



गोवा GOA

Sr. No. 047 Place of vendor Mapusa, Date of
Issue 2/8/2016 Value of Stamp Papers Rs. 25000/-
(Rupees Twenty Five Thousand) Name of the
Purchaser Keykumar Gadge residing at
Aldora son of Kaju Gadge
As there is no one single stamp paper for the value of
Rs. 21750/-, additional stamps Papers for
completion of the value is attached alongwith

Signature of the
Ex-officio Vendor

Signature of
Purchaser

067354

3 838/2016

AGREEMENT OF SALE



...2/-



गोवा GOA

Sr. No. 0143 Place of vendor - Mapusa, Date of Issue. 18/8/2016 Value of Stamp Papers Rs. 25000/- (Rupees Twenty Five Thousand) Name of the Purchaser. Rajkumar George (residing at Aldona son of Raju George)
As there is no one single stamp paper for the value of Rs. 25000/-, additional stamps Papers for completion of the value is attached alongwith.

067353

067353

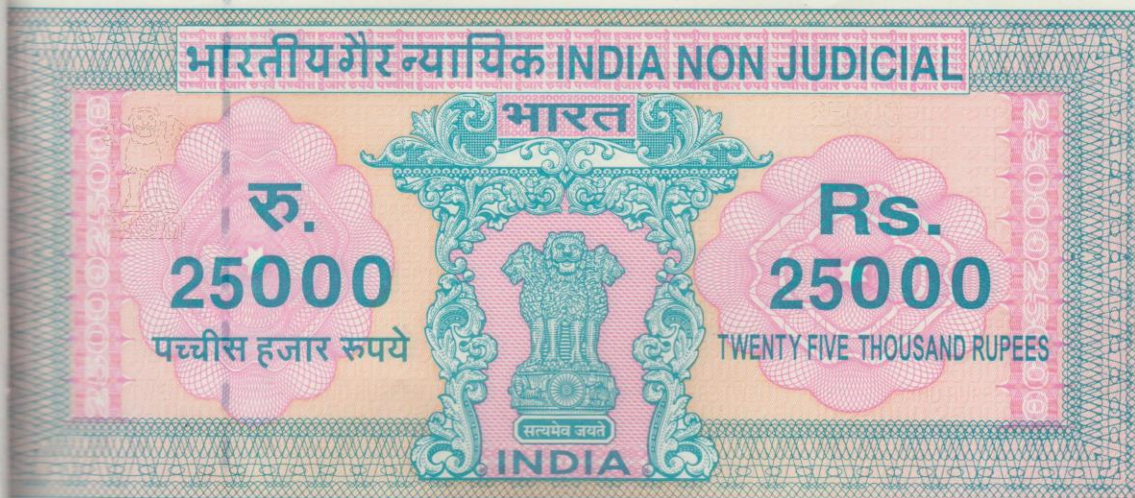
Signature of the Ex-officio Vendor

Signature of Purchaser

This Agreement of Sale is executed on this 25th day of August 2016 at Mapusa - Goa.

Signature of Purchaser

Signature of Vendor



गोवा GOA

Sr. No. 011 Place of vendor Mapusa, Date of issue 18/8/2016 Value of Stamp Papers Rs. 25000
(Rupees Twenty Five Thousand) Name of the Purchaser Rajkumar Gadge residing at Pioneer son of Raju Gadge
As there is no one single stamp paper for the value of Rs. 25000 additional stamps Papers for completion of the value is attached alongwith.

067352

Signature of the
Ex-officio Vendor

Signature of
Purchaser

-3-

BETWEEN

M/S. LINC PROPERTY DEVELOPERS LTD., a
Company, duly registered under the Companies Act, 1956,

[Signature]

[Signature]

...4/-



Sr. No. 01st Place of vendor Aapusa, Date of
Issue 18/8/2018, Value of Stamp Papers Rs. 25,000/-
(Rupees Twenty Five Thousand) Name of the
Purchaser Neelima Gedge residing at
Aldona son of Ravi Gedge
As there is no one single stamp paper for the value of
Rs. 25,000/- additional stamps Papers for
completion of the value is attached alongwith.

067351

Signature of the
Ex-officio Vendor

Signature of
Purchaser

-4-

having its registered office at A 2/2, "New Horizons", D.B.
Marg, Miramar, Panaji, Goa - 403001, having CIN -
U45200GA2006PLC004839, Pan Card No. AABCL2247A
and duly represented herein by its authorized signatory Mrs.

[Signature]

[Signature]

...5/-



GOA

Sr. No. 047 Place of vendor Mapusa, Date of
 Issue 15/8/2014 Value of Stamp Papers Rs. 25,000/-
 (Rupees Twenty Five Thousand) Name of the
 Purchaser Rajkumar Garg residing at
Aldona son of Ram Garg
 As there is no one single stamp paper for the value of
 Rs. 21,750/- additional stamps Papers for
 completion of the value is attached alongwith.

