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

STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of :₹ 300000/-

(Rupees Three Lakh only)

PAID VIDE E-RECEIPT NO 202400048948 DATED :18-Jan-2024,

IN THE GOVERNMENT TREASURY.

THE SEAL OF THE Civil REGISTRAR OF TISWADI PANAJI

19/01/2024

Sub Registrar

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400002141
DOCUMENT SERIAL NUMBER	:	2024-PNJ-209
DATE OF PRESENTATION	:	19-Jan-2024
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-204-2024
DATE OF REGISTRATION	:	19-Jan-2024
NAME OF PRESENTER	:	VISHANT GANAPAT NAIK Proprietor Of M/S. TARANKUL DEVELOPERS
REGISTRATION FEES PAID	:	₹225000/-
PROCESSING FEES PAID	:	₹1100/-
MUTATION FEES PAID	:	₹1500/-

THE SEAL OF THE Civil REGISTRAR OF TISWADI PANAJI

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

Echallan No. 202400048948

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 17/01/2024 17:54:39

Name and Address of Party : Vishant | 9765650667
Queula Ponda Goa

Service: Stamp Duty

	Amount
Stamp Duty	₹ 300000.00
Total Amount :	₹ 300,000.00

(Rs. Three Lakh Only)

Department Data: 202400002141 NOTARY|202400002141 NOTARY

Bank ref No: CPADLHJNA1
Status: Success
Payment Date: 18/01/2024 00:03:50
Payment Gateway: SBI_MOPS

REGISTRAR OF ...

2024-pnj-209
19/01/2024

DEED OF SALE

Kivaik

THIS INDENTURE, made and entered on this 18th day of January in the year Two Thousand Twenty Four (17/01/2024), within the registration Sub District and Taluka Tiswadi, District of North Goa, State of Goa, **(1) MRS. UMA RAMDAS NAIK**, Wife of Ramdas Kashinath Naik , major, age 46 years, widow, housewife, Indian National, Residence of H. No 288/1 Funskool Road Pda Colony, Corlim Panjim – Goa. holding Aadhar Card No. and Pan Card No. hereinafter referred to as THE VENDOR (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE ONE PART.

AND

(2) M/S. TARANKUL DEVELOPERS a proprietor, having office at house No. 363 Opp.Viraj wood Industry, Perighol Queula Ponda-Goa, represented by **A) SHRI VISHANT GANAPAT NAIK,** son of Shri. Ganapat Naik, major, age 48 years, married, businessman, holding Pan Card No , and Aadhaar Card No. Indian National, resident of H. No. 363, Opp. Viraj Wood Industry, Perighol, Queula, Ponda-Goa, hereinafter referred to as THE PURCHASERS (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE OTHER PART.

WHEREAS there exist Plot 3 admeasuring 800 m2 along with old structure of the property surveyed under Survey No. 27/A presently enrolled as 27/1-A-1 (Part) of the property " Terreno Oiteiral Sem Denominacao Especial ", Situated at Corlim, Ilhas, within the jurisdiction of Corlim Grampanchayat,

Sub District of Ilhas, North Goa District, State of Goa, which property as a Whole is described in the land Registration Office under no. 20013 of Book B-53 new and also No. 17181 of Book B- 45 new, not enrolled in the Taluka Revenue office and this plot No. 3 along with old structure is bounded as under: On the East : by Survey No. 27/2, on the West : By existing road, on the North : By Plot No. 2 of Survey No. 27/1- B, and On the South: By survey No. 27/1-B. The hereinafter refer as said plot.

AND WHEREAS by deed of Gift register before Sub – registrar of Panjim under Serial No. 891 and registration no. 878 at pages329 to 400 Book No. I Volume No. 850 dated 09/05/2000 Mahadev Sitaram Bandodkar has gifted plot 3 admeasuring 800 sq. metr along with old structure mentioned in Schedule to Uma Ramdas Naik and Ramdas Naik and become absolute owner of said plot.

AND WHEREAS said Ramdas Kashinath Naik died living behind his wife Smt. Uma Ramdas Naik has a sole Legal heirs and upon his death the said Uma Ramdas Naik initiated Inventory Proceeding No. 4/2023/C before Civil Judge Junior Division at Panjim and by Judgement and decree dated 18/3/2003 the Property menctioned in Schedule is allotted to said Uma Ramdas Naik and becomes absolute Owner of plot menctioned in Schedule.

AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchasers have agreed to purchase from the vendors the said Plot No. 3 admeasuring area 800 sq. mts., along with RCC old structure admeasuring area 146 sq.mts at/for a total price consideration of Rs.10,00000 /- (Rupees Ten lacks only) and in kind being its fair market value. The Purchaser hereby pays Stamp Duty and

Registration charges as per the present valuation. The purchasers hereby shows the consideration of above plots for Rs. 75,00000/-(Rupees Seventy Five lacks Only) and pays stamp duty of Rs. 3,00000/- being its fair market value.

AND WHEREAS the purchasers have requested the vendor to execute the requisite Deed of Sale in his favour, which the vendor hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of Rs. 10,00000 /- (Rupees Ten lacks only))is paid by way of RTGS and in kind a two shops shop no. 3 admeasuring 25.16 sq. mtr (Super built up area) and shop no. 4 admeasuring 25.87 sq. mtr (Super built up area) and two Flats FF-1 admeasuring area not less than 91.20 sq mtr (Super built up area) and FF-2 admeasuring area not less than 91.76 sq. mtr (Super built up area) and two Car parking Slots in the premises mention above is paid by the purchasers to the Vendor (the receipt of which sum the vendor do hereby admit and acknowledge and acquit and discharge the purchasers from the same and every part thereof) the vendor as the absolute owner of the said Plot do hereby grant, convey, transfer, sell, relinquish and assure unto the purchasers ALL THAT plot of land being Plot No. 3 more particularly described in Schedule written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the structures, yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said plot or any part thereof belonging to or in any way

appertaining or usually held or occupied therewith or reputed to belong thereof and all estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them along with all the rights to the licenses, permissions, approvals, sanads, plans etc in connection with the said plot and every part thereof TO HAVE AND TO HOLD all the said Plot No. 3 along with old structure and hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licenses, approval, sanad etc. unto and to the use of the purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The Vendor do hereby covenant with the purchasers that notwithstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the Vendor, now have in them good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchasers in the manner aforesaid and it shall be lawful to the purchasers from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licenses etc., hereby granted with the appurtenances and to receive the rents and profits for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Vendor or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated,

released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, and further that the Vendor and all persons having or lawfully equitably claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for him.

3. The Vendor shall and will from time to time and at all times hereafter at the request and cost of the purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the said Plot No. 3 along with old structure along with old structure the licenses, permissions, approvals etc., hereby granted to and unto the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDOR do hereby covenant with the Purchasers that the Vendors have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the Vendor are prevented from granting and conveying the said plot in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The Vendor has no right whatsoever over balance F. A. R. of Plot of building and have got no objection to utilize the said balance F. A. R. by the Purchaser/developers as per their requirements and this averments may be treated as N.O.C. for the same.

6. The Vendor will handover the Vacant possession of said structure along with plot immediately after getting construction license to the Purchaser by the Panchayat Office.

7. The Purchaser shall complete the construction of building within 30 months from Date of Construction licence issued by Village Panchayat and after completion of building the possession of shops and flats will be deliever to vendor by issuing possession letter.

8. The Vendor further covenant with the purchasers that the said Plot No. 3 along with old structure hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the Vendor, the purchasers is deprived of the said Plot or any parts thereof then the Vendor do hereby undertake to indemnify fully the purchasers.

9. The Vendor further declare that their right to the said Plot No 3 along with old structure hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer the said plot in the name of the purchasers in the mutation entry of survey records of Revenue Corlim Village of Tiswadi Taluka.

JRNaik Fisheries

SCHEDULE

(DESCRIPTION OF PROPERTY)

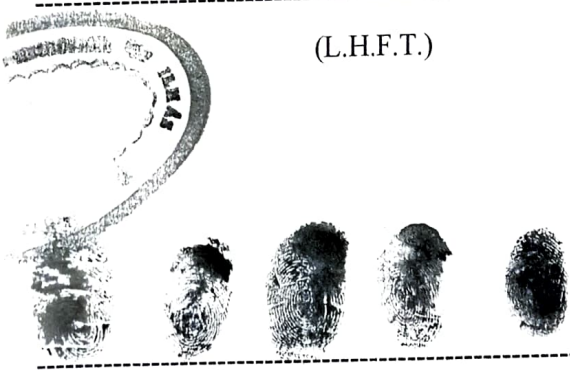
All that Plot 3 admeasuring 800 m2 along with RCC old structure admeasuring area 146 sq.mts situated in the property surveyed under Survey No. 27/A presently enrolled as 27/1-A-1 (Part) of the property " Terreno Oiteiral Sem Denominacao Especial ", Situated at Corlim, Ilhas, within the jurisdiction of Corlim Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property as a Whole is described in the land Registration Office under no. 20013 of Book B-53 new and also No. 17181 of Book B- 45 new, not enrolled in the Taluka Revenue office and this plot No. 3 is bounded as under: On the East : by Survey No. 27/2, on the West : By existing road, on the North : By Plot No. 2 of Survey No. 27/1- B, and On the South: By survey No. 27/1-B.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.

