

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

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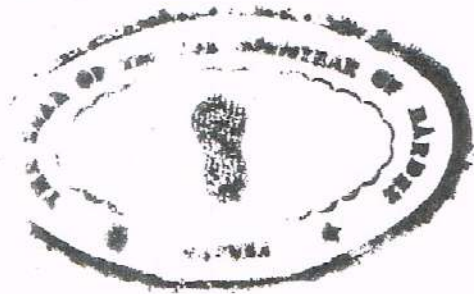
Page 1 of 1

Name of Purchaser MR. SHITAL - S. CHIKHALIKAR.



8919-BRZ-2109

08-07-2019



DEED OF GIFT

Shital
Chikhalikar



This **DEED OF GIFT** is made at Mapusa on this 5th day of July' 2019.

BETWEEN



1) **MR. NARENDRA BHIKAJI NAIK CHIKHALIKAR**

alias **NARENDRA BHIKAJI CHIKHALIKAR**, son of Bhikaji Naik Chikhalikar, aged about 66 years, married, retired, Indian National, Pan Card No. _____ Aadhaar Card No. _____

, Cont. No. _____ 310 and his wife,

2) **MRS. NEELA NARENDRA NAIK CHIKHALIKAR**

alias **NEELA NARENDRA CHIKHALIKAR**, wife of Mr. Narendra Naik Chikhalikar, 68 years, married, housewife, Indian National, Pan Card No. _____ 3, Aadhaar Card

No. _____, Cont. No. _____ 0, both resident of

Hrushikesh, G/002, Apna Ghar Unit No.1, S.S. Nagar, Andheri

(w), Mumbai- 400053, hereinafter called the "DONORS"

(which expression unless repugnant to the context or

meaning thereof shall be deemed to mean and

[Handwritten signatures]



include their respective heirs, executors, legal representatives, administrators or persons legally, equitably or otherwise claiming through them) of the FIRST PART.

A N D



MR. SHITAL SHIVRAM NAIK CHIKHALIKAR alias **SHITAL SHIVRAM CHIKHALIKAR**, son of Shivram Naik Chikhalikar, aged about 65 years, married, retired, Indian National, Pan Card No. _____, Aadhaar Card No. _____, Cont. No. _____, resident of 706, Bhagya Laxmi, Kennedy Bridge, Opera House, Mumbai-400004 hereinafter called the "DONEE" (which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, legal representatives, administrators or persons legally, equitably or otherwise claiming through him) of the SECOND PART.

Shivram
Shital Chikhalikar



WHEREAS the DONOR No. 1 herein is being represented by her lawful attorney **MR. NARENDRA BHIKAJI NAIK CHIKHALIKAR** alias **NARENDRA BHIKAJI CHIKHLIKAR** i. e. DONOR No.1 herein, vide power of attorney dated 10/1/2019 executed before Notary P. P. Surve, under serial No.44/2019.



AND WHEREAS there exists property known as "CHIKALI" also known as "COIRALICHO MANDDO", admeasuring 2175 square meters, bearing Survey No.352 Sub Division No.5 of Village Colvale, situated at Colvale, within the limits of Village Panchayat of Colvale, Taluka and Sub District of Bardez, District of North Goa in the State of Goa; hereinafter referred to as the '**SAID PROPERTY**', more particularly described in the Schedule-I written hereunder.

AND WHEREAS the '**SAID PROPERTY**' is described in the office of Land Registrar Bardez under no.22013 at folio 11 overleaf of Book B-57 (new) but is not enrolled in the Taluka Revenue Office.

[Signature]
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AND WHEREAS the '**SAID PROPERTY**' originally belong to Rada or Rade wife of Narana Forgento.

AND WHEREAS on the death of Rada or Rade wife of Narana Forgento, Shri. Narana Forgento had initiated Inventory Proceedings in the First Section of Civil Court of the Judicial Division of Bardez, wherein the above property alongwith other properties were allotted to Bicagy or Bicagi Narana Naique or Bicagi Narana Forgento and the said allotment was confirmed vide Order dated 5/12/1934 passed by the First Section of Civil Court of the Judicial Division of Bardez.