067358

Signature of the
 Ex-officio Vendor

Signature of
 Purchaser

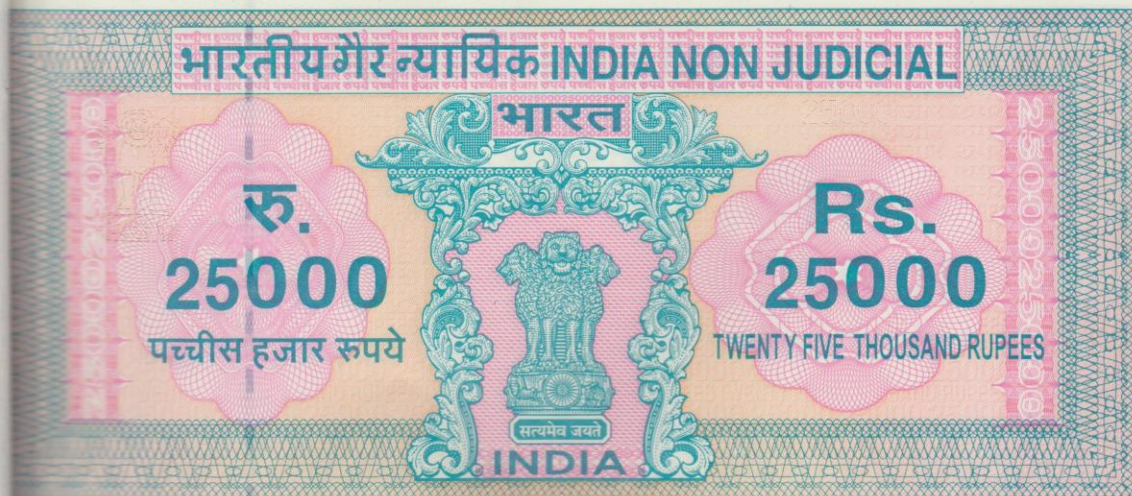
-5-

Neeta U. Kamat, wife of Dr. Umesh S. Kamat, 34 years, mar-
 ried, Service, Indian National, resident of UT-A, Vollan
 Homes, Merces, Goa, duly authorized, vide Board Resolution

Signature of Neeta U. Kamat

Signature of Dr. Umesh S. Kamat

...6/-



00 GOA

Sr. No. 043 Place of vendor Aapusa, Date of issue 18/8/2016, Value of Stamp Papers Rs. 25000/- (Rupees Twenty Five Thousand) Name of the Purchaser. Rajkumar Gadge reading at Aldona son of Raju Gadge
 If there is no one single stamp paper for the value of Rs. 25000/- additional stamps Papers for continuation of the value is attached alongwith.

067357

067357



Signature of the
Ex-officio Vendor

Signature of
Purchaser

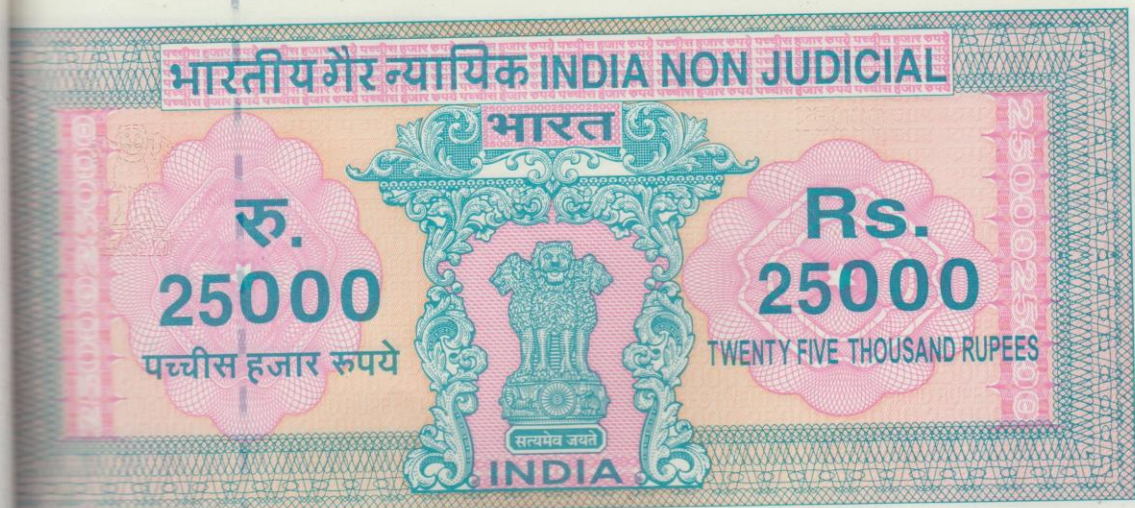
-6-

dated 11/07/2016 hereinafter referred to as "The Vendor/Seller" (which term shall include its heirs, executors, administrators and assigns) of the First Part;

Signature of the Vendor

Signature of the Purchaser

...7/-



GOA

Sr. No. 044 Place of vendor Mapusa, Date of issue 18/8/2016. Value of Stamp Papers Rs. 25,000/- (Rupees Twenty Five Thousand) Name of the Purchaser Rajkumar (Gadga) residing at Aldona son of Raja Gadga. As there is no one single stamp paper for the value of Rs. 25,000/- additional stamps Papers for completion of the value is attached alongwith.

067356

Signature of the
Ex-officio Vendor

Signature of
Purchaser

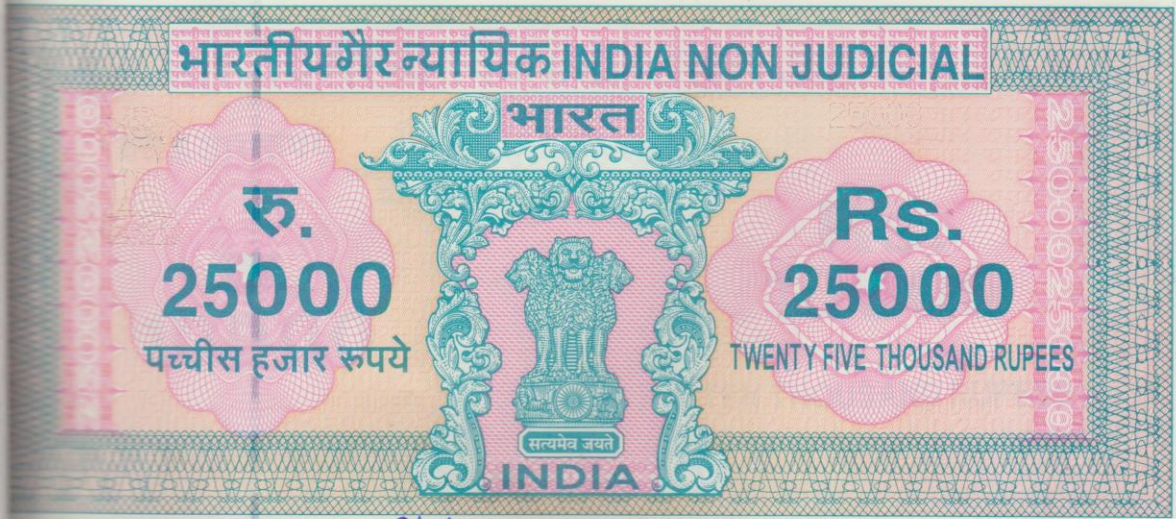
-7-
AND

MEGA STRUCTURES REALESTATE LIMITED, duly registered under the Companies Act 2013, having its regis

