

(Rupees Ten Lakhs Only)

Phone No: 8669610638
Sold To/Issued To:
Ryago Hotels Pvt Ltd
For RhoM/ID Proof:
Pancard



AUG-02-2021 16:21:48

₹ 1000000/-

ONE LAKH ZERO THOUSAND ZERO HUNDRED ZERO PAISE

Other
38183451627821300068-00000438
3818345 36/02/06/2021-ROJ

For CITIZEN CREDIT™
CO-OP BANK LTD

Mafura
Authorized Signatory

Name of Purchaser Ryago Hotels Pvt Ltd



DEED OF SALE

S. No. 2021-BR2-2757
04/08/2021

[Signature]

POA FOR
MR. SIDDHARASSINHJI
JHALA

[Signature]

POA FOR
HRS. KANCHANKUMARI
KATICH SIDDHARASSINHJI
JHALA.

RYAGO HOTELS PVT. LTD.

[Signature]

AUTHORISED SIGNATORY

(Chupan Ten Lakhs Only)

Phone No: 8569810538
Sold To/Issued To:
Ryago Hotels Pvt Ltd
For Ihon/ID Proof:
Pancard



AUG-02-2021 16:22:11

₹ 1000000/-

(ONE TEN LAKHS ZERO THOUSAND ZERO HUNDRED ZERO PAISE)

Other
38163451827821331826-00000437
3816345 26/02/06/2021-RD1

For CITIZENCOIN™
CO-OP BANK LTD

[Signature]
Authorised Signatory

Name of Purchaser RYAGO HOTELS PVT LTD

DEED OF SALE



[Signature]
POA FOR
SIBBHARASSINHJI
JHALA

[Signature]
FOR FOR
KANCHANKUNARI
KS JHALA

RYAGO HOTELS PVT. LTD.

[Signature]
AUTHORISED SIGNATORY

(Rupee Ten Lakhs Only)

Phone No-8669610536
Sold To/Issued To:
Ryago Hotels Pvt Ltd
For When/ID Proof:
Pancard



409-02-2021 18:22:34
₹ 1000000/-
ONE ZERO ZERO ZERO ZERO ZERO ZERO
Other
38163451827921354922-00000438
3816345 38/02/08/2021-RD1

For CITIZEN CO-OP BANK LTD

[Signature]
Authorised Signatory

Name of Purchaser RYAGO HOTELS PVT LTD



DEED OF SALE

[Signature]
POA FOR
SIDDHRAJ SINGH
JHALA

[Signature]
POA FOR
KANCHAN KUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.
[Signature]
AUTHORISED SIGNATORY

Chupar Two Lakhs Fifty One thousand Five Hundred Only

Phone No: 8669810538

Sold To/Issued To:

Ryago Hotels Pvt Ltd

For Khon/ID Proof:

Pancard



AUG-03-2021 18:23:18

₹ 0251500/-

ZERO TWO FIVE ONE FIVE ZERO ZERO

Other
38153481827921395416-00000430
3815348 38/02/08/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

Asfonia

Authorised Signatory

Name of Purchaser Ryago Hotels Pvt Ltd



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez -
Goa, on this Third day of the month of August of the year
Two Thousand and Twenty One (03/08/2021).

Asfonia

POA
SIDDHARAJ SINGH
JHALA

Asfonia

POA FOR
KANCHAN KUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.

