

2184

THE BANK OF RAJASTHAN LTD.
DAULAT BUILDING
18th JUNE ROAD
PANAJI - GOA



STAMP DUTY

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Rs. ≈ 0048000 ≈

714467

गोवा

NON JUDICIAL

26.7.2010

GOA

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D-5/STP(V)/C.R/35/8/2006 - RD

INDIA **Zero*Zero*Four*Eight*Zero*Zero*Zero***

Name of Purchaser. Linc Property Developers Ltd.
For The Bank of Rajasthan Ltd.

Ashok Sharma
Authorized Signatory
ASHOK KUMAR SHARMA
MANAGER. A-1778

CERTIFIED
TRUE XEROX COPY



DEED OF SALE

प्रेम

उयोति

Nayal 18


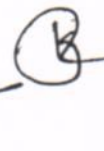
FOR LINC PROPERTY DEVELOPERS LTD.
Shanul
DIRECTOR/AUTHORIZED SIGNATORY

THIS DEED OF SALE is made at Panaji, Goa on
this 27th day of July 2010,

BETWEEN

- (1) (i) (a) **SMT. PREMLDEVI K. CHAUDHARY**,
daughter of Shri. Khumaranji Chaudhari, and
wife of Khimraj Chaudhary, aged 37 years,
occupation Housewife, Indian National, holding
Pan Card no. AHBPC6953G and (b) **SHRI.**
KHIMRAJ CHAUDHARY, son of Shri. Tulsaram
Chaudhary, 45 years of age, Indian National,
occupation business, holding Pan No.
ABRPC 1162B (ii) (a) **SMT. JYOTIDEVI N.**
CHAUDHARY, daughter of Shri. Rupramji
Chaudhary, and wife of Narayanlal Chaudhary,
aged 32 years, occupation Housewife, Indian
National, holding Pan Card no. AHBPC6952H
and (b) **SHRI. NARAYANLAL THANARAM**
CHOUDHARY, son of Shri. Thanaramji
Chaudhary, 40 years of age, Indian National,
occupation business, holding Pan No.
ACJPC2540C, all residing at Aai Mata Krupa
Bhavan-Plot no.9-Aquem Margao hereinafter
referred to as the "VENDORS" (which
expression shall unless it be repugnant to the
context or meaning thereof deem to mean and
include their heirs, successors, administrators
and assigns) of the First Part;

AND

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FOR LINC PROPERTY DEVELOPERS LTD.

DIRECTOR/AUTHORISED SIGNATORY

- (2) M/S LINC PROPERTY DEVELOPERS LIMITED, a company incorporated under the companies ACT 1956, having its registered office at A2/2, New Horizons D.B.Marg, Miramar, Panaji, Goa, represented by its Authorised Signatory SMT. NEETA UMESH KAMAT, wife of Dr. Umesh Kamat, daughter of Shri. Suvass Pai Kuchelkar, 28 years of age, Indian National, in service, resident of UT-A, Vollan Homes, Bldg B, Miramar, Panaji, Goa, vide the resolution passed by the Board of Directors of the Company dated 01/06/2010 hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include his heirs, executors, administrators and assigns) of the Second Part.

WHEREAS there exist a Plot of land admeasuring 600m2 being a part of the whole property identified as MAREACHEM BATTA or CODOPO bearing Sy.no.150/1 of St. Lawrence-Agacaim, within the limits of Village Panchayat Agacaim, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa in the State of Goa which Property is hereinafter referred to as THE SAID PLOT and is described in detail in the Schedule hereunder.

WHEREAS the Vendors hereto are the Owners of the said Plot as having acquired the same under a Deed dated 8-10-2008 registered under no.2965 at folio 1 to 14 of book I Vol.2017 dated 14/10/08 in the Office of Sub Registrar Ilhas.

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②

For LINC PROPERTY DEVELOPERS LTD.
DIRECTOR/AUTHORISED SIGNATORY



AND WHEREAS the Vendors have now approached the Purchaser to sell the SAID PLOT and at the offer of the Vendors, the Purchaser does hereby purchase the same at and for a total consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs only), which is its present fair market value.