Signature of MEGA STRUCTURES REALESTATE LIMITED

Signature of MEGA STRUCTURES REALESTATE LIMITED

...8/-



Sr. No. 047 Place of vendor - Mapusa, Date of issue 18/8/2016. Value of Stamp Papers Rs. 25,000. (Rupees Twenty Five Thousand) Name of the Purchaser. Rajkumar Gadege residing at Aldora son of Rajkumar Gadege. As there is no one single stamp paper for the value of Rs. 25,000, additional stamps Papers for completion of the value is attached alongwith.

Signature of the
Ex-officio Vendor

Signature of
Purchaser

-8-

tered office at office no. 301, 302 & 306, 3rd floor, Commerce Centre Building, Opposite old Mapusa Municipality, Mapusa, Bardez- Goa 403507, having CIN- U70109GA2016PLC012911, PAN card No. AAKCM4883A

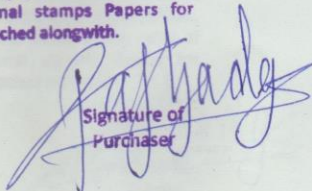
...9/-



Sr. No. 041 Place of vendor Mapusa, Date of
 Issue 18/8/2016 Value of Stamp Papers Rs. 10,000/-
 (Rupees Ten Thousand only) Name of the
 Purchaser Rajkumar Gadge residing at
Aldona son of Rajiv Gadge
 As there is no one single stamp paper for the value of
 Rs. 21,350/- additional stamps Papers for
 completion of the value is attached along with.

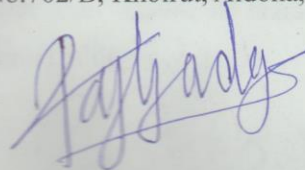
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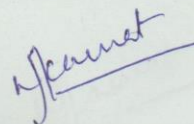

 Signature of the
 Ex-officio Vendor


 Signature of
 Purchaser

-9-

and duly represented herein by its Managing Director Mr. Raj-
 kumar Raju Gadge, son of Mrs. Agnes Gadge and late Mr. Ra-
 ju Gadge, aged 37 years, unmarried, resident of House
 No.762/B, Khoirut, Aldona, Bardez - Goa, , Indian National,



 ...10/-



GOA

Sr. No. 047 Place of vendor - Mapusa, Date of issue 18/8/2016 Value of Stamp Papers Rs. 5000
 (Rupees Five Thousand only) Name of the Purchaser Rajkumar Ganesha residing at Aldona son of Rajy Ganesha
 As there is no one single stamp paper for the value of 213500/- additional stamps Papers for completion of the value is attached alongwith.

087162

087162

4
 Signature of the
 Ex-officio Vendor

Rajyadgs
 Signature of
 Purchaser

-10-

Businessman, having duly authorized, vide Board resolution dated 28/07/2016 passed by the Board of Directors of the company, hereinafter referred to as "The Purchaser" (which term shall include its heirs, executors, administrators and assigns) of the Second Part.

Rajyadgs

Rajkumar

...11/-



गोवा GOA

Sr. No. 014 Place of vendor Napusa, Date of
Issue 18/8/2016, Value of Stamp Papers Rs. 1000/-
(Rupees one thousand only) Name of the
Purchaser Rajkumar Gaidy residing at
Aldon son of Rajy Gaidy
As there is no one single stamp paper for the value of
Rs. 213500/- additional stamps Papers for
completion of the value is attached alongwith.

290819

Signature of the
Ex-officio Vendor

Signature of
Purchaser

-11-

WHEREAS:

1. There existed a large property which was inscribed under
inscription no 13601 under presentation No.5 dated 6th
May 1962, at folios 186V and 187 of book no G-19 of the Land

Signature of the
Ex-officio Vendor

Signature of
Purchaser

...12/-



GOA

Sr. No. 047 Place of vendor - Mapusa, Date of
Issue 18/5/16 Value of Stamp Papers Rs. 10,000/-
(Rupees. One Thousand 00) Name of the
Purchaser. Raykumar Aulud residing at
Aldona son of Rayu Aulud
As there is no one single stamp paper for the value of
Rs. 217500/- additional stamps Papers for
completion of the value is attached alongwith.

290818

Signature of the
Ex-officio Vendor

Signature of
Purchaser

-12-

Registration Record of bardez issued by the Directorate of
Archives, Panaji dated 24/07/2006, transmission of properties
then described under no '18891, 18892, 18893 and 18894 of
book at folios 128 to 129 reverse of book B-49 were inscribed

Signature of the
Ex-officio Vendor

Signature of
Purchaser

...13/-



गोवा GOA

Sr. No. 047 Place of vendor Mapusa, Date of issue 28/2016. Value of Stamp Papers Rs. 500/-
(Rupees Five hundred only) Name of the Purchaser Benjamin Francisco Andre Cancio de Mendonca residing at Alora son of Reyna George
As there is no one single stamp paper for the value of Rs. 213500/- additional stamps Papers for completion of the value is attached alongwith.