Asfonia

AUTHORISED SIGNATORY

BETWEEN

1. **MR. SIDDHRAJSINHJI JHALA** alias **JHALA SIDDHRAJSINHJI S** alias **SIDDHRAJSINHJI S M JHALA**, son of Siraj Meghrajji Jhala, 71 years of age, businessman, married having Pan Card bearing no [REDACTED] and Aadhar Card no [REDACTED] his wife;
2. **MRS. KANCHANKUMARI KATOCH SIDDHRAJSINHJI JHALA** alias **KANCHANKUMARI K S JHALA**, wife of Siddhrajsinhji Jhala, alias Jhala Siddhrajsinhji S alias Siddhrajsinhji S M Jhala 64 years of age, educationist, married, holding Pan Card no [REDACTED] and Aadhar Card no [REDACTED] and both R/o Lakhmivihar, Darbargadh, Dhrangadhra, Surendra Nagar, Gujarat – 363310, hereinafter called the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and assignees) party of the **FIRST PART**, both the VENDORS represented herein through their Power of Attorney Holder their daughter **MS. AMBA SUHASINI K JHALA**, d/o Mr. SIDDHRAJSINHJI JHALA alias JHALA SIDDHRAJSINHJI S alias SIDDHRAJSINHJI S M JHALA, 35 years of age, unmarried, business, Indian National, holder of Pan Card [REDACTED] and Aadhar Card no [REDACTED] and R/o Lakhmivihar, Dabargadh, Surendra Nagar, Gujarat- 363310 vide Power of Attorney holder dated 9/7/2021 duly executed before the Sub-Registrar of Gujarat under book no 1 registration no 1930 dated 9/7/2021;

AND

RYAGO HOTELS PRIVATE LIMITED a duly registered Company, having corporate identity no. U55101MH2008PTC186547, PAN Card no.


POT FOR
SIDDHRAJSINHJI
JHALA


POT FOR
KANCHANKUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.

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██████████, having their Registered office at 61 Viraj Silverene CHS Ltd, 321, Hill Road Opp Mehboob Studio, Bandra (W) Mumbai City MH 400050, represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 62 years, businesswoman, married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be their heirs, executors, administrators, legal representatives and assigns) vide Board of Directors resolution no.02/2021-2022 dated 16/07/2021, represented herein through duly constituted Power of Attorney Holder **MR. RALPH MASCARENHAS**, S/o Mr. Melwyn Mascarenhas, 31 Years of age, Indian National, Service, Unmarried, Holder Of Pan Card No. ██████████ and Aadhar Card ██████████, and Resident Of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power Of Attorney Dated 17/07/2021, Duly Notarized Before The Notary Public Adv. Sanyogita, Bearing Registration No. 7517 at Delhi, Of the **Second Part**.

AND WHEREAS there exists a property known as "MATO PEQUENO" or "DACTEM RAN" admeasuring 11,600 sq.mts bearing Survey No. 97/1 of Village Assagao, Taluka and registration Sub District of Bardez, District of North Goa in the State of Goa, having old cadastral Survey No. 2564 and not described in the Land Registration office but enrolled in the Taluka Revenue office under Matriz no 586, 587 and 598 of the Second Division of Assagao, Bardez, hereinafter referred to as the "**SAID PROPERTY**" more particularly described in the Schedule I hereinafter.



POA FOR
SIDDHARASSINHJI
JHALA



POA FOR
KARCHIANKUMARI
KS JHALA

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AND WHEREAS the said property originally belonged to Belarmino Dias alias Belarmino Julio Dias and his wife Jacinta Dias alias Jacinta Lucinda Leopoldina Maria FerraoDias.

AND WHEREAS the Office of the Directorate of Public Works and Land Survey, Department of Land Survey has duly conducted the demarcation of the SAID PROPERTY on 26/11/1943 in presence of the said Mrs. Belarmino Dias alias Belarmino Julio Dias with the consent of the adjoining neighbours/respective parties with eight markings of laterite stone and a wall of loose rubbles.

AND WHEREAS the name of the said Mrs. Belarmino Dias alias Belarmino julio Dias is duly found to be recorded/confirmed in the Registo do Agrimensor bearing Provisional No. 2564 of Assagao Village.

AND WHEREAS a corresponding certificate dated 28/6/2021 has been issued by Mohandas Kambli Retd Inspector of Department of Survey and Land Records whereby he certifies that the SAID PROEPTY bearing survey no 97/1 corresponds to old cadastral plan 2564 of Assagao Village Bardez-Goa.

