NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

Officer / Manager

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kazivada, Ponda-Goa-403 401

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

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भारत INDIA
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RUPEES ONE HUNDRED
SPECIAL ADHESIVE

THE SEAL OF THE SUB-REGISTRAR OF BARDEZ
MAPUSA

DEED OF SALE

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THIS DEED OF SALE is made and executed at Mapusa, Goa, Taluka Bardez, District of North Goa, in the State of Goa, on this Seventh day of July in the year Two thousand and Fourteen (07/07/2014)

BETWEEN

1. **EXPANSE INDIA BUILDCON PVT. LTD.**, a Company incorporated under the Companies Act, having its Registered Office at SF-13, Goa Housing Board Residential and Commercial Complex, Alto-Betim-Porvorim, Bardez-Goa, holding PAN: AABCE3962D with its Directors:-

(a) SHRI. SHRAJU KHADAR, alias **SHRAJU KADER** aged about 35 years, s/o. C. M. Abdul Khadar, married, businessman, Indian National, residing at Milroc Retreat-Ribandar-Goa,

(b) SHRI ABDUL KHADAR CHERKALA MOHAMMED, aged about 70 years, s/o Mohammed, married, businessman, Indian National, residing at Milroc Retreat-Ribandar-Goa, hereinafter referred to as the "THE VENDORS" (which expression unless repugnant to the context or meaning thereof shall mean and include its Directors, assigns, administrators, successors) of FIRST PART.

AND

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2. **SAAGA INFRA PROJECTS (P) LTD.**, a Company incorporated under the Companies Act, having its registered Office at 502-Mitasu Apartment, Odhav Nagar, Borivali (East)-400 066, holding PAN AAMCS1307B with its Directors;

(a) SHRI. UDAY SURESH SURVE aged about 41 years, s/o Suresh Surve, married, Indian National, businessman r/o 502, Mitasu Apartment, Odhav Nagar, Borivali (East), Mumbai – 400 066;

(b) SHRI. NITIN NATHAJI CHAVAN aged about 33 years, d/o Nathaji Chavan married, Indian National, businessman r/o 167, Sahakar, Room No 8, ShriKrishana Nagar, Borivali (East), Mumbai – 400 066 hereinafter referred to as the "THE CONFIRMING PARTY" (which expression unless repugnant to the context or meaning thereof shall mean and include its Directors, assigns, administrators, successors) of SECOND PART.

3. **RYAGO HOTELS PVT LTD,** a Company incorporated under the Companies Act, having its Office at A/103, New Ekta CHS, Behram Baug, S V Road, Jogeshwari (W) Mumbai, 400102, Maharashtra formerly known as M/s Bluemoon Infratech and Developers Private Limited holding PAN: AADCB9715D with its Directors:-

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(a) SHRI. ASHRAF VALI MOMIN, aged about 46 years, s/o. Vali Nurmad Momin, married, businessman, Indian National, r/o residing at C-103, First Floor, Aliabad Co-operative Hsg Society, Behram Baug Road, Jogeshwari, West Mumbai 400 102.

(b) SHRI. RAHEMTULLA ALIMOHMED KADIWALA aged about 45 years, s/o. Alimohmed Kadiwala, married, businessman, Indian National, r/o residing at A-102, New Ekta Co-operative Hsg Society, Behram Baug Road, Jogeshwari, West Mumbai 400 102, hereinafter referred to as the "THE PURCHASERS" (which expression unless repugnant to the context or meaning thereof shall mean and include its Directors, assigns, administrators, successors) of THIRD PART.

WHEREAS the VENDORS, PURCHASERS and CONFIRMING PARTY are Private Limited Companies incorporated in India comprising of all the Directors who are Indian Nationals.

AND WHEREAS the VENDORS are herein represented by its Director **SHRI. SHRAJU KHADAR**, alias **SHRAJU KADER**, aged about 35 years, s/o. C. M. Abdul Khadar, married, businessman, Indian National, residing at Milroc Retreat-Ribandar-Goa, interms of the Resolution taken by the Board of Directors in its meeting dated 30/05/2014.

..5

AND WHEREAS the CONFIRMING PARTY are herein represented by its Director **SHRI. NITIN NATHAJI CHAVAN** aged about 33 years, d/o Nathaji Chavan married, Indian National, businessman r/o 167, Sahakar, Room No 8, ShriKrishana Nagar, Borivali (East), Mumbai – 400 066 interms of the Resolution taken by the Board of Directors in its meeting dated 30/05/2014.

