale dated 11.09.1971, duly registered in the Office of Sub-Registrar of Quepem under No. 277 at pages 265 to 271 of Book No. I, Volume No. 26 on 20.09.1971 sold the Plot No. 156 of the entire property, which plot is fully described in **SCHEDULE-B** hereto in the Plan;



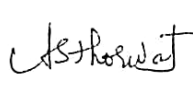
AND WHEREAS the said Plot No. 156 fully described in **SCHEDULE-B** hereto was sold by the above-named owners to Mr. Yusuf Meherally and Iqbal Meherally;

AND WHEREAS the said Plot No. 156 is now distinctly and separately surveyed under No. 11/1-D;

AND WHEREAS, vide the Deed of Sale dated 30.03.1987, duly registered in the Office of Sub-Registrar of Quepem under No. 248 at pages 406 to 416 of Book No. I, Volume No. 8, on 17.07.1987 the said Shri. Yusuf Meherally and Shri. Iqbal Meherally sold the said Plot No. 156 described in **SCHEDULE-B** hereto to Mr. Nelson Pereira;

AND WHEREAS the said Mr. Nelson Pereira, vide different Deeds of Sale, duly registered in the Office of Sub-Registrar of Quepem also acquired the adjacent Plot No. 157 and Plot No. 158, who had purchased the same from the above said heirs of late Isidoro Casiano Ambrosio Figueiredo and his wife;

AND WHEREAS, vide the Deed of Sale dated 06.02.2009, duly registered in the Office of Sub-Registrar of Quepem under No. 226 at pages 542 to 562 of Book No. I, Volume No. 490, on 24.02.2009 sold the said Plot No. 156 fully described in **SCHEDULE-B** hereto to the **VENDOR** herein and the said Deed of Sale was subsequently rectified by them vide Deed of Rectification dated 03.08.2009 duly registered under No. 851 at pages 482 to 492 in Book No. I, Volume No. 512 on 06.08.2009 in order to correct the Matriz number of the entire property in the said Deed of Sale dated 06.02.2009;





AND WHEREAS Plot No. 157 and Plot No. 158 of the entire property mentioned above are adjacent to Plot No. 156, which is described in **SCHEDULE-B** hereto and all the said three Plots are agreed to be sold by the **VENDOR** to the **PURCHASER** herein;

AND WHEREAS, vide the present Deed of Sale, the **VENDOR**, with due consent from his wife, who is the **CONSENTING PARTY** hereto, execute the sale of Plot No. 156 in favour of the **PURCHASER** and the sales regarding the Plot No. 157 and Plot No. 158 will be executed by the **VENDOR** and his wife in due course of time.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That for the total price consideration of Rs.1,36,65,000/- (Rupees One Crore Thirty Six Lakhs Sixty Five Thousand Only) the **VENDOR** herein, with due consent from his wife who is the **CONSENTING PARTY** hereto, does hereby convey and transfer by way of absolute sale in favour of the **PURCHASER** all that Plot identified as Plot No. 156 of the entire property presently bearing distinct and separated Survey No. 11/1-D, which is fully described in **SCHEDULE-B** hereto, so that on execution of this Deed of Sale, the said Plot described in **SCHEDULE-B** hereto, the **PURCHASER** shall HOLD, HAVE, POSSES and ENJOY the said Plot described in **SCHEDULE-B** hereto, as the absolute owner in possession thereof, free of all encumbrances and free of all claims, objections, demands, obstructions, whatsoever, from any person or party, including



the person/party claiming through the **VENDOR** or the **CONSENTING PARTY**, together with all the rights, interests, easements, benefits, advantages available to the said Plot or the owner thereof, for all times hereafter.

2. The **VENDOR** acknowledges to have received the total price of Rs.1,36,65,000/- (Rupees One Crore Thirty-Six Lakhs Sixty Five Thousand Only) from the **PURCHASER**, in the following manner:-

Srl.	Mode of Payment	Amount (Rs.)
1.	Vide amount deposited as TDS with the Department of Income Tax on the PAN of the VENDOR vide Challan serial No 31091, BSR Code 0510308, dated 25-03-2023 issued by the Income Tax Department.	RS. 1,36,650/-
2.	Vide online RTGS transfer under UTR No <u>HDFC R 5202303289380</u> dated <u>28.03.23</u> from HDFC Bank, Curchorem Branch.	Rs.1,35,28,350/-

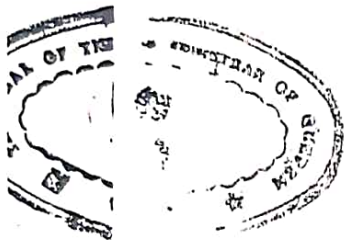
3. The **CONSENTING PARTY**, as abundant caution, hereby records her consent to the sale effected by the **VENDOR** in favour of the **PURCHASER** under this Deed and expresses that she has no right or interest in the property hereby sold.