AND WHEREAS an Inventory Proceeding bearing no 94/97 came to be initiated before the Civil Judge Senior Division at Mapusa on the death of Belarmino Julio Dias and his wife Jacinta Lucinda Dias who expired on 4/4/1946 and 19/6/1963 respectively leaving behind their children as sole and universal heirs namely:

- a) Mr. Orfino Mateus Dias alias Orphino M Dias who expired on 26/12/1993 in Bombay in the Status of a bachelor.

POA FOR

SIDDHARTH SINGH
JHAJA

POA FOR

KANCHAN KUMARI
KS JHAJA

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- b) Mrs. Maria Dias e D'souza alias Maria D'souza married to Frank D'Souza, the said Frank D'Souza expired intestate on 6/2/1972 at Bombay leaving behind him as his widow and half sharer the said Maria D'Souza as his sole and universal heirs his following children:
- Mrs. Sybil D'Gama married to Mr. Roy D'Gama.
 - Mrs. Joy Mascarenhas married to Mr. Oscar Mascarenhas.
 - Mrs. Elna Miranda married to Mr. Mario Miranda.
- c) Fr. Adrian Sebastiao Dias
- d) Ms. Valeria Philomena Dias alias Sr. Elfreda A C
- e) Mr. Amarante Herculano Dias alias Amaraati Arcaland Dias or Amaranti Arculand Dias
- f) Mr. Aires Raymundo Dias alias Ayares Remeid Dias
- g) Mr. Aluizio Pedro Dias alias Aloysius Peter Dias married to Mrs. Joy Dias.

AND WHEREAS vide Deed of Sale dated 18/12/1980 the said Mr. Orfino Mateus Dias alias Orphino M Dias, Maria Dias e D'souza alias Maria D'souza, Fr. Adrian Sebastiao Dias, Valeria Philomena Dias alias Sister Elfreda A C, Amarante Herculano Dias alias Amaraati Arcaland Dias or Amarante Arculand Dias, Aires Raymundo Dias alias Ayares Remeid Dias, Aluizio Pedro Dias alias Aloysius Peter Dias and his wife Joy Dias have sold the said property to Mr. Laxman Baburao Kandolkar which came to be executed and registered before the Sub Registrar of Bardez under registration no 18 at pages 20 to 25 Book No 1 Volume no 157 dated 3/1/1981.

AND WHEREAS the legal heirs of Belarmino Dias and his wife Jacinta Dias has been duly confirmed in the Statement on Oath filed in the inventory proceedings bearing no 94/97 before the Civil Judge Senior Division at Mapusa.


POA FOR
SIDDHRAJ SINHJI
JHALGA


POA FOR
KANCHANKUMARI
KS JHALGA


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AND WHEREAS thereafter the said Mr Laxman Baburao Kandolkar and his wife Mrs. Jayashree Mahadev Korgaonkar alias Jayashree Laxman Kandolkar have sold the said property to Mr. Siddhrajsinhji Jhala and his wife Mrs. Kanchankumari Katoch Siddhrajsinhji Jhala vide deed of sale dated 26/9/2007 which came to be executed before the Sub Registrar of Bardez under registration no 4799 at pages 147 to 171 Book I Volume no 2294 dated 28/9/2007.

AND WHEREAS a public notice dated 16/7/2018 was published in the Local Daily Navhind Times on 17/7/2018 inviting any objection to the proposed sale of the said property bearing survey no 97/1 of Village Assagao.

AND WHEREAS pursuant to the Publication dated 16/7/2018 published in the Local Daily Navhind Times on 17/7/2018, objection was raised by one Shailesh Dias who claimed to be one of the heirs of Late Belarmino Dias and Jacinta Dias objecting to the proposed sale of the SAID PROPERTY.

AND WHEREAS the said Mrs. Sybil da Gama, Mrs. Elna Miranda and Mrs. Joy Mascarenhas who are the children of Frank D'Souza, were not made parties to the sale deed dated 18/12/1980 executed before the Sub Registrar of Bardez under registration no 18 at pages 20 to 25 Book No 1 Volume no 157 dated 3/1/1981 and sale deed dated 26/9/2007 executed before the Sub Registrar of Bardez under registration no 4799 at pages 147 to 171 Book I Volume no 2294 dated 28/9/2007.