AND WHEREAS the PURCHASERS are herein represented by its Directors **(a) SHRI. ASHRAF VALI MOMIN**, aged about 46 years, s/o. Vali Nurmad Momin, married, businessman, Indian National, r/o residing at C-103, First Floor, Aliabad Co-operative Hsg Society, Behram Baug Road, Jogeshwari, West Mumbai 400 102 and **(b) SHRI. RAHEMTULLA ALIMOHMED KADIWALA** aged about 45 years, s/o. Alimohmed Kadiwala, married, businessman, Indian National, r/o residing at A-102, New Ekta Co-operative Hsg Society, Behram Baug Road, Jogeshwari, West Mumbai 400 102, interms of the Resolution taken by the Board of Directors in its meeting dated 03/07/2014.

AND WHEREAS there existed a property known as ZARI or CAISSUCHEM BHAT or MULACHI GALLY along with adjoining property identified as DOZE VERICOS comprising of plots A, B and C situated at Charpora within the limits of Village Panchayat Anjuna, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is not described in the office of Land

...6

Registrar Bardez but is enrolled in the Taluka revenue Office under Matriz No. 925 admeasuring 23820 m2 and surveyed under Survey No. 399/7 of Village Anjuna hereinafter referred to as the "Said Property" which is bounded as under ;

The said whole property is bounded as under :

Towards the North : Partly by Survey No. 399/2 & 4 an partly by Public Road.

Towards the South : Public Road.

Towards the East : Public Road.

Towards the West : Survey No. 399/6, 9 & 11 of Anjuna.

The said plot "B" admeasuring 10960 m2 is bounded as under :

Towards the North : Survey No. 399/2 & 4, part of the same whole property and the Road.

Towards the South : Part of the same whole property.

Towards the East : partly by Road and partly by part of the same whole property.

Towards the West : Partly by Plot "C" of the same whole property and Survey No. 399/6, 9 & 11 of Anjuna.

The Plot "C" admeasuring 1280 m2 is bounded as under :

Towards the North, East & South: part of the same whole property.

Towards the West : Partly by Plot "C" of the same whole property and Survey No. 399/6, & 9 of Anjuna.

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AND WHEREAS the said property was originally owned by one Caetano Mariano Vaz and others. Upon their death Inventory Proceedings No. 55/1982 came to be instituted by their heirs in the Court of Civil Judge senior Division at Mapusa, said property is found listed under item no 1, in said proceedings and in terms of the compromise agreed upon by the interested parties, an order of Homologation dated 31-10-1985 came to be passed in said Inventory Proceedings, thereby allotting said property to Smt. Luciana Vaz e Pinto.

AND WHEREAS Said Luciana Vaz e Pinto died in status of spinster on 09-11-1997 and upon her death Inventory Proceedings No 45/99/B came to be instituted before Civil Judge Senior Division at Panaji.

AND WHEREAS the said property is found to be listed under item No. VI in the list of assets in said proceedings. By an order of Homologation dated 22-6-2001 passed by the Civil Judge Senior Division at Panaji, the said property came to be exclusively allotted to Smt. Ruth Santana Rodrigues e Pinto, widow of Caetano Francisco Santana Pinto, who had expired on 22-9-1995.

AND WHEREAS in terms of the Agreement dated 16/12/2006 executed between Smt. Ruth Santana Rodrigues e Pinto as Vendors and M/S. Sumeru Developers Pvt. Ltd., as purchaser, said M/S. Sumeru Developers Pvt. Ltd agreed to purchase the area of Plot B admeasuring 13940 sq mts,

...8

which was actually admeasuring 10960 sq mts, and Plot C admeasuring 1280 sq mts, thereby together admeasuring an area of 12240 sq mts; which property is more particularly described in SCHEDULE hereinafter appearing, forming part of the "Said Property" referred hereinabove, the said Agreement dated 16/12/2006 was concluded by another Agreement dated 20th day of February, 2007.

AND WHEREAS in terms of the Deed of Sale dated 10/05/2007 duly executed and registered in the office of the Sub Registrar of Bardez, at Mapusa, under Registration no 2490 at pages 90 to 110, Book no I Vol, no 2124, dated 11/05/2007 executed between Smt. Ruth Santana Rodrigues e Pinto as vendor and M/s. Sumeru Developers Pvt. Ltd. (confirming party), and Expanse India Buildcon Pvt. Ltd. (Purchasers), with the due consent and confirmation of M/S. Sumeru Developers Pvt. Ltd.(said confirming party), the property more particularly described in SCHEDULE hereinafter appearing came to be purchased by EXPANSE INDIA BUILDCON PVT. LTD.,that is the VENDORS hereinabove.

AND WHEREAS the Conversion Sanad for the said property described in SCHEDULE hereinafter appearing, has been issued by the Additional Collector-II Collectorate of North Goa, in terms of the Sanad dated 08/05/2008 under Reference No. RB/CNV/BAR/285/2007 which has been duly renewed till date.

AND WHEREAS the Development Permission came to be issued by the Town & Country Planning Department, North

Goa District for undertaking the construction of the Hotel Resort Vide Order No TPBZ/462/ANJ/399-7/08/366 dated 31/01/2008 in the name of the Vendors herein.