258938

Signature of the
Ex-officio Vendor

Signature of
Purchaser

-13-

in favour Of Benjamin Francisco Andre Cancio de Mendonca
which is hereinafter called as "the Larger property".

2. There exists a property, identified as "GHORBHAT" or "MAINAVADA", admeasuring 1475 Sq. Mts., presently sur

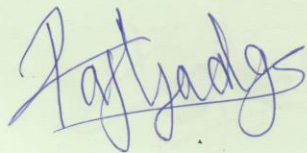
Signature of the Vendor

Signature of the Purchaser ...14/-

veyed under Survey No. 21/7/A, at village of Aldona, within the limits of village Panchayat of Aldona, Taluka and registration Sub District of Bardez, north Goa District, State of Goa, hereinafter referred to as **"The Said Property"** and more precisely described in SCHEDULE - A hereunder,

3. **"The Said Property"**, part of a larger property, herein above referred to as **"The Larger Property"** originally belonged to Benjamin Francisco Andre Joao Cancio de Mendonca and stood inscribed in his name under Inscription No. 13601, Presentation No. 5 dated 6th May 1916, at folios 186 V and 187 of Book No. G-19 of the Land Registration Record of Bardez. **"The Said Property"** has been described in the land description number 18891 and 18892.

4. Vide Will dated 13/08/1944, the said Mr. Benjamin Francisco Andre Joao Cancio Mendonca bequeathed to his son Luis Xavier Jose Antonio Tome Jesus e Maria Mendonca, his free and disposable share comprising one half of the whole state, which also included half of **"The said Property"**, belonging to him and his wife in communion, reserving the life-time usufruct of this bequeathed share, in favour of the said son, and his daughters Alice Jasmim Mendonca, Alda Conceicao Mendonca, Alzira Luiza Rita



...15/-

Mendonca and Amanda Mendonca, which in case of the daughters, the said usufruct in respect of the daughters would revert in favour of his son Luis Xavier, in case of their marriage.



5. The said Mr. Benjamin Francisco Andre Joao Cancio Mendonca expired on 8/09/1944 leaving the aforementioned will dated 13/08/1944, to :-

- a. Etelvina Francisca Piedade Batista (Widow)
- b. Alice Jasmim de Mendonca, then spinster. (Daughter)
- c. Alda Conceicao de Mendonca, then spinster (Daughter).
- d. Alzira Luiza Rita de Mendonca, then spinster (Daughter).
- e. Luis Xavier Jose Antonio Tome Jesus Maria e Mendonca, then bachelor (Son).
- f. Amanda da Mendonca, then spinster (Daughter).

6. Vide orphanological Inventory Proceedings finalized on 12/02/1946 instituted on the death of Mr. Benjamin Francisco Andre Joao Cancio Mendonca the **"The Said Property"**, listed at Serial Number one therein, came to be allotted to the said moiety:-

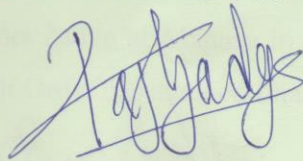
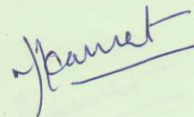
- a. Widow, Etelvina Francisca Piedade Batista
- b. Son, Mr. Luis Xavier Jose Antonio Tome Jesus Maria e Mendonca in equal halves.

7. Vide Deed of Gift dated 4/5/1965 executed by:

- a Mrs. Etelvina Piedade Francisca Baptista e Mendonca.(Widow)
- b Mr. Luis Xavier Jose Antonio Tome Jesus Maria de Mendonca. (Son)
- c Mrs. Alice Jasmim Mendonca e Lima and her husband Joseph Francisco de Lima (Daughter)
- d Mrs. Alda Conceicao Mendonca and her husband Antonio Francisco Guilherme Mendonca (Daughter)
- e Mrs. Alzira Luisa Rita Mendonca e Correia and her husband Franklin Roberto Correia (Daughter)
- f Ms. Amanda Mendonsa, spinster (Daughter)

The said Etelvina Piedade Francisca Baptista e Mendonca gifted to her son, the said Mr. Luis Xavier Jose Antonio Tome Jesus Maria de Mendonca her half of **"The Said Property"**. and thus the said Luis Xavier Jose Antonio Tome Jesus Maria de Mendonca became the full owner of **"The Said Property"**.

Vide Judgement and Decree dated 1st August 1988 passed by the Civil Judge at Mapusa in Regular Civil Suit No. 127/76/A, Mrs. Amanda de Mendonca Fernandes, Mrs. Alice Jasmime de Mendonca Lima and Mrs. Alzira Luisa Rita de Mendonca e



Correia were held to be entitled to 1/8 share of usufruct of the suit properties (which included **"The Said Property"**) mentioned in para 2 of the plaint and were also held to be entitled to get necessary changes made in Record of Rights by making an application to the Survey Authorities in this regard.

However, the said Judgment and Decree dated 1st August 1988 came to be set aside vide Judgment and Decree dated 27th March 2000 passed by the Ld. Additional District Judge at Mapusa in Regular Civil Appeal No. 54 of 1988, which Order has attained finality.

8. Vide Judgement and Decree dated 28th of February 1995 passed by the Ld. Civil Judge at Mapusa in Regular Civil Suit No. 17/78/B, the prayer of the Plaintiff viz. Mrs. Etelvina Piedade Francisca (who, since deceased was represented through Mrs. Amanda Mendonca e Fernandes and Mr. Amancio Cajetan Fernandes), for cancellation of the Gift Deed dated 04/05/1965 came to be dismissed.

The said Order dated 28/02/1995 came to be upheld vide Judgment and Decree dated 26th May, 2000 passed by the Ld. Addl. District Judge at Mapusa in Regular Civil Appeal No. 39/1995, which Order has attained finality.

