

गोवा GOA

SD46

02/07/16

25,000/-

Mr. Akhai Angre

Neergao

22,500/-

Good

Akhai Akhai B.



DEED OF SALE

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गोवा GOA



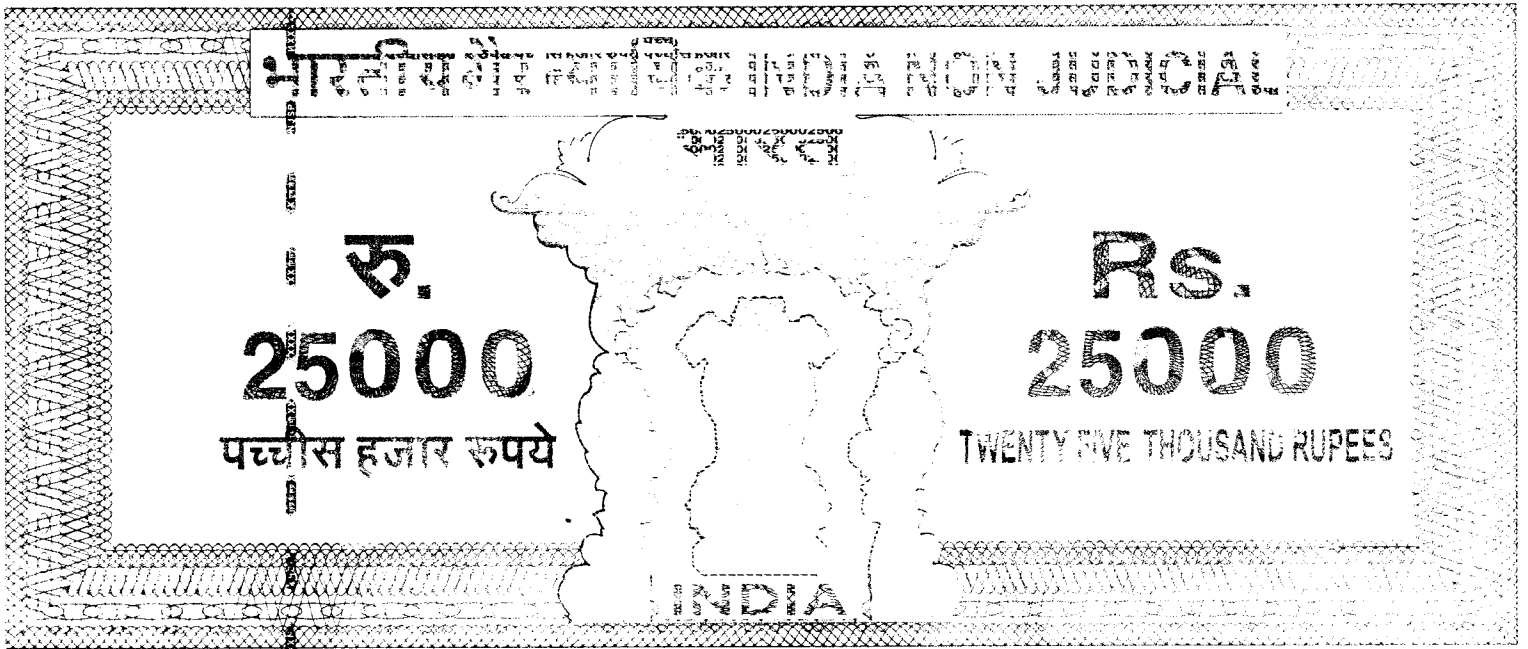
SD416 04/07/16
25,000/-
Mr. Abhai Angle
Margao
22,500/-
The value are
(2016)

THIS DEED OF SALE is made and executed at Margao- Goa, on this 04th day of JULY in the year Two Thousand and Sixteen (04/07/2016).

[Signature]