POA FOR
SIDDHRASSINHJI
JHALA



POA FOR
KANCHANKUMARI
KS JHALA.

RYAGO HOTELS PVT. LTD.



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AND WHEREAS pursuant to the Publication dated 16/7/2018 a Deed of Confirmation dated 18/11/2019 came to be executed between Mrs. Sybil da Gama, her husband Mr Roy Lloyd da Gama alias Roy da Gama, Mrs. Elna Miranda, her husband Mr. Mario Joseph Miranda alias Mario Miranda, Mrs. Joy Mascarenhas, her husband Mr. Oscar Anthony Mascarenhas alias Oscar Mascarenhas and Mr. Siddhrajsinhji Jhala alias Jhala Siddhrajsinhji S alias Siddhrajsinhji S M Jhala and his wife Mrs. Kanchankumari Katoch Siddhrajsinhji Jhala alias Kanchankumari K S Jhala which came to be executed before the Sub Registrar of Bardez under registration no BRZ-1-3659-2019 dated 19/11/2019 thereby confirming the sale deed dated 18/12/1980 executed before the Sub Registrar of Bardez under registration no 18 at pages 20 to 25 Book No 1 Volume no 157 dated 3/1/1981 and sale deed dated 26/9/2007 executed before the Sub Registrar of Bardez under registration no 4799 at pages 147 to 171 Book I Volume no 2294 dated 28/9/2007.

AND WHEREAS in light of above, the said Mr. Siddhrajsinhji Jhala alias Jhala Siddhrajsinhji S alias Siddhrajsinhji S M Jhala (Vendor No. 1 hereinabove) and his wife Mrs. Kanchankumari Katoch Siddhrajsinhji Jhala alias Kanchankumari K S Jhala (Vendor No. 2 hereinabove) became the exclusive owner in possession of the said property more particularly described in **SCHEDULE I** hereunder written and hereinafter referred to as **the SAID PROPERTY**.

AND WHEREAS the PURCHASERS has approached the VENDORS for the purchase of the SAID PROPERTY known as "MATO PEQUENO" or DACTEM RAN" now bearing New Survey No. 97/1 admeasuring a property area of 11600 sq.mtrs situated in the village of Assagao,



POA FOR
SIDDHRASSINHJI
JHALA



POA FOR
KANCHANKUMARI
K S JHALA

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Bardez, Goa. (which is better described in the schedule I and more clearly shown highlighted in red in the plan attached to the Deed).

AND WHEREAS the VENDORS has represented to the purchasers that its title to the SAID PROPERTY is absolutely clean, clear and marketable and free from any encumbrances, charges, liens and/ or attachments of any kind whatsoever and the same has been verified by the PURCHASER. In case claims /demands/lien/court/ case etc. is found to be pending towards the said property at anytime, the same shall be responsibility and liability of the VENDORS, jointly and severely.

AND WHEREAS the SAID PROPERTY partly falls under settlement Zone i.e an area of 1500 square meters as per the Zoning Information dated 30/7/2021 received from the Office of the Senior Town Planner (Town and Country Planning Department) under ref no TPBZ/ZON/8776/ASSG/TCP-2021/3059

AND WHEREAS now the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PROPERTY" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.



AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY and PURCHASERS have agreed to purchase the SAID PROPERTY for the total consideration of Rs.13,25,00,000/- (Rupees Thirteen Crore Twenty Five Lakhs Only)

POA FOR
SIDDHRAISINHJI
JHAZA

POA FOR
KANCHANKUMARI
KS JHAZA

RYAGO HOTELS PVT. LTD.

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AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **RS.13,25,00,000/- (RUPEES THIRTEEN CRORE TWENTY FIVE LAKHS ONLY)** which amount after deduction of TDS @ 1% equivalent to **RS. 13,25,000/- (RUPEES THIRTEEN LAKHS TWENTY FIVE THOUSAND ONLY)** works out to **Rs. 13,11,75,000/- (RUPEES THIRTEEN CRORE ELEVEN LAKHS SEVENTY FIVE THOUSAND ONLY)**, is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which the VENDORS acknowledge receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.