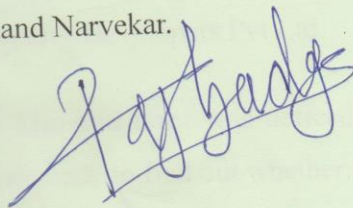
[Signature]

[Signature]

9. Vide Agreement of Sale dated 23rd September 2006, executed at Mapusa before the Notary S.J. Sardessai, the said Mr. Luis Xavier Jose Antonio Tome Jesus Maria de Mendonca alias Luis Xavier Mendonca and his wife Mrs. Maria Theresa Mendonca alias Theresa Mendonca agreed to Sell "**The Said Property**" to Mr. Ramesh Krishna Mayekar.

10. Accordingly vide Deed of Sale dated 06/07/2007 registered in the office of the Sub-Registrar of Bardez at Mapusa under No. 3450 at pages 108 to 131 of Book No. I Volume No. 2196 on 10/07/2007, Mr. Luis Xavier Jose Antonio Tome Jesus Maria de Mendonca alias Luis Xavier Mendonca and his wife Mrs. Maria Theresa Mendonca alias Theresa Mendonca, sold "The Said Property" to Mr. Ramesh Krishna Mayekar.

11. Vide Deed of Sale dated 14th July 2008 registered in the office of the Sub-Registrar of Bardez at Mapusa under No. 64041 at pages 124 to 138 of Book No. I Volume No. 12710 on 01/09/2008, Mr. Ramesh Krishna Mayekar and his wife Mrs. Reshma Ramesh Mayekar sold "**The Said Property**" to Mr. Dayanand Narvekar.

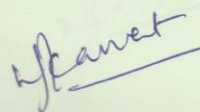


12. Vide Deed of Rectification dated 25th August 2015 registered in the office of the Sub-Registrar of Bardez at Mapusa under No. BRZ-BK1-07531-2015 Book-1 Document CD Number BRZD771 on 25/08/2015, the Matriz Nos. of "The Said Property" which were failed to be added in the Deed of 14th July 2008 were added.

13. Vide Deed of Sale dated 25th August 2015 registered in the office of the Sub-Registrar of Bardez at Mapusa under No. BRZ-BK1-07532-2015 Book-1 Document CD Number BRZD771 on 25/08/2015, Mr. Dayanand Narvekar and his wife Mrs. Sushma Dayanand Narvekar sold "The Said Property" to "The Vendor/Seller".

14. Subsequently "The Vendor/ Seller" herein Linc Property Developers Limited applied for mutation and mutation was approved and in the I&XIV form of "The Said Property" having survey number 21 and sub division number 7-A, the name of "The Vendor/ Seller" herein appeared as Linc Property Developers Pvt Ltd. On observation it was noticed that the correct name of the company is Linc Property Developers Limited and not Linc Property Developers Pvt Ltd.

15. As The said error was noticed on the I&XIV form further study was made to find out whether it was typing mistake made



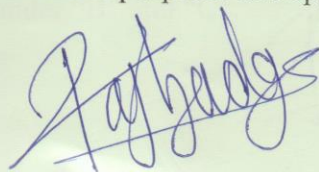
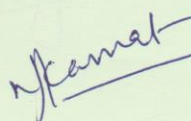
...20/-

by Mamlatdar while issuing I&XIV form with survey no 21 and sub division number 7- A. But study revealed that there was a mistake made in previous Deed of Sale dated 25th August 2015, registered in the office of the Sub-Registrar of Bardez at Mapusa under No. BRZ-BK1-07532-2015 Book-1 Document CD Number BRZD771 on 25/08/2015.

16. The said Deed of Sale was then rectified by a Deed of Rectification /Ratification dated 27th June 2016 registered in the office of the Sub-Registrar of Bardez at Mapusa under No. BRZ-BK1-03072-2016 Book-1 Document CD Number BRZD780 on 08/07/2016, and the name of "The Vendor/Seller" which appeared as Linc Property Pvt Ltd was rectified as Linc Property Developers Limited.

17. It was further resubmitted for mutation and mutation has been approved and now Linc Property Developers Limited name appears in occupants column of I&XIV form of "the said property" with survey number 21 and subdivision number 7- A .

18. "The Purchaser" being desirous of purchasing "The Said Property" for developing and constructing on the same for commercial purposes has approached "The Vendor/Seller".

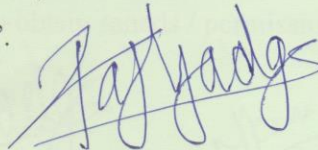
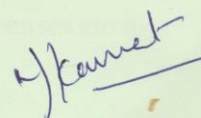


...21/-

19. **"The Vendor/Seller"** offered to sell **"The Said Property"** to **"The Purchaser"** and in pursuance thereof **"The Purchaser"** published a public notice dated 20th May 2016 in Herald newspaper asking for public objections. No objections were received by **"The Purchaser"** hence **"The Vendor/Seller"** and **"The Purchaser"** have entered into this Agreement of Sale in the following terms.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. **"The Vendor/Seller"** hereby agrees to sell **"The Said Property"** admeasuring **1475 Sq. Mts.**, presently surveyed under Survey No. 21/7/A, at Village Aldona, within the limits of the Village Panchayat of Aldona, Taluka and Registration Sub District of Bardez, North Goa District, State of Goa, more particularly described in Schedule A to **"The Purchaser"** for a full and final consideration of **Rs. 1,44,00,000/- (Rupees One Crore Forty Four Lakhs Only)**, partly payable in cash and remaining in kind. The land has been valued for the price **Rs, 75,00,000/- (Rupees Seventy Five Lakhs Only)** and kind consideration has been valued for the price **Rs. 69,00,000/- (Rupees Sixty Nine Lakhs Only)** more particularly described in the schedule mention hereunder **"B"** and **"C"**.



...22/-

2. All the payments should be made by Cheques and drawn in the name of "Linc Property Developers Limited", A/c. No. 102220110000030, Bank Of India, Miramar Panaji Goa Branch.

3. **"The Purchaser"** shall complete the project in **"The Said Property"** within 02 years from the date of approval and licenses, upon which he shall handover to **"The Vendor/Seller"** the vacant and peaceful possession of the super built-up units mentioned in Schedule – "B" hereunder.

4. Any delay in payment of this amount mentioned in detail in Schedule B shall attract 14% interest p.a. from the date of delay. The maximum period of delay is 3 months from the due date payable with 14% interest.

5. All the sanads / permissions / licenses etc. as are necessary for developing and constructing on **"The Said Property"**, shall be obtained by **"The Purchaser"** in the name of **"The Vendor/Seller"** and for the purpose **"The Vendor/Seller"** shall at the time of execution / registration of this Agreement of Sale, execute Power of Attorney in favour of **"The Purchaser"**, authorizing **"The Purchaser"** to obtain sanads / permissions / licenses etc to



...23/-

develop and construct the project on "the said property", to mortgage "The Said Property" to raise funds, to develop and construct the said project on "The Said property", and to sell the said project on "The Said property" except for units allotted / kept to "The Vendor/Seller", as mentioned in Schedule "B" hereunder.

6. At the time of execution / registration of this Agreement of Sale "The Vendor/Seller" shall also execute a Power of Attorney in favour of "The Purchaser" for sale of the built up units except for units allotted / kept to "The Vendor/Seller", as mentioned in Schedule "B" hereunder.

7. On signing of this Agreement of Sale "The Vendor/Seller" hands over all the original documents of "The said Property" to "The Purchaser".

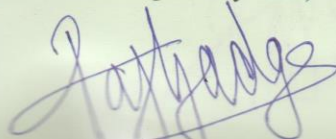
8. "The Purchaser" is entitled to equitable mortgage "The Said Property" on the following terms and conditions:

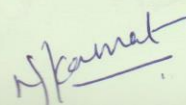
- a. "The Vendor/Seller" shall give "The Purchaser" the right for equitable mortgage of "The Said Property" for construction loan and the said released loan will be used by "The Purchaser" for the construction of this project only.

[Signature]

[Signature]

- b. **"The Vendor /Seller"** shall not be responsible / liable for any kind of loan liability on equitable mortgage of **"The Said Property"**.
- c. **"The Purchaser"** shall not sell any units allotted to **"The Vendor/Seller"**, nor put up the same for sale / marketing without the written consent of **"The Vendor/Seller"**.
- d. **"The Purchaser"** shall not mortgage the units allotted to **"The Vendor/Seller"** mentioned in Schedule "B" hereunder.
- e. **"The Vendor/Seller"** shall have the first right to purchase/buy back **"The Said Property"** from the bank, in case **"The Purchaser"** defaults in paying loan.
- f. In case, **"The Purchaser"** becomes a defaulter, **"The Purchaser"** shall have no right, title and interest on **"The Said Property"** and shall be deemed to be a trespasser on **"The Said Property"** and further shall also sign a Deed of Revocation to the Agreement for Sale dated 25/8/2016 releasing all his rights, title and interest in **"the said property."**
9. In case if, **"The Purchaser"** terminates this Agreement for any reason assigned by him, 10% of the property value shall be



...25/-

deducted and the balance shall be refunded, subject to release of the said mortgaged property by the bank and handover of the title documents.

10. All costs / expenses pertaining to this Agreement such as stamp duty, registration fees, miscellaneous expenses at Registrar's office, shall be borne by **"The Purchaser"**.

11. In normal conditions if **"The Purchaser"** fails to deliver the possession of the units within 02 years of the approval of final plans and licences, **"The Purchaser"** shall pay **"The Vendor/Seller"** 14% interest p.a. as delay charges at the time of handover of possession on Rs. **69,00,000/- (Rupees Sixty Nine Lakhs)** only, viz. the value of the consideration in kind as specified in Schedule – "B".

12. Possession of the allotted units to the **"Vendor/ Seller"** shall be along with occupancy certificate. However, permanent water and electricity connection in the allotted units to the owner shall be the sole responsibility of **"The Purchaser"**, which shall be given within 06 months from the date of possession of the allotted units.

13. Specifications of the project shall be as described in Schedule - C hereunder.



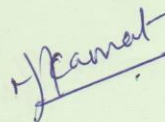
...26/-

14. **"The Vendor/Seller"** represents that it has a clear title to enter into this Agreement and hereby indemnifies **"The Purchaser"** against any losses that may be suffered by **"The Purchaser"** in the event of any claim arising for defect in title of **"The Vendor/Seller"** in respect of **"The Said Property"**.

15. **"The Vendor/Seller"** represents that there are no proceedings for acquisition or requisition pending in respect of **"The Said Property"** or any part thereof and further **"The Said Property"** is not sub-judice or subject matter of any pending suit, litigation or proceedings.

16. **"The Vendor/Seller"** represents that there are no dues / charges / encumbrances, etc. on **"The Said Property"** and in case anything turns up then **"The Vendor/Seller"** shall make good the same.

17. **"The Vendor/Seller"** hereby agrees that it and any assignees of it shall in respect of the units allotted to it as mentioned in Schedule B hereunder, join the Co-operative Society or any other entity formed by **"The Purchaser"** of the units in the project to be developed / constructed on **"The Said Property"** for their



mutual welfare and smooth functioning without any hesitation whatsoever, according to the prevailing relevant laws on such entities.

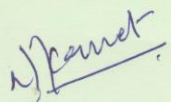
18. **"The Vendor/Seller"** has on this date handed over the possession of **"The Said Property"** to the Purchaser.

19. **"The Vendor/Seller"** shall handover to **"The Purchaser"** the original title deeds pertaining to **"The Said Property"**.