Signed and delivered by the within named vendor

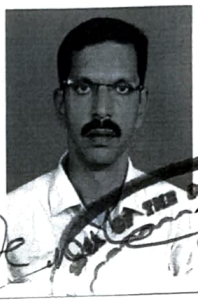
(1) SMT. UMA RAMDAS NAIK

(L.H.F.T.)



(R.H.F.T.)

Signed and delivered by the within named purchaser



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(2) **M/S. TARANKUL DEVELOPERS** (A PROPRIETOR)

A) SHRI VISHANT GANAPAT NAIK

(L.H.F.T.)

(R.H.F.T)

IN PRESENCE OF: (1) PRITOSH [illegible] NAIK
r/o Ponda Goa

(2) Vaishnavi R. Naik
r/o Ponda Goa

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

PANAJI - GOA

N

Plan showing plots situated at

Corlim Village

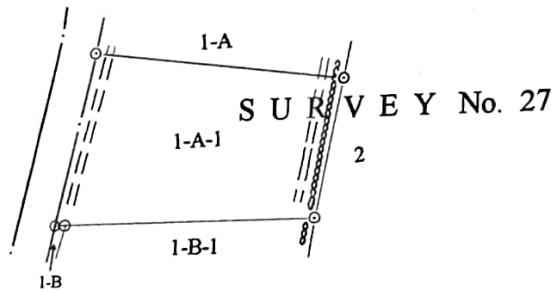
TISWADI Taluka

S.No./Sub Div No. 27/ 1-A-1

Scale 1:1000

DIRECTOR
Assistant Survey & Settlement Officer, Panaji.
सहायक सर्व्हे आनी जमावदा

5 Rs. COURT FEE भारत INDIA पाँच रुपये FIVE RUPEES



Directorate of Settlement & Land Records
Paid Rs. 88 /- vide Receipt No. 5784 & 6102 on 22.8. 225.7.02
Panaji

25/7

Computer Generated On 24-07-2002

Compared by : 24/7/2002

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **19-Jan-2024 12:19:33 pm**

Document Serial Number :- **2024-PNJ-209**

Presented at **12:14:13 pm** on **19-Jan-2024** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Tiswadi** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	300000
2	Registration Fee	225000
3	Mutation Fees	1500
4	Processing Fee	1080
	Total	**527580**

Stamp Duty Required :**300000/-**

Stamp Duty Paid : **300000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**VISHANT GANAPAT NAIK Proprietor Of M/S. TARANKUL DEVELOPERS ,Father Name**:Ganapat Naik,**Age:** 48, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** H. No. 363, Opp. Viraj Wood Industry, Perighol, Queula, Ponda-Goa, **Address2 -** , **PAN No.:**			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**UMA RAMDAS NAIK , Father Name:Dhansingh Thapa, Age:** 46, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Housewife, H. No 288/1 Funskool Road Pda Colony, Corlim Panjim – Goa, **PAN No.:**			
2	**VISHANT GANAPAT NAIK Proprietor Of M/S. TARANKUL DEVELOPERS , Father Name:Ganapat Naik, Age:** 48, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, H. No. 363, Opp. Viraj Wood Industry, Perighol, Queula, Ponda-Goa, **PAN No.:**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Laxman Vitthal Desai,Age: 45,DOB: 1978-04-08 ,Mobile:) ,Email: ,Occupation:Other , Marital status : Married** , Address:403110, Corlim, Tiswadi, NorthGoa, Goa			
2	Name: **Pritesh Datta Naik,Age: 42,DOB: 1981-02-05 ,Mobile: 3 ,Email: ,Occupation:Advocate , Marital status : Married** , Address:403404, Priol, Ponda, SouthGoa, Goa			

Sub Registrar

[redacted]

Document Serial Number :- 2024-PNJ-209

Document Serial No:-2024-PNJ-209

Book :- 1 Document

Registration Number :- **PNJ-1-204-2024**

Date : 19-Jan-2024

19/01/2024

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