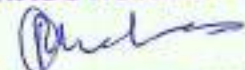


POA FOR
SIDDHASSINHJI
JHALA



POA FOR
KANCHANKUMARI
K S JHALA

RYAGO HOTELS PVT. LTD.



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2. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

3. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASERS today. PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The



POA FOR
SIDDHAISINHJI
JHALA



POA FOR
KANCHANKUMARI
K.S. JHALA.

RYAGO HOTELS PVT. LTD.



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PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

4. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASERS.
5. That the VENDORS hereby assure the PURCHASERS that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.
6. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.
7. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance,

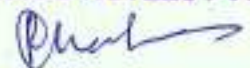


PDA FOR
SIDDHRAJSINGH
JHALA



PDA FOR
KANSHANKUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.



AUTHORISED SIGNATORY

claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.
9. The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
10. That in case of increase in area of the said property if found on loco at any time in future on resurvey, then the same shall exclusively owned and possessed and enjoyed by the Purchaser and the Purchaser shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.



POA FOR
SIDDHARASSINHJI
JHALA

POA FOR
KANCHANKUMARI
KS JHALA

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11. The VENDORS represent to the Purchaser that part of the said property admeasuring 1500 square meters falls under settlement zone and the balance area of 10100 square meter of the said property fall partly in cultivable and partly no Development slope. Hence the Purchaser is entitled to avail remission of stamp duty and registration under the fixation of land index rate as below:

Market Rate @: 11,422/- per square meter

- **Settlement area of 1500 sq.mts with 85% remission i.e.**
 $1500 \times 9709 = \text{Rs. } 1,45,63,500/-$
- **Orchard area of 10100 sq.mts less 50% remission i.e.**
 $10100 \times 5711 = \text{Rs. } 5,76,81,100/-$

12. For the purpose of calculation of stamp duty and registration the market value for Settlement area is fixed **at Rs. 1,45,63,500/- and the Orchard area is fixed at Rs.5,76,81,100/-** paid corresponds to the market value the SAID PROPERTY and accordingly for settlement area stamp duty of **RS. 6,57,000/- (Rupees Six Lakhs Fifty Seven Thousand only)** has been affixed herewith and accordingly for orchard area stamp duty of **RS. 25,98,000/- (Rupees Twenty Five Lakhs Ninety Eight Thousand only)** has been affixed herewith.



POA FOR
SIDDHRAS SINGH
JHALA

POA FOR
KANCHAN KUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.

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SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

All that property admeasuring 11.600 square meters bearing survey no 97/1 of the property known as "MATO PEQUENO" or DACTEM RAN" situated in the ward Madungo of the Village Assagao within the local limits of the Village Panchayat of Assagao, Bardez Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa having old cadastral Survey No. 2564 and not described in the Land Registration office but enrolled in the Taluka Revenue office under Matriz no 586, 587 and 598 of the Second Division of Assagao, Bardez, and bounded thus:

On the north: By the property surveyed under survey no 99 of Village Assagao

On the south: By properties surveyed under survey no 97/3, 97/4 and 97/5 of Village Assagao

On the east: By properties surveyed under survey no 97/2, and 98 of Village Assagao,

On the west: By the property surveyed under survey no 99 of Village Assagao



POA FOR
SIDDHRASSINHJI
JHALA

POA FOR
KANCHAN KUMARI
KS JHALA.

RYAGO HOTELS PVT. LTD.

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SCHEDULE II
(CONSIDERATION)

Rs. 13,25,00,000/- (Rupees Thirteen Crore Twenty Five Lakhs Only)

Total Consideration	Rs. 13,25,00,000/-
TDS @ 1% deducted for Vendor no.1	Rs. 6,62,500/-
TDS @ 1% deducted for Vendor no.2	Rs. 6,62,500/-
Amount Paid in Advance vide RTGS to the VENDORS no 2	Rs. 30,00,000/-
Paid on execution of this Deed of Sale to Vendor No.1 vide RTGS	Rs. 6,55,87,500/-
Paid on execution of this Deed of Sale to Vendor No.2 vide RTGS	Rs. 6,25,87,500/-

- The VENDORS hereby admit and acknowledge receipt of entire consideration.