20. For the purpose of Stamp Duty **"The Said Property"** is valued at **Rs. 75, 00,000/- (Rupees Seventy Five Lakhs Only)** and accordingly Stamp duty **2.9%** paid by **"The Purchaser"**.

21. The Said Premises is situated in Aldona, Bardez Taluka and therefore this Agreement of Sale is presented for its registration before the Sub-Registrar of Bardez at Mapusa.

22. That the Parties hereby declare that neither of them belong to ST/SC community including the erstwhile owners of the said property; as declared by the Government of Goa pursuant to the Notification No.RD/LAND/LRC /318/77 dated 21-08-1978.



...28/-

SCHEDULE - A

All that parcel of land admeasuring **1475 Sq. Mts.**, presently surveyed under Survey No. 21/7/A, at Village Aldona, within the limits of the Village Panchayat of Aldona, Taluka and Registration Sub District of Bardez, North Goa District, State of Goa, which property is described in the office of the Land Registrar at Bardez under No. 18891 and 18892 at folio 128 and 129 (R) of Book B-49 (New) and enrolled in the Taluka Revenue Office under No. 912, 914, 925, 929.

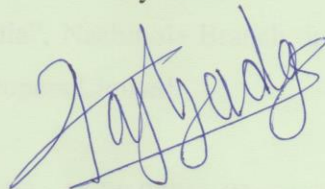
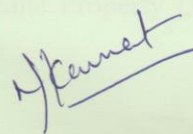
"The Said Property" is bounded as under: -

On the North: - By remaining part of the same property and Road;

On the South: - By Road;

On the East: - By Survey No. 21/8 of Village Aldona; and

On the West: - By Road.



SCHEDULE – B

A. Consideration in Cash/ Cheque:

a **Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only)**, vide cheque No. 005651 dated 25/8/2016, drawn on “Bank of India”, Nachinola Branch, in favour of Linc Property Developers Limited to be paid at the time of executing/registering this Agreement of Sale for **“the Said Property”**.

b **Rs. 50,000/- (Rupees Fifty Thousand Only)**, to be paid for TDS at 1% on **Rs. 50,00,000/- (Rupees Fifty Lakhs Only)**.

c **Rs. 25,00,000 (Rupees Twenty Five Lakhs Only)** within (06) months from the date of the execution/ registration of this Agreement of Sale, in two installments through the following post dated cheques:-

i **Rs. 10,00,000/- (Rupees Ten Lakhs only)**, vide cheque dated 25/11/2016 bearing No. 005652, drawn on “Bank Of India”, Nachinola Branch, in favour of Linc Property Developers Limited.

ii **Rs. 15,00,000/- (Rupees Fifteen Lakhs only)**, vide cheque dated 25/02/2017 bearing No. 005653, drawn on “Bank Of India”, Nachinola Branch, in favour of Linc Property Developers Limited.

[Signature]

[Signature]

...30/-

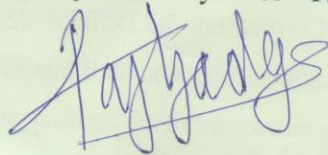
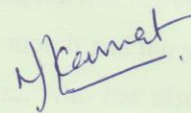
B. Consideration in Kind:

The Developer shall construct units on "The Said Property" and shall settle the balance consideration to the **The Vendor/Seller** by delivering possession of the super built up units as follows: -

- a) 02 units of 02 BHK admeasuring minimum 85 - 90 m2 in the Said Property,
- b) 01 unit of 01 BHK admeasuring minimum 55 - 60 m2 in the Said Property,
- c) 01 double height shop admeasuring not less than 15 m2 facing main road,

Above mentioned consideration in Kind has been valued for **Rs. 69,00000/- (Rupees Sixty Nine Lakhs Only)**.

- d) **"The Purchaser"** shall give preference to **"The Vendor/Seller"** for selecting 01 unit of 02 BHK on 01st floor of **"The Vendor/Seller's"** choice and one unit of double height on ground floor shop mentioned above, preferably vastu compliant, immediately upon approval of the plans from Town and Country Planning Department. Upon completion of the said units, deliver the same and shall be handed over to **"The Vendor/Seller"** or its nominee or prospective buyers of **"The Vendor/Seller"**.



SCHEDULE C
SPECIFICATIONS

Structure: RCC framed structure, 23 cms thick external walls, 11 cms thick partition walls.

Flooring: 80 x 80 cm & above Ceramic tiles. Tiles: Bell /Regency /Vormora Etc.

Decor: Internal-Cement plaster with Neeru finish with Plastic Paint. **External** - Double coat sand faced cement plaster with cement paint of Apex.

Doors & Windows: Main door of Teak wood. All other doors flush, varnished oil painted only (inside of the toilet).

Windows of Jack or other wood /Aluminum.

Kitchen: Granite platform, Stainless steel Sink- Nirali or equivalent.

Glazed tiles dado up to 60 cms above platform and upto fridge area.

Toilets: Floors & Walls tiles full height upto ceiling in ceramic tiles. Size 45*30 cms or more on walls and 30*30 on toilet floor.

European commode, wash basin & shower. Toilet fittings Jagur/Marc equivalent. WC, Wash basin, Parryware, Hindware or equivalent.

Electrical: Concealed Electrical fittings with copper wiring and Anchor Roma or equivalent type switches. 3/1 phase electricity connection, concealed conduit wiring with adequate points for lights, fans, exhaust fan Point in kitchen and bath rooms and plugs. One two way light switch point to be provided in all rooms and living area.

Concealed cable TV, Telephone and internet cables. Provision for A/c points in rooms and living area.

Provision for Back up inverter. Provisions for Hot & Cold water in the bath-room and in kitchen.

Roof: RCC roof, partly sloping, finished with Water Proofing and roof Tiles.

Common Amenities: landscaped Gardens, Sump / overhead tank, open car & Vehicles parking place & internal road.