AND WHEREAS by an AGREEMENT FOR SALE dated 17/06/2008 duly executed and registered in the office of the Sub Registrar of Bardez at Mapusa, under Registration no 3470, at pages 134 to 172, Book no 1, Vol no 2666, dated 30/06/2008, between EXPANSE INDIA BUILDCON PVT. LTD., as VENDORS and SAAGA INFRA PROJECT PVT. LTD, as PURCHASERS (confirming party herein), SAAGA INFRA PROJECT PVT. LTD agreed to purchase from EXPANSE INDIA BUILDCON PVT. LTD. the above property described in SCHEDULE hereunder written at or for total consideration of Rs. 6,00,00,000/- (Rupees six crores only) and under the said Agreement, the purchasers Saaga Infra Project Pvt. Ltd. paid to Expanse India Buildcon Pvt. Ltd. sum of Rs.1,50,00,000/- leaving balance sum of Rs.4,50,00,000/-, and on such terms & conditions as Stipulated in said Agreement.

AND WHEREAS although interms of the Agreement for sale dated 30/06/2008 it was agreed between the parties that the vendors EXPANSE INDIA BUILDCON PVT. LTD. Was to receive balance sale consideration of Rs. 4,50,00,000/- on account of the recession in market for the real estate, it is now agreed between the VENDORS & CONFIRMING PARTY that the balance consideration to be paid to VENDORS EXPANSE INDIA BUILDCON PVT. LTD. By the CONFIRMING PARTY herein SAAGA INFRA PROJECT PVT. LTD shall be only

...10

Rs. 3,00,00,000/- (Rupees three crores only) thereby reducing the total Sale consideration in terms of Agreement for Sale dated 30/06/2008 to be Rs. 4,50,00,000=00 (Rupees four crores fifty lakhs only) instead of originally agreed sale price of Rs. 6,00,00,000=00 (Rupees six crores only).

AND WHEREAS now the PURCHASER has come forward to purchase the property described in SCHEDULE hereinafter appearing for the total price of Rs. 6,00,00,000=00 (Rupees six crores only) out of which the VENDORS shall receive sum of Rs. 3,00,00,000=00 and the CONFIRMING PARTY shall be receive the sum of Rs. 3,00,00,000=00 which offer has been accepted by the VENDORS & CONFIRMING PARTY.

AND WHEREAS VENDORS and CONFIRMING PARTY have represented to the PURCHASERS as under:-

(a) That the property described in SCHEDULE is free from all charges, encumbrances, liens, attachments etc.

(b) That VENDORS are the sole owners in possession of the property as described in SCHEDULE and have the absolute authority and power to deal with the same in any manner as they like.

(c) The VENDORS have clear and marketable title to the said property as described in SCHEDULE.

(d) That there is no claim of whatsoever nature raised by any person/s either under Mundkar Act or under Tenancy Act or under any other law.

...11

(e) That the said property is not subject matter of any notice or notification or proceedings under the Land Acquisition Act or administration or evacuee property Act etc.

(f) That there are no dues or the charges of any nature payable by the VENDORS in connection or in respect to the said property or any part thereof of said property to any Authorities or the Local Bodies.

(g) That the present laws and regulations permit the PURCHASERS to put a Hotel project in the said property described in SCHEDULE hereinafter appearing.

(h) That the VENDORS declare that they have not entered into any agreement or deeds with any party/person except the CONFIRMING PARTY hereinabove to sell the property described in SCHEDULE hereinafter appearing.

AND WHEREAS the VENDORS with the confirmation and consent of the CONFIRMING PARTY have agreed to sell and convey the SCHEDULE property in favourof the PURCHASERS.

AND WHEREAS after considering the aforesaid representations made by the VENDORS and CONFIRMING PARTY and verifying the same to be true, the PURCHASERS have agreed to purchase the said property for the purpose of development by constructing Hotel/Resort Project as per the exclusive wish and sole discretion of the PURCHASERS.

...12

AND WHEREAS parties have agreed to sale transaction upon the PURCHASERS making the entire consideration of Rs. 6,00,00,000/- by issuing their cheques in favour of both the VENDORS and the CONFIRMING PARTY in the followings manner:-

The CONSIDERATION OF RS. 4,50,00,000/- PAID BY THE PURCHASERS TO THE CONFIRMING PARTY vide below mentioned cheques all drawn on Jogeshwari Branch of DCB Bank.