4. The **VENDOR** does hereby covenants with the **PURCHASER** as under:-

[Signature]

[Signature]

[Signature]



(a) That the plot hereby sold or any part thereof, is free of all encumbrances and is exclusively owned by the **VENDOR**, as on this date;

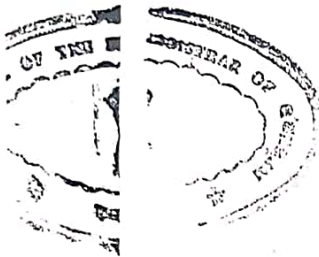
(b) That the **VENDOR** has not entered into any agreement or arrangement with any other person or party, in respect of the plot hereby sold or any part thereof;

(c) That the plot hereby sold or any part thereof, is not the subject matter of any arrears of land revenue or other fees, charges etc., payable to the government, semi-government bodies or corporations owned by the government, etc.;

(d) That the plot hereby sold or any part thereof, is not subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;

(e) That the plot hereby sold or any part thereof, is not the subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;

(f) That the plot hereby sold or any part thereof, is not subject matter of any land acquisition notification or proceedings, under the Land Acquisition Act or any law for compulsory acquisition of the lands;



[Handwritten signatures]

(g) That the title of **the VENDOR**, up to the time of execution of this deed, in respect of the plot hereby sold or any part thereof, is subsisting, clear, free and marketable;

(h) That there are no encumbrances, charges, liens etc., against the plot hereby sold or any part thereof; and

(i) That there is/are no other person/s having any rights, interests, claims, whatsoever, in relation to the plot hereby sold or any part thereof to anything contained therein.

5. **The VENDOR** assures to **the PURCHASER** that in the present Regional Plan under The Town & Country Planning Act, the Plot hereby sold falls in Settlement Zone.

6. For the purpose of stamp duty the market value of the said plot is also taken as **Rs.1,36,65,000/- (Rupees One Crore Thirty-Six Lakhs Sixty Five Thousand Only)** and the stamp duty thereon @ 5% works out to Rs.6,83,300/- (rounded off) and Registration thereon @ 3% work out to Rs 4,09,950/- and the same are accordingly paid.

SCHEDULE-A

(Description of the entire property)

All that land denominated "CARIACHI MORDI (Primeira Adicao de Metade de Dezasete Dezoito Avos)" or "CAREACHI MUDDI", which is described in the Land Registration Office of Quepem under No. 14380 at page 24 of Book No. B-40, enrolled in the Quepem Taluka Revenue Office under Matriz No. 97, surveyed for the purposes of Record of Rights of Cacora village under Survey Nos. 11/1, 11/15 to 11/21 and bounded as follows:-





- East:- By the land forming other half of the same property separated by a divisor line marked with boundary marks starting from extreme north to south;
- West:- By public road proceeding from Sanvordem to Sanguem;
- North:- By limit of Curchorem village and property of Antonio Francisco da Costa and others; and
- South:- By "Culna" and "Moalem" of Roghuvir Sinai Kudchadkar, Rama Gonessa Boto, and others.



SCHEDULE-B

(Description of Plot No. 156 hereby sold)

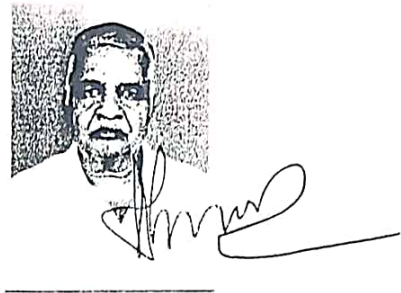
All that plot of land bearing Plot No. 156 forming a distinct and separated part of the entire property described in **SCHEDULE-A** hereinabove having an area of 911 square metres, presently bearing new Survey No. 11/1-D of Cacora/Kakoda village, falling within the jurisdiction of Curchorem-Cacora Municipal Council, Taluka and Sub-District of Quepem, District of South Goa in the State of Goa and bounded as follows:-

- East:- By Plot Nos. 151 and 147 of the entire property, now by remaining part of Survey No. 11/1;
- West:- By Sanvordem-Sanguem road;
- North:- By the Plots No. 151 and 155 of the entire property, now by Survey No. 11/1-S; and
- South:- By Plot No. 157, now surveyed under Survey No. 11/16 of the same property.

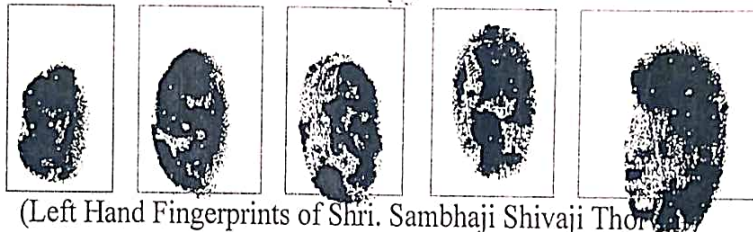
This Plot of land is demarcated in the Plan annexed hereto with red hatched lines.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove written.

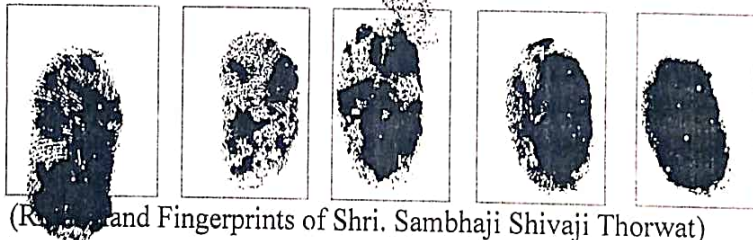
SIGNED AND DELIVERED for
the **VENDOR** within named by
its within named sole proprietor,
Shri. Sambhaji Shivaji Thorwat



(Sambhaji Shivaji Thorwat)



(Left Hand Fingerprints of Shri. Sambhaji Shivaji Thorwat)

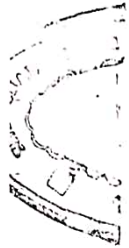


(Right Hand Fingerprints of Shri. Sambhaji Shivaji Thorwat)

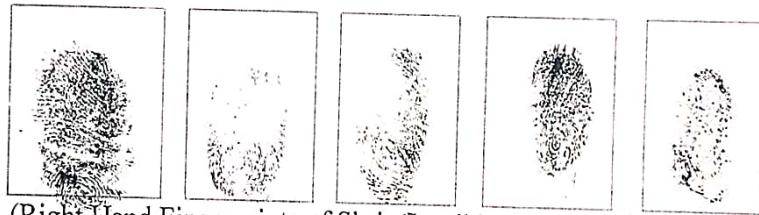
SIGNED AND DELIVERED by
the **PURCHASER** within
named Shri. Gauribhushan
Shivdas Karpe



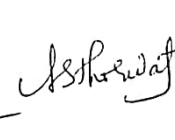

(Gauribhushan Shivdas Karpe)



(Left Hand Fingerprints of Shri. Gauribhushan Shivdas Karpe)



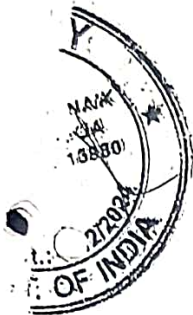
(Right Hand Fingerprints of Shri. Gauribhushan Shivdas
Karpe)

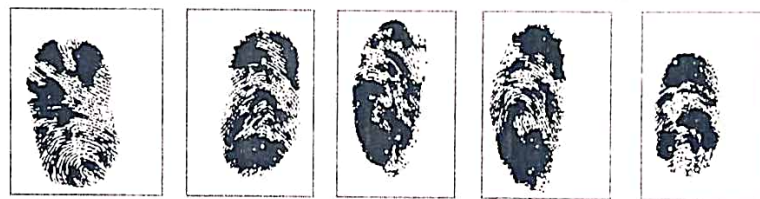
SIGNED AND DELIVERED
by the **CONSENTING**
PARTY within named, Mrs.
Anita Sambhaji Thorwat



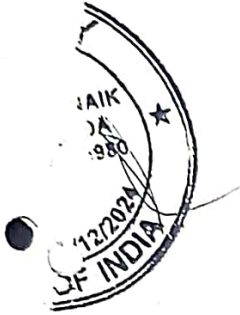
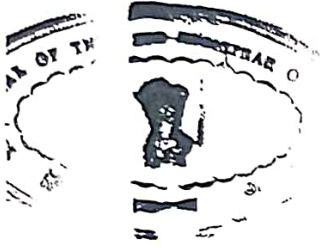
(Anita Sambhaji Thorwat)



(Left Hand Fingerprints of Mrs. Anita Sambhaji Thorwat)



(Right Hand Fingerprints of Mrs. Anita Sambhaji Thorwat)

Witnesses:-Name & Address

1. Mr Vinayak G Shet
Verenkar.
Cacora, Curchoem, Goa

Signature

2. Mr Jaiprakash B Naik
Taulikar.
Xeldem, South Goa



Government of Goa



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Quepem Taluka, Cacora Village
Survey No.: 11, Subdivision No.: 1-D



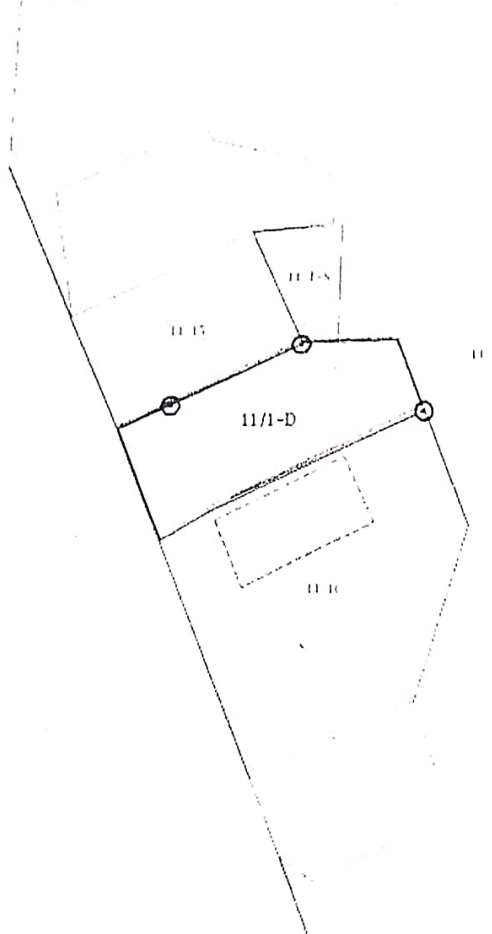
DP 7A

11/12/2021



Scale 1:1000

Reference No.: REV192211597



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Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for
authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Date & Time :- 29-Mar-2023 12:01:18 pm

Document Serial Number :- 2023-QPM-258

Registered at 11:57:10 am on 29-Mar-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar,
along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	683300
2	Registration Fee	409950
3	Mutation Fees	1500
	Processing Fee	1080
Total		1095830

Stamp Duty Required :683300/-

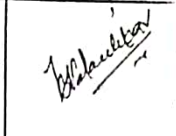
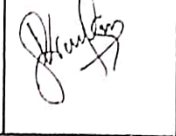
Stamp Duty Paid : 683300/-

Party Name and Address	Photo	Thumb	Signature
GAURIBHUSHAN SHIVDAS KARPE , Father Name:Late Shivdas Naguresh Karpe, Age: 62, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - House No. 2720, Sarthak, Madyegal, Cacoda, Quepem, Goa-403 706, Address2 - , PAN No.:			

Enter

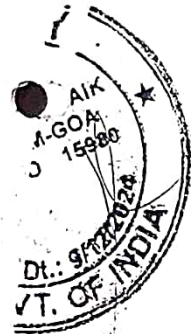
Party Name and Address	Photo	Thumb	Signature
MAHALAXMI CONSTRUCTIONS , A Sole Proprietary Concern Duty Represented By Its Sole Proprietor, Shri. Sambhaji Shivaji Thorwat , Father Name:Late Shivaji Thorwat, Age: 65, Marital Status: Married , Gender: Male, Occupation: Business, G- 7. Anita Apartments, Fatorda, Margao, Goa-403 602, PAN No.:			
GAURIBHUSHAN SHIVDAS KARPE , Father Name:Late Shivdas Naguresh Karpe, Age: 62, Marital Status: Married , Gender: Male, Occupation: Business, House No. 2720, Sarthak, Madyegal, Cacoda, Quepem, Goa-403 706, PAN No.:			
ANITA SAMBHAJI THORWAT , Father Name:Late Mr. Krishnanath P. Naik, Age: 59, Marital Status: Married , Gender: Female, Occupation: housewife. Saharsh* Bungalow, Murida, Fatorda, Margao, Goa- 403 602, PAN No.:			

Individually/Collectively recognize the Vendor, Consenting party, Purchaser,

Party Name and Address		Photo	Thumb	Signature
Name: Jaiprakash Babal Nalk Talaulikar, Age: 51, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403705, H NO 2226 Cacumoddi, H NO 2226 Cacumoddi, Xeldem, Quepem, South Goa, Goa				
Name: Vinayak Gokuldas Shet Verenkar, Age: 42, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403706, 1159 Pontemol Cacora, 1159 Pontemol Cacora, Curchorem, Quepem, South Goa, Goa				

B. R. R. R.
Sub Registrar

CIVIL REGISTRATION
— CUM —
Document Serial Number : 403706/25/2024
QUEPEM



Serial No:-2023-QPM-258

Book :- 1 Document

Registration Number - OPM-1-253-2023

Date - 29-Mar-2023

Baralip

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

CIVIL REGISTRAR

- CUM -

SUB-REGISTRAR

QUEPEM



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Pavitra

PAVITRA R. NAIK
NOTARY
QUEPEM-GOIA
GOVT. OF INDIA

Reg. No. 3786/2023

Date, 09/09/2023