IN WITNESS WHEREOF the parties hereto have signed this Agreement of Development and Sale at Mapusa, Goa, on the day, month and the year first herein above written, in the presence of the witness, who has also signed herein under.

[Signature]

[Signature]

... 32/-

- 32 -

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED
"THE VENDOR/ SELLER" LINC
PROPERTY DEVELOPERS LIMITED THROUGH ITS DULY
CONSTITUTED REPRESENTATIVE
MRS. NEETA U. KAMAT



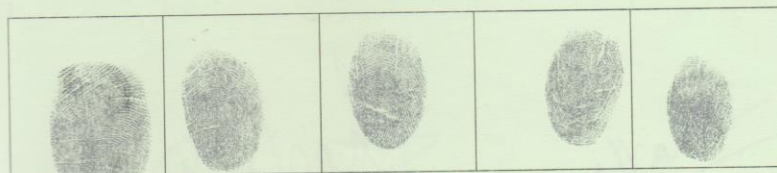
MRS. NEETA U. KAMAT



Right Hand Finger Prints.



Left Hand Finger Prints.



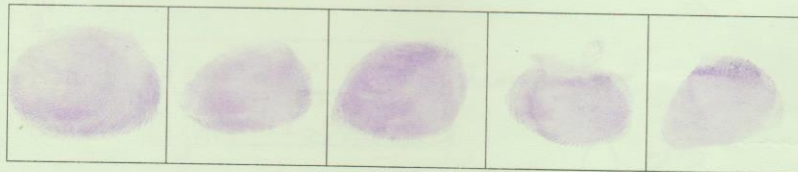
... 33/-

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED
"THE PURCHASER" MEGA
STRUCTURES REALESTATE LIMITED REPRESENTED BY ITS
MANAGING DIRECTOR, MR. RAJKUMAR RAJU GADGE



MR. RAJKUMAR RAJU GADGE

Right Hand Finger Prints.



Left Hand Finger Prints.



Rajkumar Raju Gadge

Kanet

SIGNED, EXECUTED AND DELIVERED
IN THE PRESENCE OF FOLLOWING
WITNESSES.

1. _____

Name: Mr. Anand B. Pednekar

Son of: Late Babuli Pednekar

Age: 49 years,

Occupation: In Service,

Address: House No. 456, Tinkawade, Neral, Bardez - Goa.

Nationality: Indian.



2. _____

Name: Norma. V. Fernandes

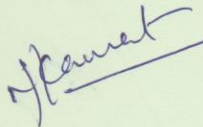
Son of: Cyril Fernandes

Age: 26,

Occupation: Service,

Address: H. NO. 323, Cannem, Socorro, P. O. Ponda Goa

Nationality: Indian.





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 26-08-2016 01:54:17 PM

Document Serial Number : 3838

Presented at 12:36:00 PM on 26-08-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	225000.00
2	Processing Fees	470.00
	Total :	225470.00

Stamp Duty Required: 217500.00

Stamp Duty Paid: 217500.00

Mr. Rajkumar Raju Gadge presenter

Name	Photo	Thumb Impression	Signature
Mr. Rajkumar Raju Gadge, S/o Raju Gadge , UnMarried, Indian, age 37 Years, Business, r/o H, no. 762/B, Khoirut, Aldona Bardez Goa. Pan no. AAKCM4883A			

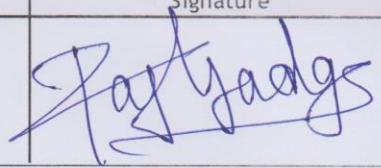
Endorsements

Executant

1 . Mrs. Neeta Umesh Kamat , W/o Umesh S. Kamat , Married, Indian, age 34 Years, Service, r/o R/o UT-A Vollar Homes, Mercedes Goa. Pan no. AABCL2247A

Photo	Thumb Impression	Signature

Rajkumar Raju Gadge, S/o Raju Gadge , UnMarried, Indian, age 37 Years, Business, r/o H, no. 762/B,
Aldona Bardez Goa. Pan no. AAKCM4883A

Photo	Thumb Impression	Signature
		

ation

Witness Details	Signature
Norma Fernandes , D/o Cyril Fernandes , UnMarried, Indian, age 26 ers, Service, r/o H.no. 323, Carrem Socorro Porvorim Bardez Goa.	
Anand B Pednekar , D/S/o Late Babuli Pednekar , Married, Indian, age 49 ers, Service, r/o H.no. 456, Tintawado, Nerul Bardez Goa.	

Sub-Registrar

BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03770-2016
CD Number BRZD781 on
Date 26-08-2016

Sub-Registrar (Bardez)

Scanned By:- *Sadanand*

Signature:- *Impande*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered to
Rechnug
31/8/16*

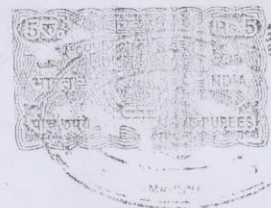
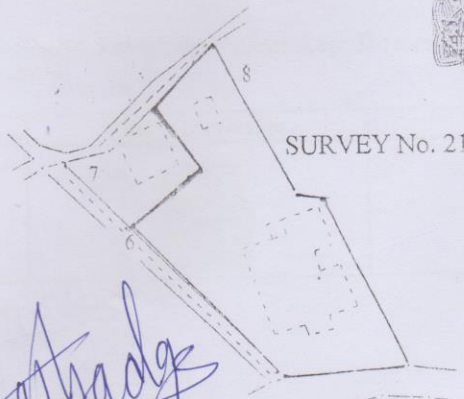


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : ALDONA
Taluka : BARDEZ
Survey No./Subdivision No. : 21/ 7
Scale : 1 : 1000

Pagan
Inspector of Survey &
Land Records
Office of Survey Mapusa



SURVEY No. 21

P. J. G. G.

Harmit

Shri
Shri