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SH Angle



गोवा GOA



SC46

02/07/16

25,000/-

Mr. Ashwin

Angie

Margao

25,000/-

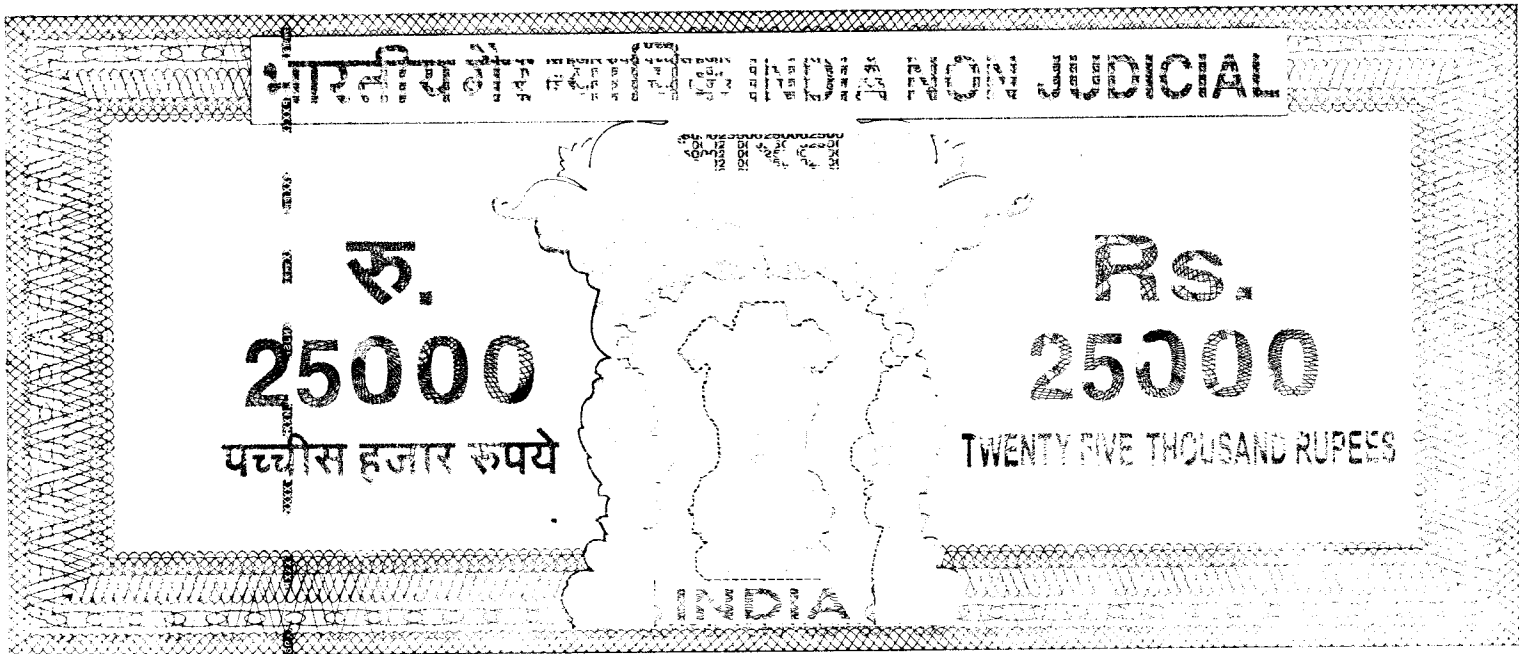
Form

BETWEEN

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गोवा GOA



SC46 02/07/16
 25,000/-
 Mr. Abheer Ange
 122,500/-
 600/-

1. **Mr. VILLET AUGUSTO NICASIO CRASTO**, age 46 years, son of Remedios J. R. Crasto, service, unmarried, having pan card No. ATXPC4982D, residence of Mingfoll, Chinchinim, Salcete - Goa,

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 2,000

वीस हजार रुपये

THE HINDU RU. 20

Rs. 20,000

INDIA

गोवा GOA



SD46

02/07/16

20,000/-

Mr. Abhinav

Angle

Margao

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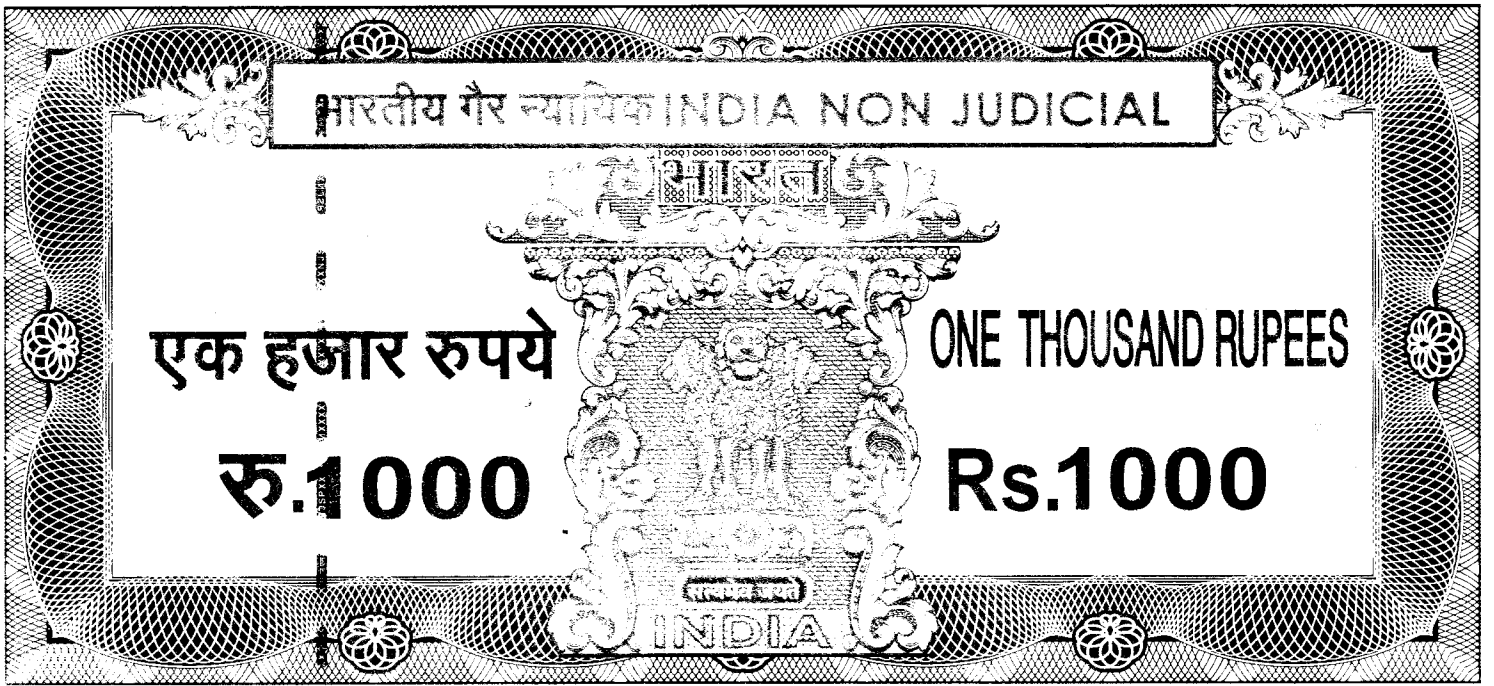
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Shingale

hereinafter referred to as the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, executors, administrators and assigns) of the **ONE PART.**



गोवा GOA



Serial No. 5046
 Value 1000/-
 Date 02/07/16
 Mr. Abhai Angle
 Marguo.
 1000/-
 1,22,500/-
 1000/-

No. MGO-F267-2013 on 09/12/2013, with pan card No. AAFFL4525N, having its office at H. No. 615/A, Dandevaddo, Chinchinim, Salcete, Goa - 403715, herein represented through its both the partners,

(Signature)

7

(Signature)

SAngle

गोवा GOA

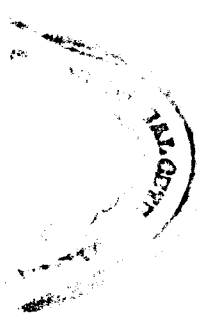


SCS
500/-
02/07/16
Mr. Abhai ANGLE
Mangalore
1,22,800/-
S.A. Angle

- (i) **Mr. ABHAI ASHOK POI ANGLE**, age 37 years, son of Mr. Ashok Angle, married, businessman, having pan card no. BKKPP1460L and his wife,

- (ii) **Mrs. SUJAL ABHAI POI ANGLE**, age 29 years, daughter of Mr. Shantaram A. Sinai Advalpalkar, businesswoman, having pan card No. BSRPP3382E, both residence of H. No. 615, Dandevaddo, Chinchinim, Salcete, Goa - 403715, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof shall include his heirs, executors, administrators and assigns) of the **SECOND PART**.

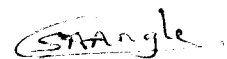
THE PARTIES HERETO ARE INDIAN NATIONALS.



AND WHEREAS there exists a property known as **'CAMANCASANANTULY BUIM'** or **'CAMARCASANATULY BUIM'** or **'CHAMARCAZANANTULI BUIM'** or **'CHAMARCARSANATULO BUIM'**, admeasuring total area of 1050 sq. mts., which is situated at Deussua, Chinchinim, within the jurisdiction of the village Panchayat of Chinchinim, Taluka and Sub-District of Salcete, District of South Goa, Goa state, morefully described in **SCHEDULE**, hereinafter referred to as the **'SAID PROPERTY'**.

AND WHEREAS the said property was purchased by one Late Domingos Francisco Lacerda by a Deed of Sale dated 22/05/1947, the said Domingos married Felicia Filipinia Januaria Barreto in the year 1954.

AND WHEREAS the said Felicia expired without issues on 05/02/2005 without leaving any ascendants or descendants but leaving behind her sister Filomena Barreto as her sister and as sole and universal heir.



AND WHEREAS one Ernesto Herculano Lacerda and his wife Rosalina D'Souza alias Rosalina Lacerda became the owners of one half undivided share in the SAID PROPERTY and the other half devolved upon one Remedios Josinho Roberto Crasto and his wife Filomena Barreto herein.

AND WHEREAS the present VENDOR is the son of Remedios Josinho Roberto Crasto and Filomena Barreto and is related and closely associated with Ernesto Herculano Lacerda and his wife Rosalina D'Souza alias Rosalina Lacerda.

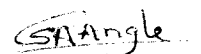
AND WHEREAS out of love and affection the said Ernesto Herculano Lacerda and his wife Rosalina D'Souza alias Rosalina Lacerda and Remedios Josinho Roberto Crasto and his wife Filomena Barreto desire to donate the SAID PROPERTY to the present VENDOR by way of gift.

AND WHEREAS the present VENDOR by virtue of Deed of Gift executed on 09/04/2008, duly registered in the Office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 2167 at pages 238 to 251, book No. I, volume No. 2933 dated 16/04/2008, became the owner in possession of the SAID PROPERTY.

AND WHEREAS the ownership of the SAID PROPERTY by way of Deed of Gift was also being confirmed by the Civil Court of Junior Division in Regular Civil Suit No. 123/08/D, at Margao, by way of its Order and Decree dated 11/09/09.

AND WHEREAS the PURCHASERS approached the VENDOR with a request to sell them the SAID PROPERTY.


AND WHEREAS the VENDOR declares that he is the lawful owner in possession of the SAID PROPERTY and have full right to execute this Deed of Sale and handover possession of the same in favour of



the PURCHASERS and the PURCHASERS are satisfied with the title of the VENDOR with respect to the SAID PROPERTY.

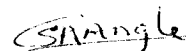
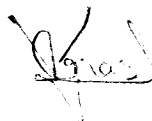
AND WHEREAS the VENDOR having given the offer to sell the SAID PROPERTY to the PURCHASERS herein and the PURCHASERS have agreed to purchase the same for a total price of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) being the total consideration agreed upon subject to terms, conditions and covenants hereinafter stipulated.

AND WHEREAS the PURCHASERS has gone through all the title documents of the SAID PROPERTY and has been satisfied as regards the title of the VENDOR to the SAID PROPERTY and also the power of the VENDOR to enter into this Deed of Sale.



AND WHEREAS the VENDOR and the PURCHASERS now put forth the terms and conditions of the Deed of Sale as under:

1. That the VENDOR herewith sells to the PURCHASERS and the PURCHASERS herewith purchases from the VENDOR the SAID PROPERTY having an area of 1050 sq. mts., situated at village Chinchinim, which are seen and approved by the PURCHASERS.
2. That the SAID PROPERTY is sold as an immovable property by way of execution and registration of the requisite Sale-Deed.
3. That the VENDOR hereby sells the SAID PROPERTY to the PURCHASERS, in all respect, and in consideration the PURCHASERS herewith agrees to pay the VENDOR the sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only).



4. That the payment details of the SAID PROPERTY by the PURCHASERS to the VENDOR is as under:-

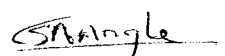
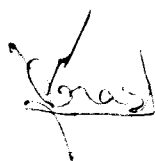
a. That the PURCHASERS paid to the VENDOR an advance amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of a Cheque bearing No. 005630, dated 24/06/2016, drawn on Bank of Maharashtra, Chinchinim Branch.

b. That the PURCHASERS will be paying to the VENDOR, 03 cheques at the time of execution of this Sale Deed, i.e.

I. Amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of a Cheque bearing No. 005633, dated 05/07/2016, drawn on Bank of Maharashtra, Chinchinim Branch.

II. Amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of a Cheque bearing No. 005634, dated 05/07/2016, drawn on Bank of Maharashtra, Chinchinim Branch.

III. Amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) by way of a Cheque bearing No. 005635, dated 05/07/2016, drawn on Bank of Maharashtra, Chinchinim Branch and the receipt whereof the VENDOR does hereby acknowledge, the VENDOR does hereby convey and transfer by way of absolute sale UNTO the PURCHASERS the SAID PROPERTY, appearing along with all that is situated therein and with all easements, right, interests, advantages, privileges and benefits available to the SAID PROPERTY or to the owner thereafter, free of all encumbrances, and as the absolute owner thereof



without any interference or claim from any person, whomsoever claiming title under the VENDOR.

5. That the VENDOR do hereby covenant with the PURCHASERS as follows:

- a) That the title of the VENDOR of the SAID PROPERTY hereby sold is perfect and unassailable and the VENDOR do have right, power and authority to sell the same without let or hindrance.
- b) That this sale is made free from any encumbrance or charge whatsoever.
- c) That the VENDOR have not agreed to sell the SAID PROPERTY to any third party.
- d) That in the event of the dispossession of the SAID PROPERTY, hereby sold, by any other person/ persons with better title, the VENDOR shall indemnify, return and refund the sale price along with the damages to the PURCHASERS.
- e) That the VENDOR declare that there is no litigation pending in any court of law as regard to SAID PROPERTY.
- f) That whensoever reasonably required the VENDOR shall at the cost of the PURCHASERS do all that should be necessary or convenient to ensure that the PURCHASERS peaceably holds and enjoys the SAID PROPERTY hereby sold to the them.
- g) That in the event the PURCHASERS is ever dispossessed from the property hereby sold or any part thereof by reason of any defect in the title of the VENDOR, the VENDOR shall



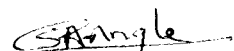
fully compensates the PURCHASERS and the VENDOR and shall save the PURCHASERS from loss.

- h) That the PURCHASERS shall be bound to sign all the papers and documents, the VENDOR may require from time to time in their behalf for safeguarding, interalia, the interests of the VENDOR and the PURCHASERS.
- i) That all expenses arising out of or incidental to the execution of this Final Sale Deed whether by way of Stamp duty, Registration fees, legal charges, drafting fees, typing fees etc., shall be borne exclusive by the PURCHASERS.
- j) That in pursuance of notification No. RD/LND/LRC/318/77, dated 21/08/1978 of secretary (Revenue) Government of Goa the VENDOR hereby declares that the subject matter of the sale, does not belong nor is owned by Schedule Caste or Schedule Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.
- k) That in case any dispute arises above the clauses and condition in this presents the matter shall be referred to arbitration and the provisions of India Arbitration Act 1940 shall apply accordingly.

SCHEDULE

(Description of the **'SAID PROPERTY'**)

ALL THAT PROPERTY, admeasuring 1050 sq. mts. of the property known as **'CAMANCASANANTULY BUIM'** or **'CAMARCASANATULY BUIM'** or **'CHAMARCAZANANTULI BUIM'**



or '**CHAMARCARSANATULO BUIM**', which is situated at Deussua within the jurisdiction of the village Panchayat of Chinchinim, Taluka and Sub-District of Salcete, District of South Goa, Goa state, described in the Land Registration Office of Salcete at Margao under No. 32875 enrolled in the Taluka Revenue Office at Margao under Matriz No. 116 and surveyed under No. 10/1 of village Deussua, which is more fully shown in the plan hereto annexed and is bounded as follows:

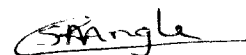
NORTH: by the property of heirs of Crisanto Lacerdo and others presently by road.

SOUTH: by property of heirs of Eugenio Francisco Anunciacao Pinto and others, now by survey No. 10/22.

EAST: by property of heirs of said Eugenio Francisco Anunciacao Pinto and others, now by survey No. 10/2.

WEST: by paddy field of comunidade now by survey No. 11/1 and 11/2.

IN WITNESS WHEREOF, the parties hereto have hereunto have signed this Deed on the day, month and year first hereinabove mentioned.



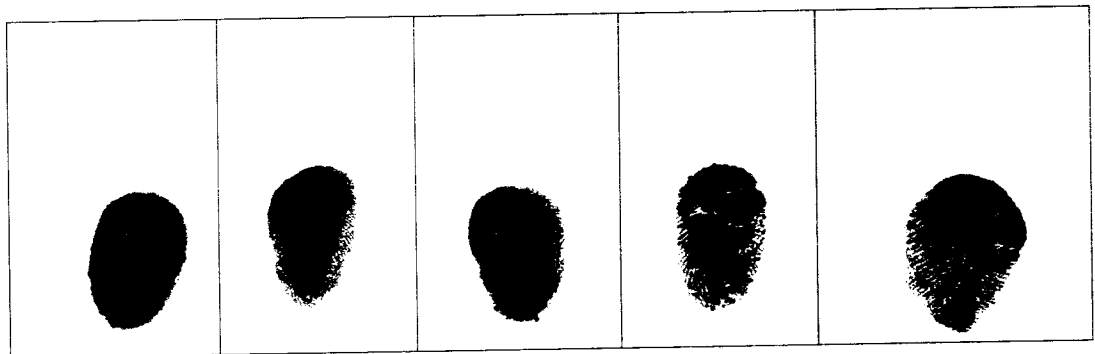
VENDOR:



A handwritten signature, "Villet", written in black ink over a horizontal line.

1. Mr. VILLET AUGUSTO NICASIO CRASTO

Left hand fingerprints of Mr. Villet Augusto Nicasio Crasto



Right hand fingerprints of Mr. Villet Augusto Nicasio Crasto



A handwritten signature, "Villet", written in black ink over a horizontal line.

A handwritten signature, "Villet", written in black ink over a horizontal line.

A handwritten signature, "S. Angla", written in black ink over a horizontal line.

PURCHASERS:

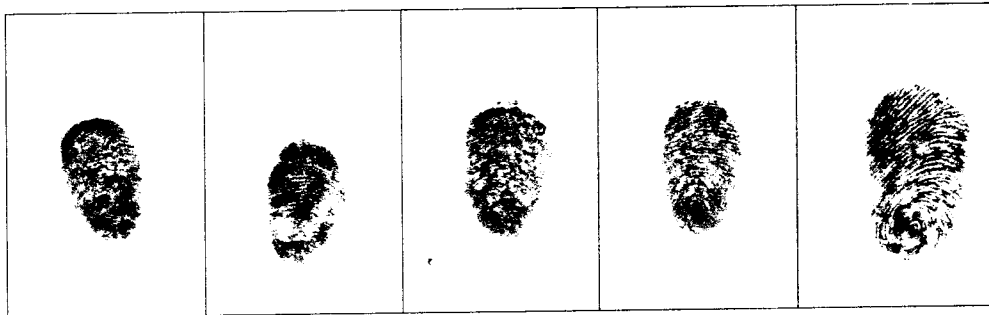


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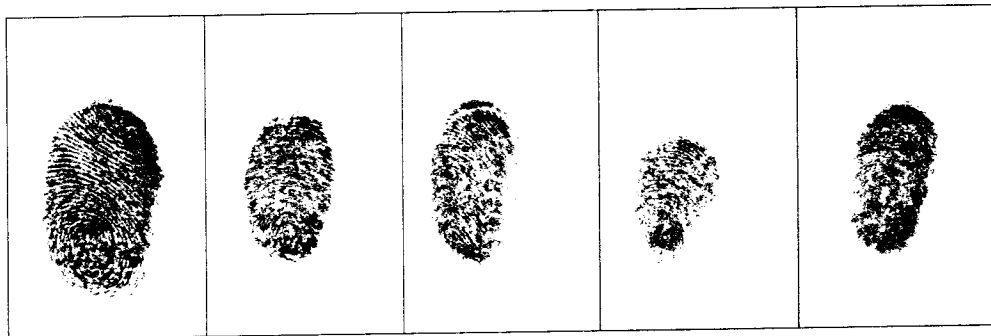
M/s. L & T CONSORTIUM (Herein represented by the 1st partner **Mr. ABHAI ASHOK POI ANGLE**)



Left hand fingerprints of Mr. Abhai Ashok Poi Angle



Right hand fingerprints of Mr. Abhai Ashok Poi Angle



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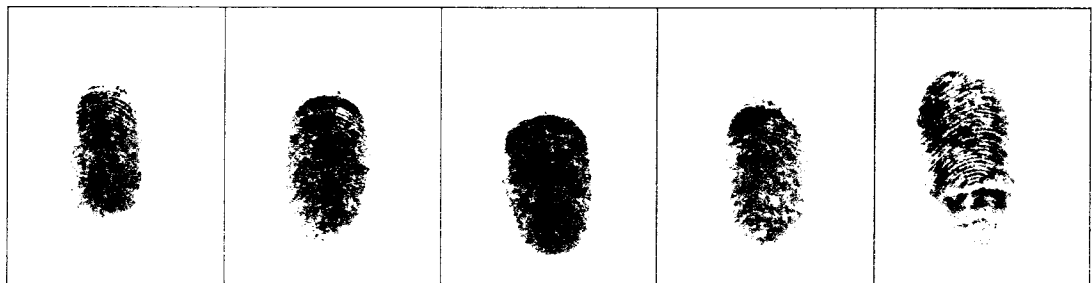
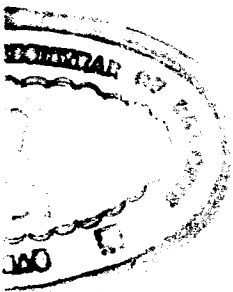
SR Angle



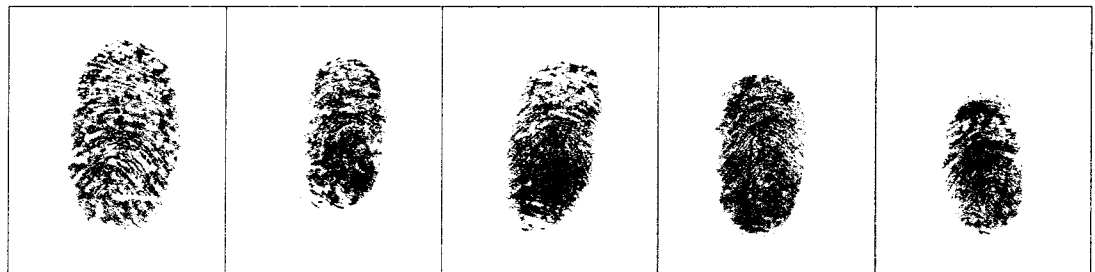
Sujal Angle

M/s. L & T CONSORTIUM (Herein represented by the 2nd partner **Mrs. SUJAL ABHAI POI ANGLE**)

Left hand fingerprints of Mrs. Sujal Abhai Poi Angle



Right hand fingerprints of Mrs. Sujal Abhai Poi Angle



WITNESSES: Xantaram Antole Adhikari

1. Shantaram Adhikari

Name: Karimnagar, Assam

Add: Bardig Gort

2. [Signature]

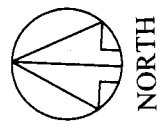
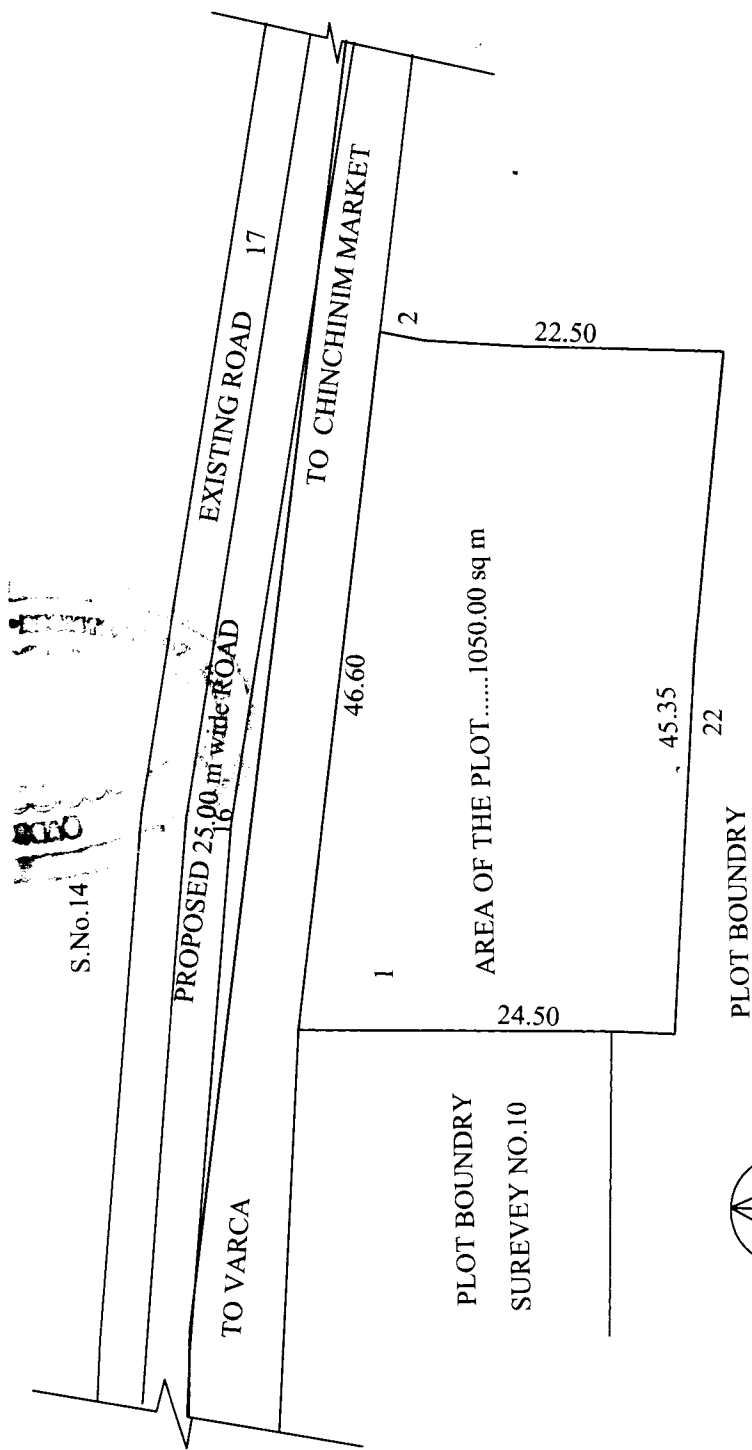
Name: Anthony Lacerda

Add: Dandevadole chinchinim
Salote Goa

[Signature]

[Signature]

Sujal Angle



SITE PLAN

SCALE 1:500

AREA STATEMENTS

AREA OF THE PLOT.....1050.00 sq m

PLAN SHOWING SITUATED
AT DEUSSA VILLAGE IN SALCETE TALUKA .
ON PLOT BEARING SURVEY No.10/1
.FOR VILLET AUGUSTO NICASIO CRASTO

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Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 05-07-2016 10:12:45 AM

Document Serial Number : 3224



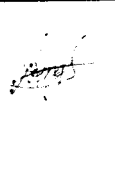
Presented at 09:50:00 AM on 05-07-2016 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	70000.00
2	Processing Fees	230.00
	Total :	70230.00

Stamp Duty Required: 122500.00

Stamp Duty Paid: 122500.00


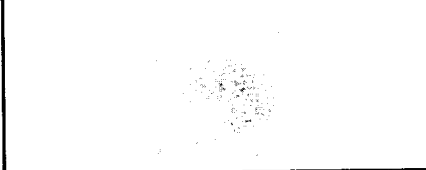

Abhai Ashok Poi Angle presenter

Name	Photo	Thumb Impression	Signature
Abhai Ashok Poi Angle, S/o. Ashok Angle, Married, Indian, age 37 Years, Business, r/o Hno. 615, Dandevaddo, Chinchinim, Salcete, Goa As the Partner of M/s. L & T Consortium			




Endorsements

Executant



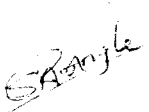
1 . Villet Augusto Nicasio Crasto, S/o. Remedios J.R. Crasto, UnMarried, Indian, age 46 Years, Service, r/o Mingoll, Chinchinim, Salcete, Goa

Photo	Thumb Impression	Signature
		

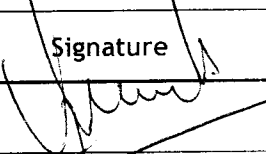
2 . Abhai Ashok Poi Angle, S/o. Ashok Angle, Married, Indian, age 37 Years, Business, r/o Hno. 615, Dandevaddo, Chinchinim, Salcete, Goa As the Partner of M/s. L & T Consortium

Photo	Thumb Impression	Signature
		

3 . Sujal Abhai Poi Angle, D/o.Shantaram A.Sinai Advalpalkar, Married,Indian,age 29
Years,Business,r/oHno.615,Dandevaddo,Chinchinim,Salcete,Goa As the Partner of M/s.L & T Consortium

Photo	Thumb Impression	Signature
		

Identification

No.	Witness Details	Signature
1	U Verenkar , S/o.Yeshwant Verenkar,Married,Indian,age 50 Years,Advocate,r/o R/o.Margao,Salcete,Goa	

Sub-Registrar

GOA - REGISTRATION
SALCETE

Book-1 Document
Registration Number MGO-BK1-03119-2016
CD Number MGOD93 on
Date 05-07-2016

Sub-Registrar (Salcete/Margao)

Scanned By:- *Rikita*

Signature:- *RD*

Designed and Developed by C-DAC, ACTS, Pune