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written.


POA FOR
SIDDHRAJ SINGHJI
JHALA


POA FOR
KANCHANKUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY



SIGNED, SEALED AND DELIVERED

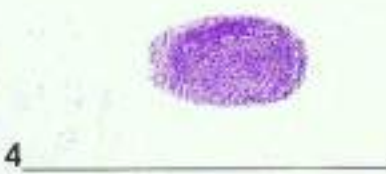
BY THE WITHINNAMED VENDOR No.1

MR. SIDDHRAJSINHJI JHALA Represented through

POA **MS. AMBA SUHASINI K JHALA**

Left Hand Finger Impressions

Right Hand Finger Impressions




POA FOR
SIDDHRAJSINHJI
JHALA


POA FOR
KANCHAN KUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR No.2
MRS. KANCHANKUMARI K S JHALA Represented
through POA **MS. AMBA SUHASINI K JHALA**



Left Hand Finger Impressions

Right Hand Finger Impressions




POA FOR
SIDDHARTHSINH
JHALA


POA FOR
KANCHANKUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

SIGNED AND DELIVERED
by the within named PURCHASER
RYAGO HOTELS PVT LIMITED Represented
by its Director- Mrs. Neelam Nagpal through
POA holder **Mr. RALPH MASCARENHAS**



Handwritten signature of Mr. Ralph Mascarenhas

Left Hand Finger Impressions

Right Hand Finger Impressions



Handwritten signature of Siddharajbinkaji Jhale
POA FOR
SIDDHARAJBINKAJI
JHALE

Handwritten signature of Ranchan Kumari
POA FOR
RANCHAN KUMARI
MS JHALE

RYAGO HOTELS PVT. LTD.
Handwritten signature of Authorised Signatory
AUTHORISED SIGNATORY

WITNESSES:

1. Name: Alisha A. Shirodkar

Father's Name: Anil Shirodkar

Age: 33

Residential Add.: H. No. 90, Gauravadda, Mapusa - Goa

Signature: [Signature]

2. Name: Ramnath Naik

Father's Name: Suryakant Naik

Age: 26

Residential Add.: Balbot Bastora Mapusa Goa

Signature: [Signature]



[Signature]

POA FOR
SIDDHARASSINKH
JHALA

[Signature]

POA FOR
KANCHANKUMARI
KS JHALA

RYAGO HOTELS PVT. LTD.

[Signature]
AUTHORISED SIGNATORY



100012908981

FORM I & XIV

Date: 02/08/2021

तमना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

तालुका

Village Assagao

गांव

Name of the Field Madunga

शेताचे नांव

Survey No. 97

सर्वे नंबर

Sub Div. No. 1

हिस्सा नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0001.16.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.16.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जागीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0001.16.00

Assessment : अंमलदारी	Rs. 0.00	Foro फोर	Rs. 0.00	Predial पेदिबान	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No. क्र.सं.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Kanchankumari Katoch Siddhrajsinhji Jhala		24222	
2	Siddhrajsinhji Jhala		24222	

S.No. क्र.सं.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं.	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखातीन क्षेत्राचा तापशीन

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season सौम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature क्षेत्र प्रकार	Source of irrigation सिंचनाचा शरी	Remarks शेरा
	Nil								

End of Report

For any further inquiries, please contact the Mamalsdar of the concerned Taluka.