Cheque No.	Date	Amount
308141	16-04-2014	25,00,000/-
308144	22-04-2014	25,00,000/-
308145	22-04-2014	25,00,000/-
308146	25-04-2014	50,00,000/-
308147	05-05-2014	50,00,000/-
308148	06-05-2014	50,00,000/-
308149	07-05-2014	50,00,000/-
308150	08-05-2014	50,00,000/-
308151	09-05-2014	50,00,000/-
308152	26-05-2014	75,00,000/-
Received from SAAGA INFRA PROJECTS (P) LTD vide Ch No 001610	20-07-2014	4,50,000/-
IT Challan (TDS)	AB1606371	4,50,000/-

The CONSIDERATION OF RS.1,50,00,000/- being the balance consideration payable to the VENDORS is paid BY THE PURCHASERS TO THE VENDORS vide below mentioned cheques all drawn on Jogeshwari Branch of DCB Bank.

...13

Cheque / DD No.	Date	Amount
496552 (D D)	03-07-2014	10,00,000/-
308155	01-10-2014	28,00,000/-
308156	10-10-2014	28,00,000/-
308157	20-10-2014	28,00,000/-
308158	30-10-2014	28,00,000/-
308160	10-11-2014	26,50,000/-
IT Challan (TDS)	AB1606312	1,50,000/-

AND WHEREAS it has been mutually agreed between the VENDORS & CONFIRMING PARTY without further involving, the PURCHASERS that out of the total consideration of RS. 4,50,00,000/- PAID BY THE PURCHASERS TO THE CONFIRMING PARTY that the CONFIRMING PARTY shall pay to the VENDORS on behalf of the PURCHASERS the sum of Rs. 1,50,00,000=00 (Rupees one crore fifty lakhs only) vide the below mentioned cheques all drawn on HDFC Bank, Borivali East Branch Mumbai.

Cheque No.	Date	Amount
001611	20-11-2014	50,00,000/-
001612	05-12-2014	50,00,000/-
001572	15-01-2015	50,00,000/-

AND WHEREAS VENDORS and CONFIRMING PARTY admit, acknowledge and discharge the PURCHASERS for payment of the aforesaid consideration.

...14

AND WHEREAS CONFIRMING PARTY and the PURCHASERS have requested the VENDORS to execute this Deed of Sale in favour of the PURCHASERS which the VENDORS have agreed to do and the CONFIRMING PARTY agreed to confirm the said sale in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AS UNDER:-

1. That all the above recitals shall form an integral part of this Deed of Sale and that in pursuance of the said Agreement dated 17/6/2008 and subsequent mutually agreed consideration of Rs.3,00,00,000/- (Rupees three crores) being the balance consideration payable to the VENDORS and in consideration of Rs. 4,50,00,000/- (Rupees four crores fifty lakhs only) paid by PURCHASERS to the CONFIRMING PARTY on or before execution of these presents by aforementioned cheques AND in further pursuance of the said Agreement and in consideration of the payment made by the PURCHASERS to the VENDORS and CONFIRMING PARTY **THEY THE VENDORS DOTH HEREBY GRANT, SELL, ASSIGN, RELEASE, CONVEY AND ASSURE AND THE CONFIRMING PARTY DOTH HEREBY CONFIRM THE SALE UNTO THE PURCHASERS FOREVER** all that pieces or parcel of land, herditaments, and premises more particularly described in the SCHEDULE hereunder

...15

written (said property for sake of brevity referred to as said premises) together with all the benefit under the aforesaid registered Agreement dated 17/6/2008 executed between VENDORS and CONFIRMING PARTY, AND all which land, hereditaments and premises are hereinafter for sake of brevity referred to as said premises TOGETHER WITH all and singular the courts, yards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, wells, water, watercourses, plant, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said premises or any part thereof belonging or anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND ALSO TOGETHER WITH physical delivery to the Directors of the PURCHASERS of all the original deeds, documents, writings, and evidence of title, relating to the said premises or any part thereof as may be in the VENDORS possession which are listed in the list annexed hereto AND the VENDORS have put the PURCHASERS into vacant and peaceful possession of the said property described in SCHEDULE hereunder written free from all encumbrances and outstanding which the CONFIRMING PARTY confirm the same. AND TOGETHER WITH ALL that estate, right, title, interest, use,

...16

inheritance, property, possession, benefit, claim and demand whatsoever at law and equity of the VENDORS and of the CONFIRMING PARTY into out of or upon the said premises or any part thereof TO HAVE AND TO HOLD all and singular the said premises or any part thereof more particularly described in the schedule hereunder written hereby granted, conveyed, confirmed and assured and intended or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the PURCHASERS, their nominees and assigns forever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Goa or to the Mapusa Municipal Corporation or any other public body or Grampanchayat in respect thereof AND THEY the VENDORS do and each of them so far as it relates to the acts of themselves respectively but not further do and each of them doth hereby covenant with the PURCHASERS that they the VENDORS have not done, omitted or knowingly willingly suffered or been party or privy to any act, deed matter or things whereby they are prevented from granting and conveying the said property in any manner aforesaid or whereby the same or any part thereof are is can or may be charged, encumbered or prejudicially affected in the