NOW THIS INDENTURE WITNESSETH AS UNDER:-

1.- That in consideration of the amount of Rs. 24,00,000/- (Rupees Twenty^{four} Lakhs only) paid by the Purchaser to the Vendors the payment and receipt whereof the Vendors do hereby admit and acknowledge, the Vendors do hereby sell, grant, assign, convey and assure unto the Purchaser forever all that SAID PLOT particularly described in the Schedule hereunder. The said Plot hereby sold, assigned, granted, released, conveyed and assured and intended or expressed to be sold and conveyed and every part of its right and appurtenances unto the Purchaser and shall be held to the use and benefit of the Purchaser forever with all its development rights easements and access that be appurtenant to the said Plot to be held, owned and possessed by the Purchaser exclusively subject to the payment of any tax to the Public Body in respect thereof and it shall be lawful for the Purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have occupy, possess and enjoy the said parts of the Plot granted with their appurtenances and every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from the Vendors and/or by any persons on behalf of or through the Vendors.

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[Signature] *[Initials]*

FOR LINC PROPERTY DEVELOPERS LTD.
[Signature]
DIRECTOR/AUTHORISED SIGNATORY



2.- The Vendors have to-day put the Purchaser in peaceful, vacant possession of the said Plot; to be held by the Purchaser forever peacefully and exclusively without any harm and hindrance from the Vendors and the Vendors do hereby indemnify the Purchaser against any Third Party claims if made any in any manner nature against the said Plot; which shall be settled by the Vendors at their cost without causing any disturbance to the title of the Purchaser.


3.- The Vendors shall and will from time to time and at all times hereafter, at the request and at the Purchaser do and execute and cause to be done and executed all such lawful and reasonable acts, deeds and things whatsoever, which may be lawfully required to be done, made and executed for better and perfectly conveying the said Plot to the use of the Purchaser and quietly enter upon, own, hold, possess, occupy and enjoy the said Plot as absolute Owners without any interruption, claim or demand whatsoever by or from the Vendor or by any other person or persons claiming through of under the Vendors.

4.- The Vendors do hereby covenant and declare that the said Plot is free from all encumbrances, charges, claims or demands whatsoever and the Vendors have not done or executed any instrument such as Sale Deed, Agreement for Sale, Gift Deed, Mortgage Deed, Lease Deed, or any such instrument in writing or otherwise in respect of the said Plot and the said Plot hereby conveyed is not a subject matter of any Civil suit, Attachment, Lien of any Court, Body or person whatsoever.

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For LINC PROPERTY DEVELOPERS LTD.

DIRECTOR / AUTHORISED SIGNATORY



5.- The Vendors do hereby covenant with the Purchaser that notwithstanding any of the aforesaid act or deed or thing done, executed knowingly or unknowingly by the Vendors or any person claiming by, through or for the Vendors, the Vendors have absolute power, right and title and authority to transfer by way of Sale the said Plot in the name of the Purchaser in the manner as aforesaid.

6.- Notwithstanding any of the aforesaid, the Vendors do hereby fully indemnify and keep indemnified the Purchaser from any claims, liabilities, legal matters in respect of the said Plot and do hereby undertake to remove all such doubts and defects and settle the claims if any at their own cost without any harm or hindrance to the exclusive and absolute possession of the Purchaser.

7.- The Vendors do hereby give their explicit consent to the Purchaser to conduct Mutation Proceedings and get the name of the Purchaser included in the Survey Record of Rights.

8.- The present fair market value of the said Plot being Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) Stamp duty of Rs. 48,000/- (Rupees Forty Eight Thousand Only) is affixed hereto which is borne by the Purchaser.

SCHEDULE

All that part and parcel of land admeasuring 600m² being a Part of the whole property identified as MAREACHEM BATTA or CODOPO bearing Sy.no.150/1 of Village St. Lawrence-Agacaim,

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For LINC PROPERTY DEVELOPERS LTD.
DIRECTOR/AUTHORISED SIGNATORY
[Signature]



situated at Agacaim, within the limits of Village Panchayat Agacaim, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, in the State of Goa, which property is described in the Office of Land Registrar Ilhas under no.16939 and is enrolled in the Taluka Revenue Office Ilhas under Matriz no.15.

The said plot is bounded as under:-

Towards the North

And East: - Remaining part of the same Property.

Towards the South:- Road.

Towards the West :- road.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands the day, month and year first hereinabove mentioned.

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Naya → (B)

For LINC PROPERTY DEVELOPERS LTD.
Nayanat
 DIRECTOR AUTHORIZED SIGNATORY



SIGNED AND DELIVERED)

By the Vendors (i)(a)

Smt. Premadevi K. Chaudhary)



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NW/14 (B)

For LINC PROPERTY DEVELOPERS LTD.
DIRECTOR AUTHORIZED SIGNATORY

[Signature]





SIGNED AND DELIVERED)
By the Vendors (i)(b)
Shri. Khimraj Chaudhary)

(B)



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Mona (B)

For LINC PROPERTY DEVELOPERS LTD.
Director/AUTHORISED SIGNATORY

SIGNED AND DELIVERED)

By the Vendors (ii)(a)

Shri. Jyotidevi N. Chaudhary)



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[Signature]

For LINC PROPERTY DEVELOPERS LTD.
[Signature]
 DIRECTOR / AUTHORISED SIGNATORY

SIGNED AND DELIVERED)

By the Vendors (ii)(b)

Shri. Narayanlal Chaudhary)



Narayanlal



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Narayanlal

For LINC PROPERTY DEVELOPERS LTD.
DIRECTOR/AUTHORIZED SIGNATORY

SIGNED AND DELIVERED]

by the within named Purchaser]

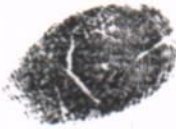
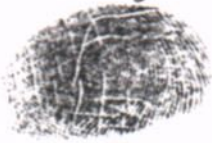
Linc Property Developers Limited]

through its Authorised Signatory]

Smt. Neeta Umesh Kamat]



Neeta Kamat




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Neeta Kamat (K)

For LINC PROPERTY DEVELOPERS LTD.
DIRECTOR AUTHORIZED SIGNATORY
Neeta Kamat

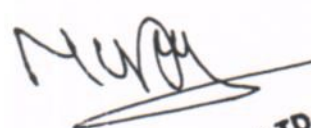

Witnesses:-

1) Neeraj Kumar Gaur 

2) Anand B Pednekar 



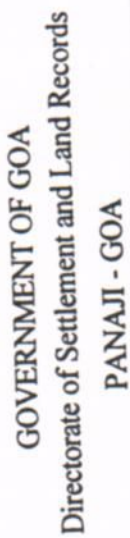
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For LINC PROPERTY DEVELOPERS LTD.

 DIRECTOR/AUTHORISED SIGNATORY





Plan Showing plots situated at
Village: MERCURIM
Taluka: TISWADI
Survey No./Subdivision No.: 150/ 1
Scale: 1:1000



VILLAGE GOA-VELHA

S U' R V E Y No. 150

VILLAGE GOA-VILHA

S.No.149

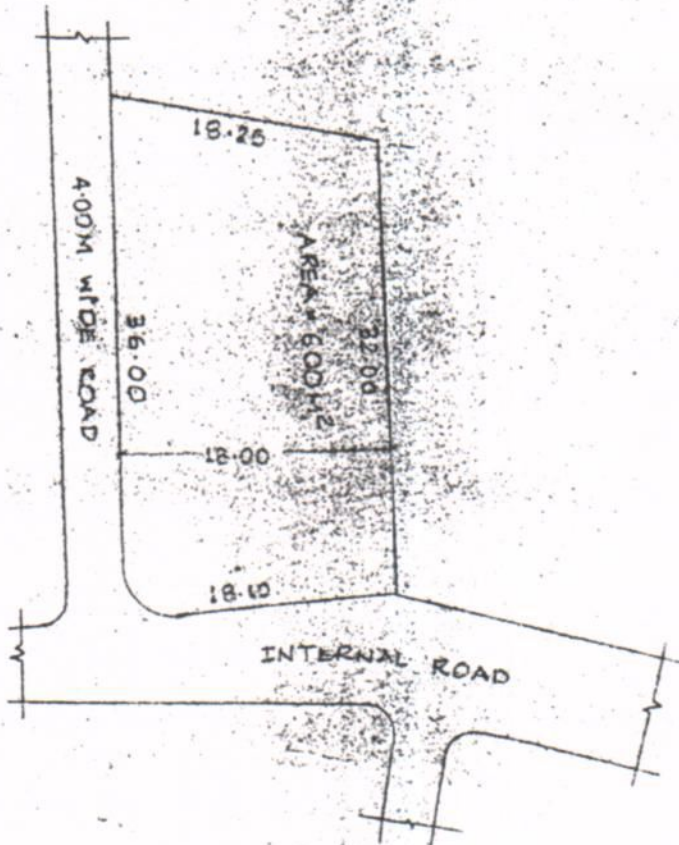
Compared By: *AS* 15110

Generated By : Mitali M. Naitik
On : 05-03-2010

Registered No. 2965-
Part 1 to 14
Vol. No. 2 Volume No. 2012
Dt. 14-10-08

[Signature]
Sub-Registrar

PLAN SHOWING
SURVEY NO-150 (PART) MERCURIM VILLAGE.
TISWADI TALUKA - GOA



SITE PLAN... SCALE: 1:50.

For LINC PROPERTY DEVELOPERS LTD.
[Signature]
DIRECTOR/AUTHORISED SIGNATORY

प्रेम (B)

ज्योति

[Signature]

VENDOR - Carlos Pereira Gomes

PURCHASER -

प्रेम ज्योति



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 27-07-2010 12:44:23 PM

Document Serial Number : 2184




Presented at 12:19:00 PM on 27-07-2010 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	48000.00
2	Processing Fees	190.00
	Total :	48190.00

Stamp Duty Required: 48000.00

Stamp Duty Paid: 48000.00



Neeta Umesh Kamat presenter

Name	Photo	Thumb Impression	Signature
Neeta Umesh Kamat, W/o Dr. Umesh Kamat , Married, Indian, age 28 Years, Advocate, r/o UT_A, Vellan Homes, Bldg. B, Miramar, Panaji, Goa Auth. sign. for M/s. LINC PROPERTY DEVELOPERS LTD.			

Endorsements

Executant

1 . Premidevi K. Chaudhary, d/o Khumaranji Chaudhari, Married, Indian, age 37 Years, House-Wife, r/o Aai Mata Krupa Bhavan Plot No.9 Aquem, Margao, Goa Pan No. AHBPC6953G

Photo	Thumb Impression	Signature
		

2 . Khimraj Chaudhary, S/o Tulsaram Chaudhary, Married, Indian, age 45 Years, Business, r/o Aai Mata Krupa Bhavan Plot No.9 Aquem, Margao, Goa Pan No. ABRPC1162B

Photo	Thumb Impression	Signature
		



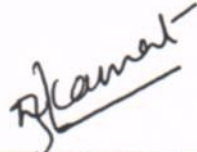
3 . Jyotidevi N Chaudhary, d/o Rupramji Chaudhary, Married, Indian, age 32 Years, House-Wife, r/o Aai Mata Krupa Bhavan Plot No.9 Aquem, Margao, Goa Pan No. AHBPC6952H

Photo	Thumb Impression	Signature
		

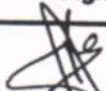
4 . Narayanlal Thanaram Chaudhary, S/o Thanaramji Chaudhary, Married, Indian, age 40 Years, Business, r/o Aai Mata Krupa Bhavan Plot No.9 Aquem, Margao, Goa Pan No. ACJPC2540C

Photo	Thumb Impression	Signature
		

5 . Neeta Umesh Kamat, W/o Dr. Umesh Kamat, Married, Indian, age 28 Years, Advocate, r/o UT_A, Vellan Homes, Bldg. B, Miramar, Panaji, Goa Auth. sign. for M/s. LINC PROPERTY DEVELOPERS LTD.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand B. Pednekar , S/o Babuli Pednekar, Married, Indian, age 43 Years, Service, r/o Umta vado, Nerul, Bardez, Goa	

Book-1 Document
Registration Number PNJ-BK1-02219-2010
CD Number PNJD1 on
Date 27-07-2010

Sub-Registrar (Ilhas/Tiswadi)
SUB-REGISTRAR
ILHAS

Scanned By:-

L. Dhulekar
20-1

Signature:-

[Signature]

Designed and Developed by C-DAC, ACTS, Pune

CERTIFIED
TRUE XEROX COPY



[Signature]
30/7/2010
GOCULDAS N. NAIK
NOTARY AT PANAJI
STATE OF GOA - INDIA
3819/10
30/07/10