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

CBAR 121-17082



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No : 97/1
Scale : 1:1000



POA FOR
SIDDHARASSIMHAI
SHALA

POA FOR
KANCHANSUKHARI
VS SHALA

RYAGO HOTELS PVT. LTD.
AUTHORISED SIGNATORY

Generated By : Minoli M. Naik (D/Mas Gr. II)
On : 20-07-2021

Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 04-Aug-2021 12:13:00 pm

Document Serial Number :- 2021-BRZ-2757

Presented at 12:02:53 pm on 04-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3251200
2	Registration Fee	2167410
3	Mutation Fees	12500
4	Processing Fee	4120
Total		5435230

Stamp Duty Required :3251200/-



Stamp Duty Paid : 3251500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Mascarenhas ,Father Name:Melwyn Mascarenhas ,Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H No 4 252, Porba Vaddo, Calangute, Bardez, Address2 - PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Mascarenhas , Father Name:Melwyn Mascarenhas , Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, H No 4 252, Porba Vaddo, Calangute, Bardez, PAN No.: [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Director Of Ryago Hotels Private Limited			
2	Ralph Mascarenhas , Father Name:Melwyn Mascarenhas , Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, H No 4 252, Porba Vaddo, Calangute, Bardez Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Director Of Ryago Hotels Private Limited			
3	AMBA SUHASINI K JHALA , Father Name:SIDDHRAJSINHJI JHALA Alias JHALA SIDDHRAJSINHJI S Alias SIDDHRAJSINHJI S M JHALA, Age: 35, Marital Status: ,Gender:Female,Occupation: Business, Lakhmivihar, Dehargadh, Surendra Nagar, Gujarat- 363310, PAN No.: [REDACTED] , as Power Of Attorney Holder for KANCHANKUMARI KATOCH SIDDHRAJSINHJI JHALA Alias KANCHANKUMARI K S JHALA			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	AMBA SUHASINI K JHALA , Father Name:SIDDHRAJSINHJI JHALA Alias JHALA SIDDHRAJSINHJI S Alias SIDDHRAJSINHJI S M JHALA, Age: 35, Marital Status: ,Gender:Female,Occupation: Business, Lakhmivihar, Dabargadh, Surendra Nagar, Gujarat- 363310, PAN No.: [REDACTED], as Power Of Attorney Holder for SIDDHRAJSINHJI JHALA Alias JHALA SIDDHRAJSINHJI S Alias SIDDHRAJSINHJI S M JHALA			
5	AMBA SUHASINI K JHALA , Father Name:SIDDHRAJSINHJI JHALA Alias JHALA SIDDHRAJSINHJI S Alias SIDDHRAJSINHJI S M JHALA, Age: 35, Marital Status: ,Gender:Female,Occupation: Business, Lakhmivihar, Dabargadh, Surendra Nagar, Gujarat- 363310, PAN No.: [REDACTED], as Power Of Attorney Holder for KANCHANKUMARI KATOCH SIDDHRAJSINHJI JHALA Alias KANCHANKUMARI K S JHALA			
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Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ramnath Naik, Age: 26, DOB: 1994-11-17 , Mobile: 9022269908 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, Bastora, Bastora, Bastora, Bardez, NorthGoa, Goa			
2	Name: Alisha Vaman Polle, Age: 33, DOB: , Mobile: 8806401247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403510, 443, 443, Canca, Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

Document Serial Number - 2021-BRZ-2757

Document Serial No:-2021-BRZ-2757

Book :- 1 Document

Registration Number :- **BRZ-1-2680-2021**

Date : 04-Aug-2021

Palanchar
04/08/2021

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

SUB-REGISTRAR
BARDEZ



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 04-Aug-2021 12:13:59

Date of Receipt: 04-Aug-2021

Receipt No : 2021-22/9/1268

Serial No. of the Document : 2021-BRZ-2757

Nature of Document : **Conveyance - 22**

Received the following amounts from **Ralph Mascarenhas** for Registration of above Document in Book-1 for the year 2021

Registration Fee	2167410	E-Challan	• Challan Number : 202100710742 • CIN Number : CPAAYPUBM8	2167410
Processing Fee	4120	E-Challan	• Challan Number : 202100710742 • CIN Number : CPAAYPUBM8	7090
Total Paid	2174500 (Rupees Twenty One Lakhs Seventy Four Thousands Five Hundred only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Ramnath Naik

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **04-Aug-2021**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar