

NAME: Linc Property developers Hd.

ADDRESS: Miramar, Panaji

THROUGH: Anand Pednekar

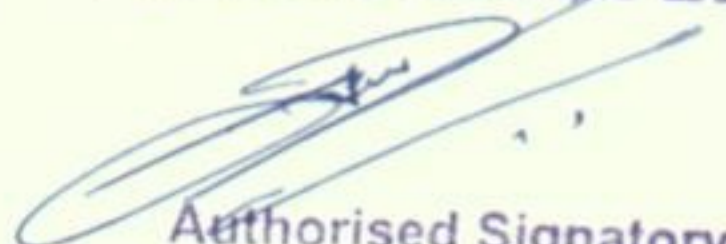
SIGNATURE: 

RECEIPT NO: HNSB/18255

AXIS BANK LTD

SIDDHARTH BANDODKAR BHAVAN
P. SHIRGAONKAR ROAD, PANAJI

D-5/STP(V)/C.R./35/2/2010-RD
For **AXIS BANK LTD.**



Authorized Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.

भारत 18256 NON JUDICIAL गेवा
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Rs.0730100/- PB5740
INDIA STAMP DUTY GOA

1928
17-8-16



DEED OF SALE

THIS DEED OF SALE is made at Panaji on this 17th day of August in the year 2016



Handwritten signature

BETWEEN

1. (a) **SHRI. SACHIN GURUDAS PAI**, son of late Shri. Gurudas Pai, aged 44 years, married, Indian National, business, holding PAN Card No. _____, Aadhar no. _____, email address sachinpai3172@yahoo.in, mobile no. _____, and his wife (b) **SMT. TRUPTI SACHIN PAI**, daughter of Shri. Anant P. Sinai Savoikar, aged 41 years, married, Indian National, housewife, holding PAN Card No. _____, Aadhar no. _____, email address NIL, mobile no. _____, both residing at House No. 121, Batim, Goa Velha, Goa, 403108, hereinafter referred to as "OWNERS/VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof shall include their successors, legal representatives, administrators and assigns) as Party of the FIRST PART.

AND

2. **LINC PROPERTY DEVELOPERS LIMITED**, a Company incorporated under the Companies Act, 1956, having their registered office at A2/2, New Horizons, D.B.Marg, Miramar, Panaji, Goa, having incorporation No. U45200GA2006PLC004839 before the Registrar of Companies at Goa, holding PAN Card No. _____, herein represented by its Authorised Signatory, Mrs. Neeta Umesh Kamat, wife of Dr. Umesh S. Kamat, aged 34 years, married, Indian National, in service, residing at UT-A, Vollan Homes, Mercedes, Goa, vide resolution dated 11/07/2016 passed by the Board of Directors of the Company, hereinafter referred to as "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof include its successors, executors, administrators, Directors, Shareholders and assigns) as Party of the SECOND PART.

The owner/vendor no. 1 (b) is herein represented by owner/vendor. No. 1 (a), her husband Mr. Sachin Gurudas Pai, Son of Shri. Gurudas Pai, 44 years, married, Indian National, resident of House No. 121, Batim, Goa Velha, Goa, vide a duly registered Power of Attorney dated 17/06/2015 executed before the Notary Adv. Shivprasad Manerkar, under Registration No. 5778 dated 17/06/2015.

WHEREAS there exists land admeasuring 4100sq. mts., bearing Sy. No.19/1 of Village Chorao, along with a dwelling house identified as 'XIR' situated at Chorao,



within the limits of Village Panchayat Chorao, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa in the State of Goa; which property is described in detail in the Schedule hereunder and is hereinafter referred to as the SAID HOUSE PROPERTY.

WHEREAS on 27-5-1930 the said property inscribed in favour of Josephina Joana Vaz, wife of Antonio Francisco Ramos under no.16688 at folio 63 (R) of book F-25 as having purchased the same under a Deed dated 6-10-1925 drawn in the Office of Notary Carlos Pegado.

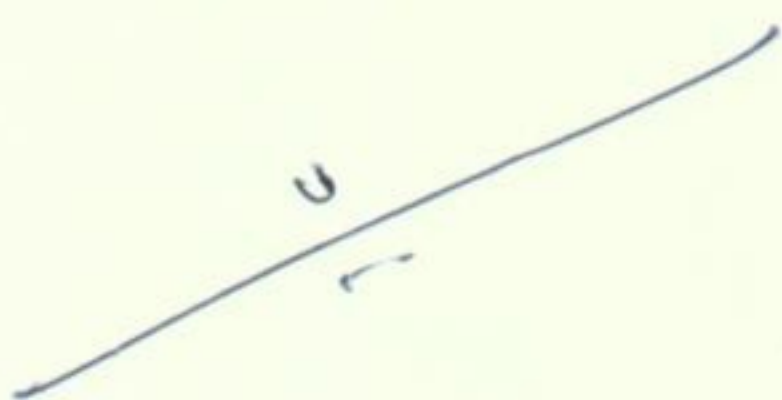
WHEREAS the said Jose Antonio Ramos died on 22-10-1969 being survived by his widow Josephina who died later on 2-5-1977 both being survived by their children as their legal heirs.

WHEREAS by Order dated 31-3-1981 the said property listed as item no.1 in the Inv. Pro.56/73; conducted on the demise of Jose Antonio Ramos and continued on the death of Josefina Vaz; was allotted to their daughter Sebastiana Ramos in the Court of Civil Judge Senior Division at Panaji.

WHEREAS by a Deed dated 10-8-1998 the said Sebastiana Ramos with her husband sold the said property to Thereza Monteiro e Fernandes; which Deed is duly registered in the Office of Sub-Registrar Ilhas.

WHEREAS in the meanwhile the marriage of Thereza Monteiro e Fernandes with Socorro Fernandes was dissolved by decree dated 6-5-2008 in Matrimonial Pet. no.38/03/A in the Court of Civil Judge Senior Division at Panaji and in terms of the consent terms in Inv. Pro. 44/2009 filed thereafter the sale proceeds of the said property was to be distributed among the two.

WHEREAS by a Deed of Sale dated 12-4-2016 duly registered under Book-1 Document, registration No. PNJ-BK1-00927-2016, CD Number PNJD45 on 21/04/2016, the said Socorro Fernandes and Thereza Monteiro e Fernandes alias Theresa Monteiro sold the said property to Sachin Gurudas Pai; which Deed is duly registered in the Office of Sub-Registrar of Ilhas, Tiswadi, Goa.







AND WHEREAS the said Owners/Vendors being married under regime of communion of assets their spouse have acquired moiety share in the SAID HOUSE PROPERTY.

AND WHEREAS the OWNERS/VENDORS thus state and declare to be the sole and exclusive owners in possession of the SAID HOUSE PROPERTY.

AND WHEREAS in terms of the above the name of the Male Vendor hereto stands recorded in the Survey Records of Rights.

WHEREAS the Owners/Vendors state and declare that:-

(i)The Owners/Vendors are the sole and exclusive owners in possession of the SAID HOUSE PROPERTY.

(ii)The said Property is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

(iii)-There are no tenants and/or mundkars having any rights or claims over the SAID HOUSE PROPERTY.

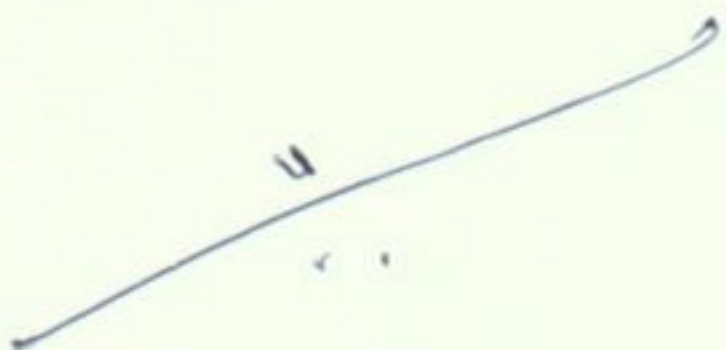
(iv)There are no encumbrances of whatsoever nature over the said Property by way of mortgage charges, and/or liens and the name of the predecessor-in-title of the Owners/Vendors.

WHEREAS the OWNERS/VENDORS now do not desire to retain the SAID HOUSE PROPERTY.

WHEREAS the Owners/Vendors have now offered to sell the SAID HOUSE PROPERTY to the PURCHASER and at the offer of the Owners/Vendors and on the assurance of their clear and marketable title, the PURCHASER do hereby purchase SAID HOUSE PROPERTY for a total consideration of Rs.1,46,00,000/- (Rupees One Crore Forty Six Lakhs Only).

NOW THIS INDENTURE WITNESSETH:-

1.- That in consideration of the amount of Rs. 1,46,00,000/- (Rupees One Crore Forty Six Lakhs Only) out of which Rs.11,00,000/- (Rupees Eleven Lakhs Only) is paid vide cheque no. 275831 dated 25/05/2016 drawn on Axis Bank Limited, Panjim, Goa,







Rs. 1,46,000/- (Rupees One Lakh Forty Six Thousand Only) is paid towards TDS and the balance amount of Rs. 1,33,54,000/- (Rupees One Crore Thirty Three Lakhs Fifty Four Thousand Only) is paid by the Purchaser to the Owners/Vendors vide RTGS dated 16/08/2016 which amount the Owners/Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the PURCHASER; they the Owners/Vendors do hereby grant, transfer, assign, assure and convey all SAID HOUSE PROPERTY more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID HOUSE PROPERTY belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Owners/Vendors into and upon the SAID HOUSE PROPERTY and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed of things done or executed by the Owners/Vendors or knowingly suffered to the contrary they the Owners/Vendors now have in themselves good rights, full power and absolute authority to grant SAID HOUSE PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy SAID HOUSE PROPERTY and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming any estate or interest in the SAID HOUSE PROPERTY or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and



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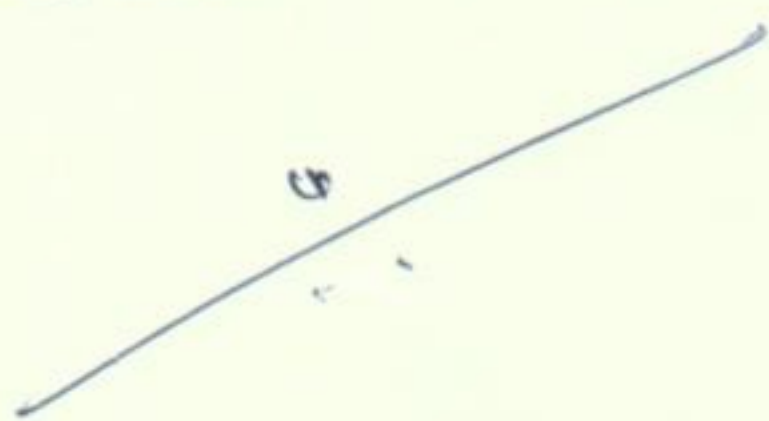
more perfectly assuring the SAID HOUSE PROPERTY UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2.- The Owners/Vendors have today put the Purchaser in unconditional exclusive and absolute peaceful vacant possession of the SAID HOUSE PROPERTY to be held by the Purchaser forever without any harm and/or hindrance from the Owners/Vendors and/or any person claiming through and/or on account of the Owners/Vendors and the Owners /Vendors do hereby indemnify the Purchaser against all/any such claims of heirship or otherwise if made shall be settled by the Owners/Vendors alone at their cost without disturbing the possession of the Purchaser.

3.- The Owners/Vendors do hereby assure the Purchaser that there are no encumbrances/charges, lien or claims of any nature against the SAID HOUSE PROPERTY and that the Purchaser has absolute, clear and marketable title to the SAID HOUSE PROPERTY and is lawfully entitled to alienate the same unto the Purchaser the Owners/Vendors further assure the Purchaser that all or any dues upto the date of execution of Deed of Sale pertaining to the SAID HOUSE PROPERTY and levied by any central or local authority, whatsoever have been paid by the Owners/Vendors and any dues arising after the Deed of Sale shall be paid by the Purchaser. At any later stage also, in case of dues being found to be payable for the period prior to the Deed of Sale, the same shall be paid by the Owners/Vendors without demur upon being informed by the Purchaser.

4.- The Owners/Vendors hereby covenant with the Purchaser as under:-

- (a) That the SAID HOUSE PROPERTY is free from encumbrances and claims of any nature whatsoever.
- (b) That the title of the Owners/Vendors to the SAID HOUSE PROPERTY is clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.
- (c) That the owners/vendors has not created any third Party rights and/or encumbrances upon and to the said house property nor is the said house property the subject matter of any lis-pendent or any execution proceedings under any Judicial order nor is there





any notice of Land Acquisition issued against the said house property and not that there are any dues, taxes and cess payable against the SAID HOUSE PROPERTY which can be recovered as the Owners/Vendors of Land Revenue.

- (d) That the SAID HOUSE PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors and/or any other person whomsoever.

5.- The Owners/Vendors do hereby give their exclusive consent and no objection to the Purchaser to get the mutation proceedings conducted in the Survey Record of Rights and get the name of the Purchasers recorded in the Form I & XIV under the Provisions of Land Revenue Code.

6.- The Owners/Vendors declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

7.- The market value of the SAID HOUSE PROPERTY is Rs. 1,46,00,000/- (Rupees One Crore Forty Six Lakhs only) and as such Stamp duty of Rs. 7,30,100/- (Rupees Seven Lakhs Thirty Thousand One Hundred Only) is affixed hereto which is borne by the Purchaser.

SCHEDULE

(Description of SAID HOUSE PROPERTY)

All that part and parcel of land admeasuring 4100m² bearing Sy.no.19/1 of Village Chorao along with a dwelling house standing thereon identified as XIRO situated at Bantona, within the limits of Village Panchayat Chorao, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, in the State of Goa, which Property is described under no.9681 at folio 172 (R) of Book B-25 (New) and is enrolled in the Taluka Revenue Office under Matriz no.427 and 428.

The SAID HOUSE PROPERTY is bounded as under:

Towards the North: Sy. No.7/38 and 17/6 of Chorao.

Towards the South: Sy. No.19/3 of Chorao.

Towards the East :-Sy.no.19/2 of Chorao.

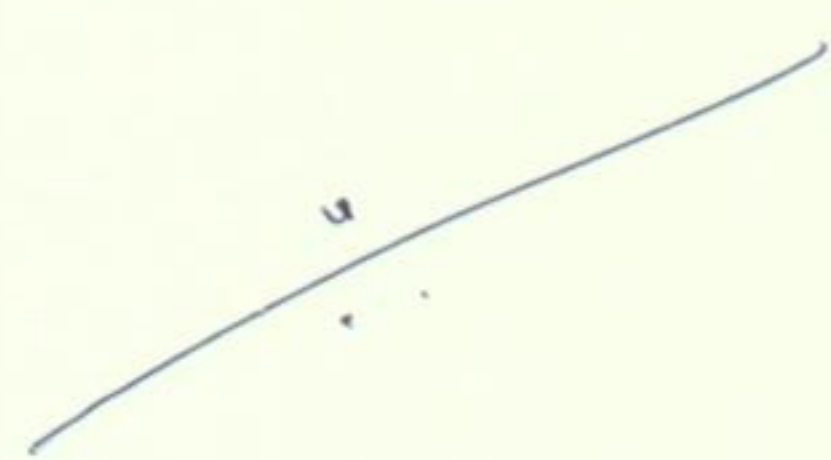
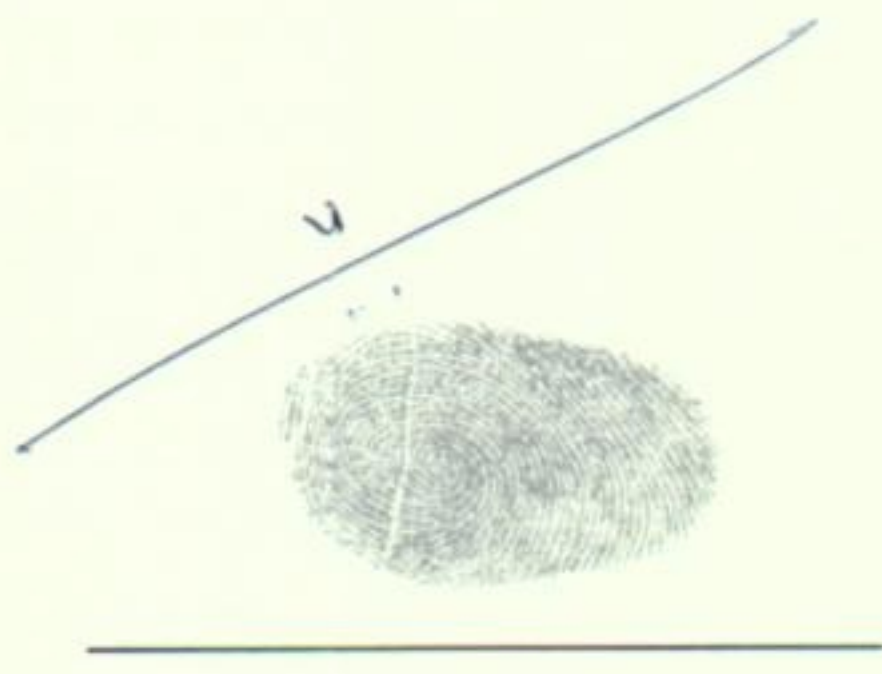
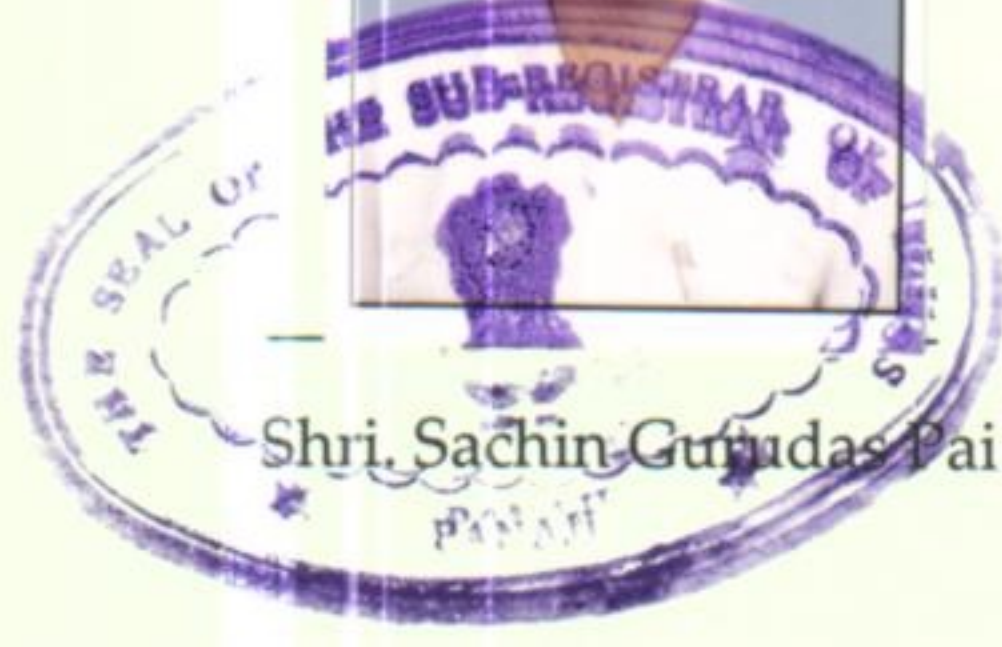
Towards the West :-Road.

IN WITNESS WHEREOF the Parties hereto have executed this Deed of Sale on the day, month and year hereinabove mentioned

[Handwritten Signature]

SIGNED AND DELIVERED BY)

The within named OWNER/
VENDOR no. 1(a) for self and
as attorney for owner/vendor no. 1(b)



Sachin



SIGNED AND DELIVERED BY
The within named PURCHASER
Linc Property Developers Limited
Through its Authorised Signatory
Mrs. Neeta U. Kamat



U. Kamat













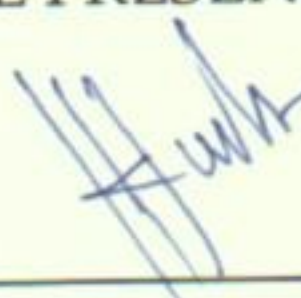










IN THE PRESENCE OF WITNESSES:

1.  *Krishna V. Kudnekar*

2. *Anand B Pednekar* 

U. Kamat



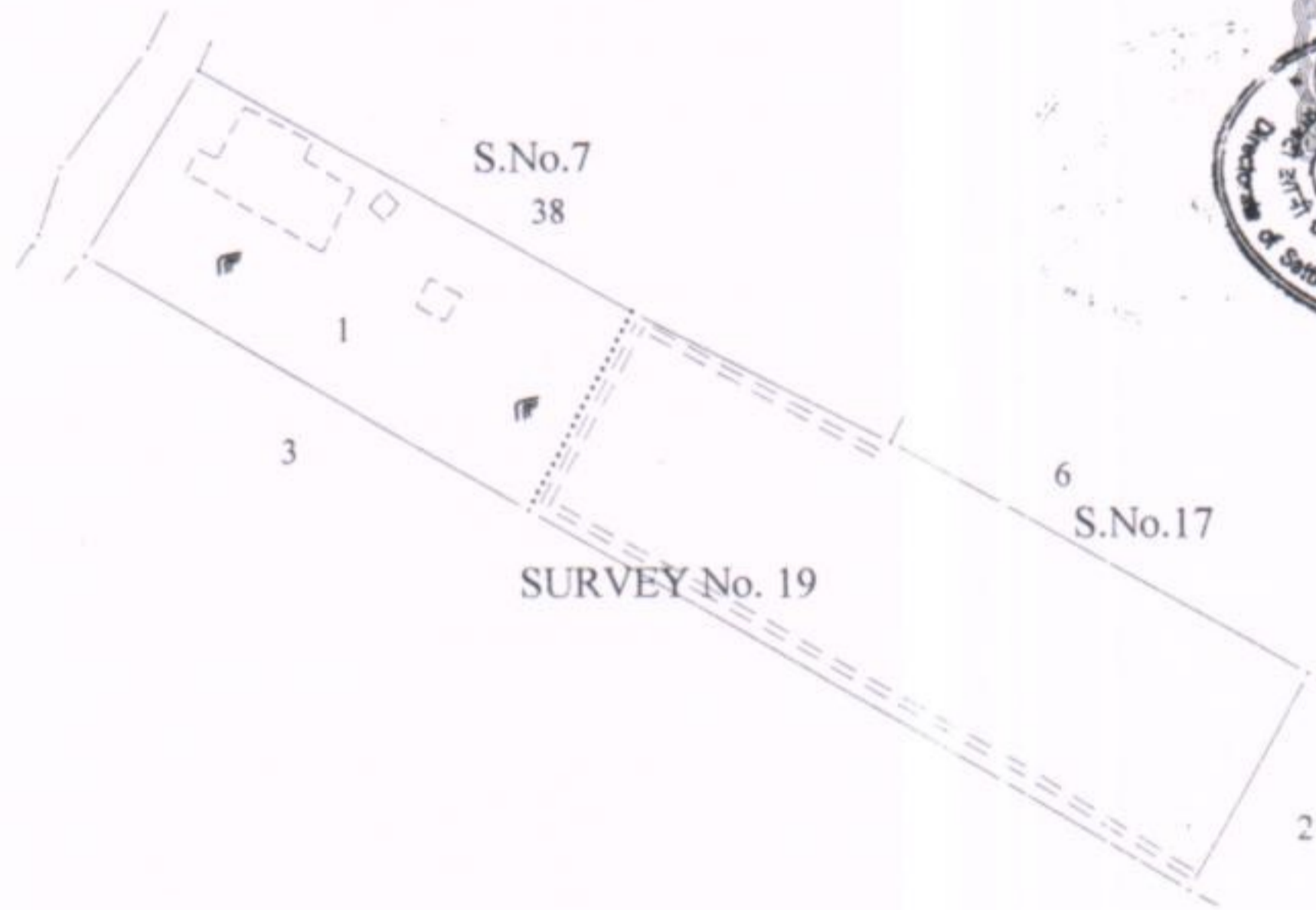
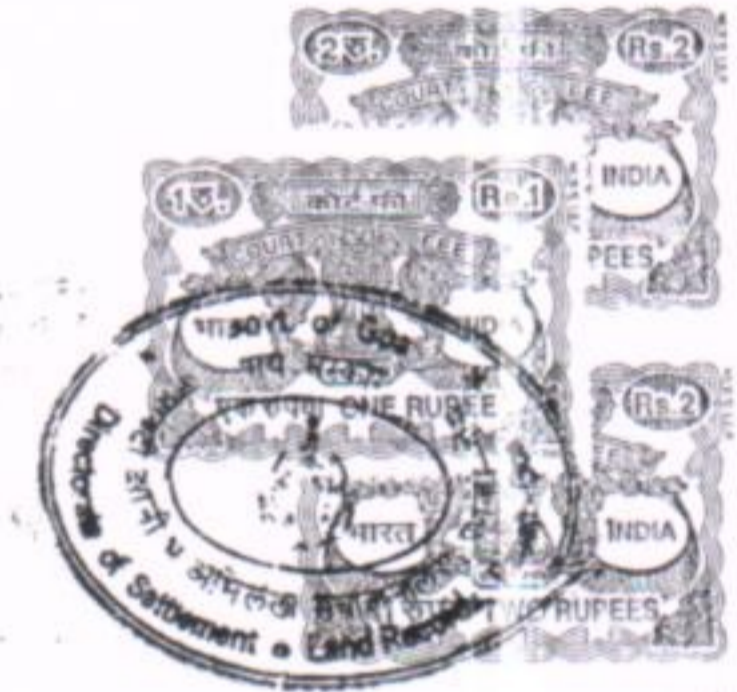
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI - GOA

Inward No. 6233



Plan Showing plots situated at
 Village : CHORAO
 Taluka : TISWADI
 Survey No./Subdivision No. : 19/ 1
 Scale : 1 : 1000

P.P. Bankkar
 Shri Pankaj P. Bandekar
 Inspector Of Survey
 And Land Records, Panaji - Goa



Pratap

Pankaj

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 05-07-2016

Damodar
 05/07/16
 Compared By: Damodar C. Dabholkar (D'Man Gr. I)



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 17-08-2016 10:43:44 AM

Document Serial Number : 1928

Presented at 10:23:00 AM on 17-08-2016 in the office of the Sub-Registrar Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	584000.00
2	Processing Fees	260.00
	Total :	584260.00

Stamp Duty Required: 730000.00

Stamp Duty Paid: 730100.00

Neeta Umesh Kamat presenter

Name	Photo	Thumb Impression	Signature
Neeta Umesh Kamat, W/o Dr. Umesh S. Kamat, Married, Indian, age 34 Years, Service, r/o UT-A, Vollan Homes, Mercedes, Tiswadi-Goa Co. PAN No. Authorized Signatory of Linc Property Developers Limited, Miramar, Panaji, vide resolution dated 11/07/2016			




Endorsements

Executant


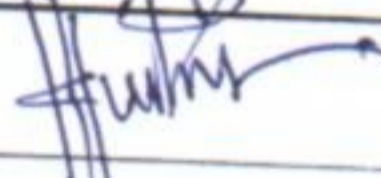
1. Sachin Gurudas Pai, S/o Late Gurudas Pai, Married, Indian, age 44 Years, Business, r/o H.No. 121, Bat ni, Goa Velha, Tiswadi-Goa-403108 PAN No. I. Aadhar Card No. 4. Email ID- sachinpai3172@yahoo.in. For self as Vendor No. 1 & as POA holder for the Vendor No. 2-Trupti Sachin Pai, vided POA dated 17/06/2015, executed before the Notary, Shivprasad Manerkar, Panaji, under Reg. No. 5778/2015

Photo	Thumb Impression	Signature

2 . Neeta Umesh Kamat, W/o Dr. Umesh S. Kamat, Married, Indian, age 34 Years, Service, r/o UT-A, Vcllan Homes, Mercedes, Tiswadi-Goa Co. PAN No.
 i. Authorised Signatory of Linc Property Developers Limited, Miramar, Panaji, vide resolution dated 11/07/2016

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand Pednekar , S/o Babuli Pednekar, Married, Indian, age 49 Years, Service, r/o H.No. 456, Tintawada, Nerul, Bardez-Goa	
2	Krishna Kudnekar , S/o Vasudev Kudnekar, Married, Indian, age 54 Years, Business, r/o H.No. 441, Voilem Bhat, Mercedes, Tiswadi-Goa	



TDS pd on axis Bank on 16.8.16 amt. Rs146000/-

Sub-Registrar

SUB-REGISTRAR
ILHAS

Book-1 Document
Registration Number PNJ-BK1-01874-2016
CD Number PNJD52 on
Date 17-08-2016

Sub-Registrar (Ilhas Tiswad)

REGISTRAR
ILHAS

Scanned By:-

Bala

Signature:-

[Signature]

Designed and Developed by C-DAC, ACTS, Pune