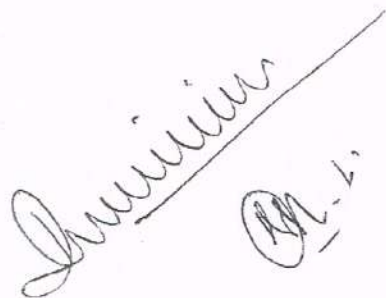
AND WHEREAS on the death of Shri. Bhikaji Narayan Chikhalikar alias Bhikaji Narayan Naik Chikhalikar alias Bicagi Narana Naique alias Bicagi Narana Forgento alias Bhikaji Narayan Naik and his wife Smt. Hirabai Bhikaji Chikhalikar alias Hirabai Bhikaji Naik Chikhalikar, the Inventory Proceedings bearing No. 37/2015/C was initiated

[Signature]
[Signature]

before the Civil Judge Senior Division at Mapusa by DONEE No.1 herein, wherein the '**SAID PROPERTY**' was purchased in court auction by DONEE No.1 herein and final chart of partition was prepared in the said inventory and the same was confirmed by the Hon'ble Civil Judge Senior Division at Mapusa by its order dated 8/6/2017.

AND WHEREAS in the Inventory Proceedings bearing No. 37/2015/C the name of property was wrongly mentioned as "BOIRALICHO MUDDO" instead of "COIRALICHO MANDDO" so also the land registration number was also wrongly mentioned as "27378 at folio 139 at folio 139 of Book B70 instead of "22013 at folio eleven overleaf of B-57".

AND WHEREAS the DONEE No.1 has filed application for reopening of the said Inventory Proceedings bearing 37/2015/C and the said application was registered under C. M. A. No. 150/2018/C.

Amir




AND WHEREAS said Port. C.M.A. No. 150/2018/C was allowed by the Hon'ble Civil Judge Senior Division 'C' Court at Mapusa by its order dated 3/9/2018 and the Inventory Proceedings bearing No. 37/2015/C was reopened.



AND WHEREAS after reopening of the Inventory Proceedings, application for correction/amendment dated 21/9/2018 was filed and the same was allowed by the Hon'ble Civil Judge Senior Division 'C' Court at Mapusa and hence the amended list of assets and amended final of assets was filed in the Inventory Proceedings bearing No. 37/2015/C.

AND WHEREAS the Hon'ble Civil Judge Senior Division 'C' Court at Mapusa was please to issue corrigendum dated 17/10/2018 correcting the name of property as "COIRALICHO MANDDO" and the land registration number as "22013 at folio eleven overleaf of B-57".

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AND WHEREAS thus the DONORS herein have become the lawful owners in physical possession of the '**SAID PROPERTY**'.

AND WHEREAS DONEE being brother/brother-in-law of DONORS, out of Natural love and affection, DONORS intends to gift half undivided share in the '**SAID PROPERTY**' admeasuring about 1087.5 square meters, bearing Survey No. 352 Sub Division No.5, situated at Colvale, Bardez, Goa, to the DONEE herein.

NOW THIS DEED OF GIFT WITNESSES AS

FOLLOWS:

1. In pursuance of the said intention and in consideration of the natural love and affection which the DONORS have for the DONEE, the DONORS out of their own free will, without any fraud, coercion or undue influence from anybody whomsoever, and in full possession of their senses, does hereby gift, grant,

Donors
Donee



convey, transfer and confirm unto the DONEE the half undivided right in the '**SAID PROPERTY**' which is more particularly described in the Schedule-II herein below written with all privileges, profits, advantages, pathways, easements, trees, structures and all other appurtenances to the '**SAID PROPERTY**' TO HAVE AND TO HOLD the half undivided right in the '**SAID PROPERTY**' hereby gifted UNTO AND TO THE USE OF THE DONEE forever and absolutely.



2. The DONEE shall from time to time and at all times hereafter peacefully and quietly without any interruption whatsoever enter upon, have, hold, occupy and possess the half undivided right in the '**SAID PROPERTY**', hereby gifted, receive and take rents, issues and profits thereof and of every part thereof, without any let, hindrance, interference or obstruction whatsoever from or by the DONORS or by any other person or persons claiming from under or in trust of them.

Dr. Minir
Dr. Minir

3. The DONORS hereby gives No Objection to the DONEE to carry out mutation by including/entering the name of the DONEE in the Occupant Column of the I & IVX form of the 'SAID PROPERTY'.

4. The DONEE accepts this gift with gratitude and thanks.

5. For the purpose of stamp duty the half undivided right in the 'SAID PROPERTY' is valued at Rs.

Thousand Five Hundred Only) and accordingly stamp duty of Rs.

Nine Hundred Only) is paid herewith.

SCHEDULE-I

(SAID PROPERTY)

All that 'SAID PROPERTY' known as "CHIKALI" also known as "COIRALICHO MANDDO", admeasuring 2175

[Signature]
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square meters, bearing Survey No.352 Sub Division No.5 of Village Colvale, situated at Colvale, within the limits of Village Panchayat of Colvale, Taluka and Sub District of Bardez, District of North Goa in the State of Goa, described in the office of Land Registrar Bardez under no.22013 at folio 11 overleaf of Book B-57 (new) but is not enrolled in the Taluka Revenue Office and the '**SAID PROPERTY**' is bounded as under: -

EAST : By property bearing Survey No. 345;

WEST : By Public Road;

NORTH : By property bearing Survey No. 352/4 and

SOUTH : By Public road.



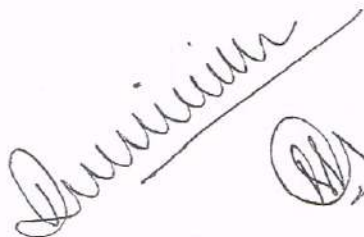
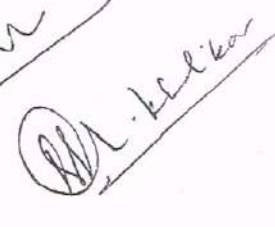
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SCHEDULE-II

All that half undivided share in the 'SAID PROPERTY' known as "CHIKALI" also known as "COIRALICHO MANDDO", admeasuring an area of 1087.5 square meters, bearing Survey No.352 Sub Division No.5 of Village Colvale, situated at Colvale, within the limits of Village Panchayat of Colvale, Taluka and Sub District of Bardez, District of North Goa in the State of Goa, described in the office of Land Registrar Bardez under no.22013 at folio 11 overleaf of Book B-57 (new) but is not enrolled in the Taluka Revenue Office.



IN WITNESS WHEREOF, the DONORS and the DONEE have hereunto set, subscribed and delivered their signatures out of their own free will, in full possession of their senses, after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed herein below.

SIGNED, SEALED AND DELIVERED
By the within named "DONORS"

Amir



(MR. NARENDRA BHIKAJI NAIK CHIKHALIKAR alias
NARENDRA BHIKAJI CHIKHLIKAR for self and as
power of attorney holder for DONOR No.2)

L.H.F. Prints

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R.H.F. Prints

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- (2) _____
- (3) _____
- (4) _____
- (5) _____

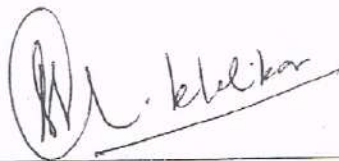
- (1) _____
- (2) _____
- (3) _____
- (4) _____
- (5) _____



Amir

Mr. Chalikar

SIGNED, SEALED AND DELIVERED
By the within named "DONEE"



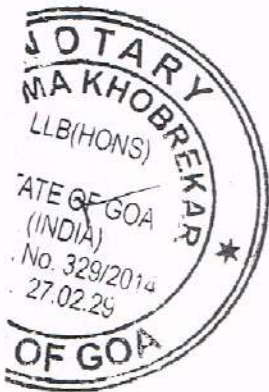
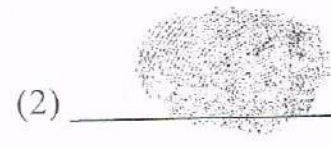


(MR. SHITAL SHIVRAM NAIK CHIKHALIKAR alias
SHITAL SHIVRAM CHIKHALIKAR)



L.H.F. Prints
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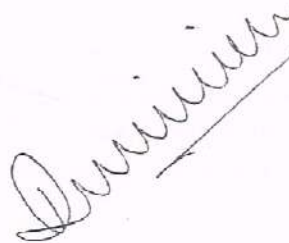
R.H.F. Prints
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WITNESSES:

1. (Adv. Sainath Salgaonkar)

2. Samir T. Chikhalikar






Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Jul-2019 01:07:00 pm

Document Serial Number :- 2019-BRZ-2109

Presented at 12:07:46 pm on 08-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

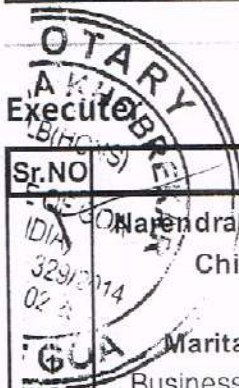
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2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		1

Stamp Duty Required :

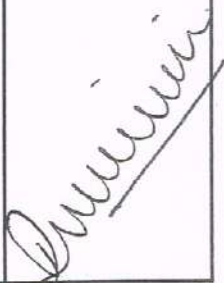
Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shital Shivram Naik Chikhalikar Alias Shital Shivram Chikhalikar ,S/o - D/o Shivram Naik Chikhalikar Age: 65, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 706, Bhagya Laxmi, Kennedy Bridge, Opera House, Mumbai-400004, Address2 - , PAN No.: :			

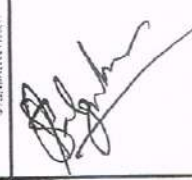


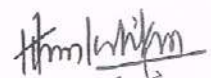
Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Narendra Bhikaji Naik Chikhalikar Alias Narendra Bhikaji Chikhlikar ,S/o - D/o Bhikaji Naik Chikhalikar Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Hrushikesh, G-002, Apna Ghar Unit No.1, S. S. Nagar, Andheri (W), Mumbai-400053, Address2 - PAN No.: :			

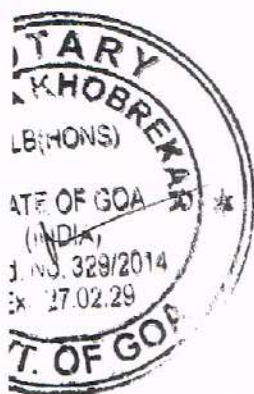
Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Shital Shivram Naik Chikhalikar Alias Shital Shivram Chikhalikar ,S/o - D/o Shivram Naik Chikhalikar Age: 65, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 706, Bhagya Laxmi, Kennedy Bridge, Opera House, Mumbai-400004, Address2 - , PAN No.:			
3	Narendra Bhikaji Naik Chikhalikar Alias Narendra Bhikaji Chikhalikar ,S/o - D/o Bhikaji Naik Chikhalikar Age: 66, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Hrushikesh G-002, Apna Ghar Unit No 1 SS Nagar Andheri Mumbai, Address2 - , PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sainath Salgaonkar, 29 , , ,sainath.salgaonkar@gmail.com ,Advocate , Marital status : Married 403513, Chicalim Colvale Bardez Goa, Chicalim Colvale Bardez Goa Colvale, Bardez, NorthGoa, Goa			
2	Samir Chikhalikar, 51 , , 4 , ,Business , Marital status : Married 403513, H. No. 112/12 Chicalim Colvale Bardez Goa, H. No. 112/12 Chicalim Colvale Bardez Goa Colvale, Bardez, NorthGoa, Goa			


 Sub Registrar

 SUB-REGISTRAR
 BARDEZ


Book :- 1 Document

Registration Number :- **BRZ-1-2074-2019**

Date : 10-Jul-2019

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

**SUB-REGISTRAR
BARDEZ**



Certified that this is a True Copy
of the original at mapuse

On 13/06/2025

under Reg. No. 1998/2025

Handwritten signature of Pratima Khobrekhar

PRATIMA KHOBREKHAR

LLB (HONS)

NOTARY

STATE OF GOA