...17

estate, title or otherwise howsoever AND the CONFIRMING PARTY doth hereby covenant with the PURCHASERS that the CONFIRMING PARTY have not done omitted or knowingly or willingly suffered or been part or privy to any act, deed, or thing whereby they are prevented from confirming and assuring the said property in the manner aforesaid or whereby the same or any part thereof is can or may be encumbered, or prejudicially affected in the estate, title or otherwise howsoever. AND VENDOR further declare that they have no objection on Land Revenue Authority deleting names of the VENDORS as owners of the property in the Land Revenue Records/property register card and inserting the name of Purchasers in their place in the Land Revenue Records/property register card and the VENDOR hereby waive the service of notice of mutation issued by Village PanchayatOffice/Land Revenue offices, and this Deed of Sale be treated as specific irrevocable consent of the VENDORS. AND VENDOR further declare that they have no objection for Mapusa Municipal Corporation and Village Panchayat of Anjuna transferring assessment Bills in the name of the PURCHASER by deleting the names of the VENDORS, and the VENDOR hereby waive the service of notice issued by Assessor and Collector, Mapusa Municipal Corporation, and Anjuna Village Panchayat or any

...18

other concerned authorities collecting the House Tax and this Deed of Sale be treated as specific irrevocable consent of the VENDORS in that regard.

2. The VENDORS and the CONFIRMING PARTY whilst executing this Deed hereby covenant with the PURCHASERS in respect to the property described in SCHEDULE as under:

a) That the VENDORS are the exclusive owners in possession of the said property described in SCHEDULE hereinafter appearing and have right, title and absolute authority to deal with the same in any manner as they wish without interference of whomsoever.

b) That the title of the VENDORS to the said property described in SCHEDULE hereinafter appearing, hereby sold is free, clear and marketable and is free from all encumbrances.

c) That the said property hereby sold is not subject matter of any Agreement or transaction with any third party.

d) That the said property hereby sold is not subject matter of any litigation or proceedings including the claims under the Mundkar or Agricultural Tenancy Act or any other claims under any other statue.

e) That the said property hereby sold is not the subject matter of acquisition of land under the Land

...19

Acquisition Act or compulsory acquisition of properties.

f) That the said property hereby sold is not subject matter of any order of seizure and/or attachment, or any order restricting the use thereof for the Hotel/Resort project or tourism related use and enjoyment.

g) That the said property hereby sold is not mortgaged or charged in favour of any financial institutions, Banks, or any individuals, and the same is free from all encumbrances of any nature whatsoever.

h) That the VENDORS further agree and undertake to indemnify and keep indemnified the PURCHASERS against any defect in the title and/or against any claim, right, interest by way of tenancy, caretaker rights, cultivator rights in this behalf, fully and effectually in all respects and keep the PURCHASERS harmless and fully compensated against any such claims, demands and disputes and in the event the PURCHASERS are deprived of the said property or any part thereof corresponding to the loss or damage occasioned to the PURCHASERS.

i) The VENDORS agree and undertake to execute or cause to be done or executed at the request of PURCHASERS all such further Acts, Deeds, Matters and Things which may in the opinion of PURCHASER be

...20

necessary for further and more perfectly conveying and assuring to the PURCHASERS the property described in SCHEDULE hereinafter appearing.

j) The VENDORS hereby authorizes the PURCHASERS to get recorded the said property described in SCHEDULE in the name of the PURCHASER in all Government records including survey records, Village Panchayat records etc.

k) The CONFIRMING PARTY hereby declare that they do not have any objection for the present sale of the property described in SCHEDULE hereinafter appearing in favour of the PURCHASERS by the VENDORS hereinabove and further declare that they have amicably settled & resolved the reciprocal commitments including all the terms stipulations and consideration paid/agreed to be paid in terms of the AGREEMENT FOR SALE dated 17/06/2008 duly executed and registered in the office of the Sub Registrar of Bardez at Mapusa, under Registration no 3470, at pages 134 to 172, Book no 1, Vol no 2666, dated 30/06/2008.

3. The VENDORS hereby declare that the VENDORS do not belong to the SC or ST communities or other backward communities.

4. The market value of the property described in SCHEDULE hereinafter appearing and hereby sold is the sum of Rs 6,00,00,000=00(Rupees six crores only)

...21

SCHEDULE

ALL THAT NON AGRICULTURAL LAND AREA admeasuring 12,240 Sq. mts. Surveyed under Survey no Sub Div 7-O of Survey number 399 of Village Anjuna forming part of the property known as 'ZARI' or 'CAISSUCHEM BHAT' or 'MULACHI GALLY' situated at Chapora within the limits of Village Panchayat Anjuna, Taluka Bardez, State of Goa and registered in the office of Sub-Registrar of Bardez, District of North Goa, in the State of Goa, not described in the Office of Land Registrar Bardez, but enrolled in the Taluka Revenue Office under Matriz No. 925 and bounded as under:-

Towards the North : By properties Surveyed under Nos. 399/2 , 4 and 7 of Village Anjuna and partly by Public Road.

Towards the South : By properties surveyed under Survey nos 399/ 7, 7-J & 7-L of Village Anjuna .

Towards the East : By properties surveyed under Survey nos 399/7 & 7-K,of Village Anjuna and partly by Public Road.

Towards the West : By properties under Survey Nos. 399/6, 7, 9 & 11 of Village Anjuna.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

...22

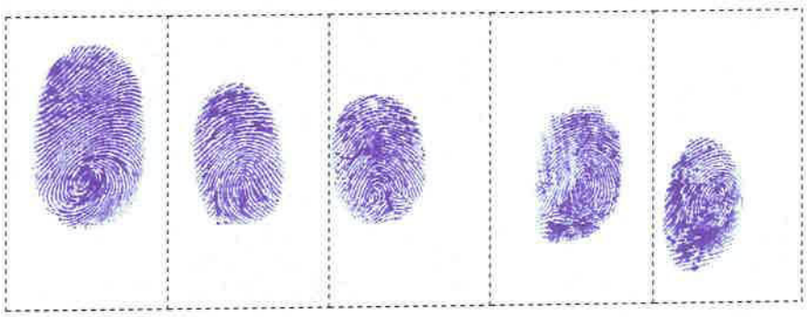
SIGNED AND DELIVERED
by the within named the
VENDORS

For EXPANSE INDIA
BUILDCON PVT. LTD.

Director

.....

1 (a) SHRI. SHRAJU KHADAR, alias **SHRAJU KADER,**
Authorised Director For EXPANSE INDIA BUILDCON PVT. LTD.,



L H F I of SHRI. SHRAJU KHADAR, alias SHRAJU KADER

R H F I of SHRI. SHRAJU KHADAR, alias SHRAJU KADER

...23

SIGNED AND DELIVERED
by the within named
CONFIRMING PARTY

FOR
SAAGA INFRA PROJECTS (P) LTD.

Director

2 (b) **SHRI. NITIN NATHAJI CHAVAN**
Authorised Director of **SAAGA INFRA PROJECTS (P) LTD**

L H F I of SHRI. NITIN NATHAJI CHAVAN

R H F I of SHRI. NITIN NATHAJI CHAVAN

...24

SIGNED AND DELIVERED
by the within named
PURCHASERS

FOR RYAGO HOTELS PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

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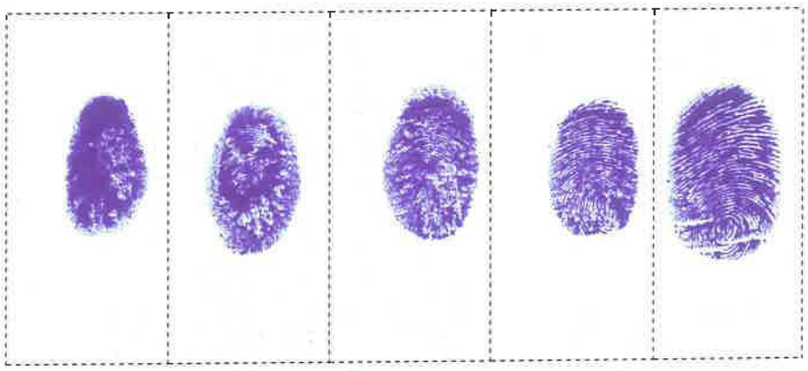
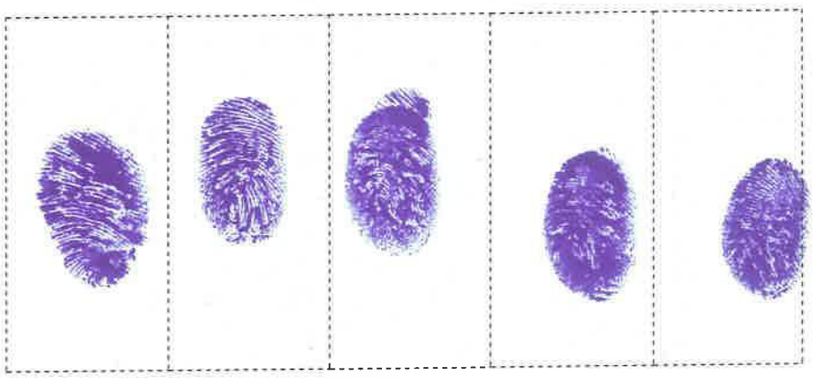
2. (a) **SHRI. ASHRAF VALI MOMIN**
Authorised Director **RYAGO HOTELS PVT LTD,**



L H F I of SHRI. ASHRAF VALI MOMIN



R H F I of SHRI. ASHRAF VALI MOMIN

...25

FOR RYAGO HOTELS PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

2. **(b) SHRI. RAHEMTULLA ALIMOHMED KADIWALA**
Authorised Director RYAGO HOTELS PVT LTD,

L H F I of SHRI. RAHEMTULLA ALIMOHMED KADIWALA

R H F I of SHRI. RAHEMTULLA ALIMOHMED KADIWALA

...26

WITNSSES:-

1. Name Daisy Dias — Dias

Address: H.No. 480/1, Baga Colombi, Chandor, Quepem - Goa.

2 Name: Rosy Peixoto —

Address: H.No. 296/B, Fingulem - Moll, Aquem-Baixo, Navelim - Goa.

P 61920 *

GOVERNMENT OF GOA

Directorate of Settlement and Land Records,

PANAJI - GOA

Inward No: 19541

Plan Showing plots situated at

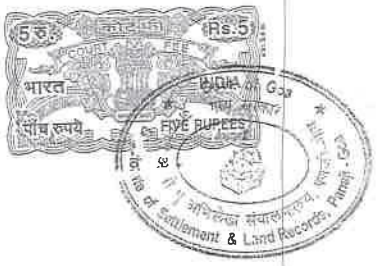
Village : ANJUNA

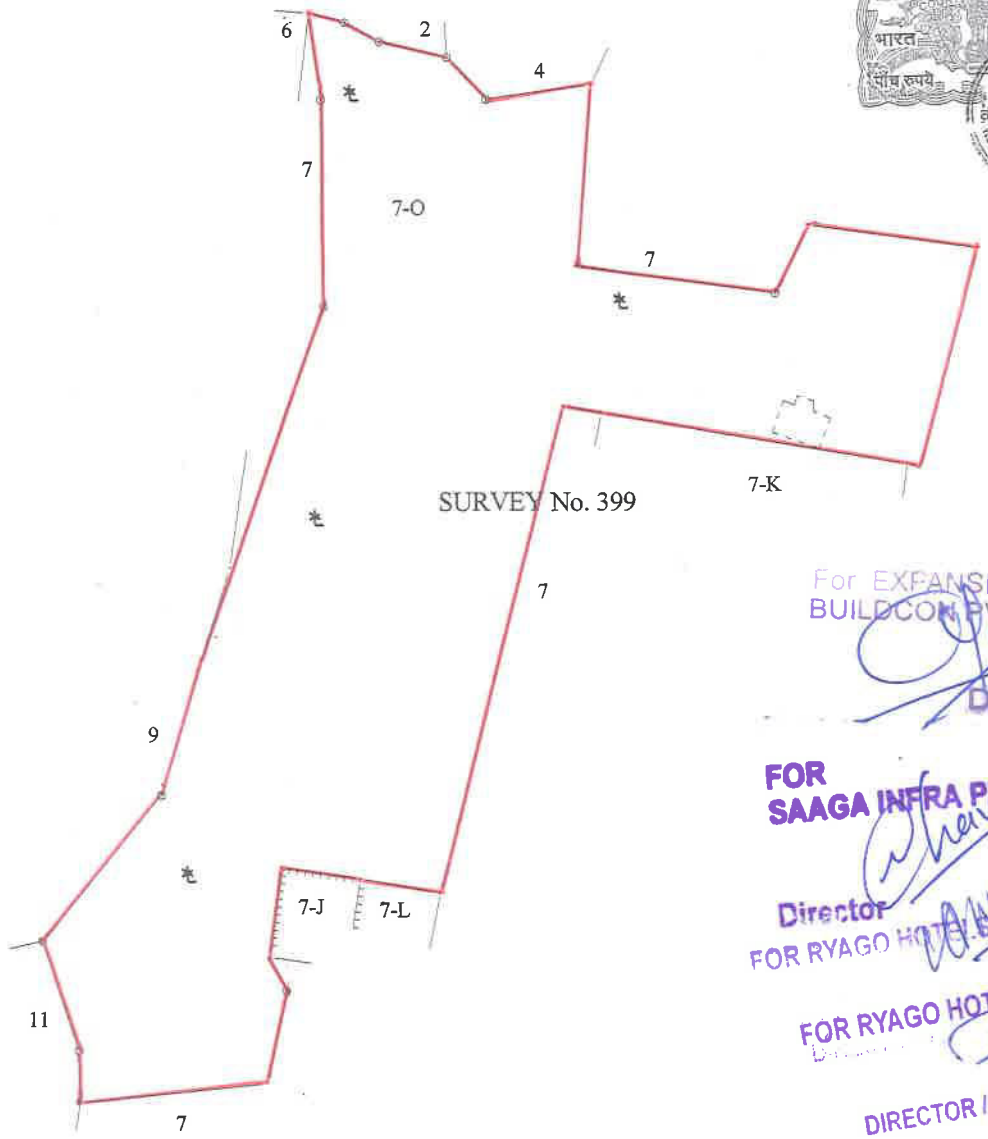
Taluka : BARDEZ

Survey No./Subdivision No. : 399/ 7-O

Scale : 1 :1000

Inspector of Survey & Land Records.





For EXPANSE INDIA BUILDCON PVT. LTD.

Director

FOR SAAGA INFRA PROJECTS (P) LTD.

Director

FOR RYAGO HOTELS PRIVATE LIMITED

Director

FOR RYAGO HOTELS PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

Generated By: AJAY

On : 12-11-13

Compared By:

12.11.13

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 11-07-2014 12:47:19 PM

Document Serial Number : 3012

Presented at 12:04:00 PM on 11-07-2014 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2400050.00
2	Processing Fees	440.00
	Total :	2400490.00

Stamp Duty Required: 2400010.00 Stamp Duty Paid: 2400100.00

SUB-REGISTRAR OF MAPUSA

Ashraf Vali Momin presenter

Name	Photo	Thumb Impression	Signature
Ashraf Vali Momin,s/o Vali Nurmad Momin , Married,Indian,age 46 Years,Business,r/oC- 103 1st floor Allabad Co-operative Hsg Society Behram Baug Road Jogeshwari West Mumbai 400102 Director of Ryago Hotels Pvt Ltd Office At A/103 New Ekta CHS Behram Baug S. V Road Jogeshwari (w) Mumbai 400102 Maharashtra Formerly known as M/s Bluemoon Infratech and Developers Private Limited , Vide Resolution dated 3.7.2014			FOR RYAGO HOTELS PRIVATE LIMITE DIRECTOR / AUTHORISED SIGNATO

Endorsements

Executant

1 . Nitin Nathaji Chavan, s/o Nathaji Chavan, Married,Indian,age 33 Years,Business,r/o 167 Sahakar Room No 8 Shrikrishana Nagar Borivali (east) Mumbai - 400066 Director of Saaga Infra Projects (P) Ltd Office 502 Mitasu Apartment Odhav Nagar Borivali (east) 400066, Pan No. AAMCS1307B,Vide Resolution dated 30.05.2014

Photo	Thumb Impression	Signature

FOR
SAAGA INFRA PROJECTS (P) LTD.

Director

2 . Shraju Khadar alias Shraju Kader, s/o C.M Abdul Khadar, Married,Indian,age 35 Years,Business,r/oMilroc Retreat Ribandar Goa As a Director of Expanse India Buildcon Pvt ltd through Resolution dated 30.5.2014 having office at Porvorim, Bardez Goa

Photo	Thumb Impression	Signature
		For EXPANSE INDIA BUILDCON PVT LTD. Director

3 . Ashraf Vali Momin, s/o Vali Nurmad Momin, Married,Indian,age 46 Years,Business,r/oC- 103 1st floor Aliabad Co operative Hsg Society Behram Baug Road Jogeshwari West Mumbai 400102 Director of Ryago Hotels Pvt Ltd Office At A/103 New Ekta CHS Behram Baug S. V Road Jogeshwari (w) Mumbai 400102 Maharashtra Formerly known as M/s Bluemoon Infratech and Developers Private Limited , Vide Resolution dated 3.7.2014

Photo	Thumb Impression	Signature
		FOR RYAGO HOTELS PRIVATE LIMITED DIRECTOR / AUTHORISED SIGNATORY

4 . Rahemtulla Alimohmed Kadiwala, s/o Alimohmed Kadiwala, Married,Indian,age 45 Years,Business,r/oA- 102 New Ekta Co-operative Hsg Society Behram Baug Road Jogeshwari West Mumbai 400102 Director of Ryago Hotels Pvt Ltd Office At A/103 New Ekta CHS Behram Baug S. V Road Jogeshwari (w) Mumbai 400102 Maharashtra Formerly known as M/s Bluemoon Infratech and Developers Private Limited

Photo	Thumb Impression	Signature
		FOR RYAGO HOTELS PRIVATE LIMITED DIRECTOR / AUTHORISED SIGNATORY

Identification

Sr No.	Witness Details	Signature
1	Vivekanand V Sukhthanker , s/o V. Sukhthanker,Married,Indian,age 52 Years,Adv.,r/o H.No 612 Ponda Goa	

Sub-Registrar

SUB - REGISTRAR BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03120-2014
CD Number BRZD700 on
Date 11-07-2014

Sub-Registrar (Bardez)

Scanned By:-

SUB-REGISTRAR BARDEZ

Signature:

Designed and Developed by C-DAC, ACTS, Pune

Delivered by Post 5/9/14