

For CITIZEN CREDIT™
CO-OP. BANK LTD.

[Signature]
Authorized Signatory

Rs. Two Lakhs Seventeen Thousand Five Hundred Two Only

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 225/2, PLOT NO. 198
NEAR TEEN BUILDING
ALTO, PORVOREM
BARDEZ - GOA - 403521
D-3/STP(V)/C.R./35/34/2011-8D

भारत 21964
103930
NON JUDICIAL गोवा
JUL 12 2018
12:51
R-0217520A PBT147
INDIA STAMP DUTY GOA

Name of Purchaser D.L.F. Ltd



St No. 2271/2018
07/08/2018

ADDENDUM TO DEED OF LEASE

THIS ADDENDUM to the Deed of Lease made at Panaji Goa, on this 7th day of August 2018. *[Signature]*





BETWEEN

M/s. EDC Limited, a Company incorporated and registered under the Companies Act, 1956 and having its Registered Office at EDC House, 1st Floor, Dr. AtmaramBorkar Road, Panaji, Goa 403 001, having PAN [redacted], represented by Mr. Orlando MascarenhasMajor in age, married, resident ofPorvorim, Goa, Indian Citizen, vide pursuant to the resolution passed on in the board meeting held on 03/05/1991 (hereinafter referred to as "theLessor", which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successor or successors and assigns) of the ONE PART.

AND

M/s. DLF Limited, a Company incorporated and registered under the Companies Act, 1956 and having its Registered Office at 3rd Floor, Shopping Mall Phase I DLF City, Arjun Marg, Gurgaon-122002, Haryana, having PAN [redacted] through its authorised representative Mr. Rajeev Singh, s/o Mr. R.B. Singh, major in age, resident of A-304, Gulmohar Garden society, Sector 44 Noida, Uttar Pradesh, Indian National, (hereinafter referred as the "The Lessee", which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors, nominees and assigns) of the OTHER PART;

ALL THE PARTIES ARE INDIAN NATIONAL





WHEREAS

1. The Lessor has granted a Lease to the Lessee vide a Deed of Lease dated 21.02.2007 with respect to the Plot of land described in the Schedule II thereunder written and hereinafter referred to as 'the demised plot' which plot forms part of the larger property described in the Schedule I thereunder written and hereinafter referred to as 'the said property'.
2. The said lease was granted on specific terms and conditions and for the purpose as set out in the Deed of Lease dated 21.02.2007 duly registered with the Office of Sub Registrar, Ilhas at Panaji, under No. 942, Book I Vol. No. 1776 dated 12.05.2007 hereinafter called "The Principal Lease Deed".
3. There were some issues between the parties resulting in issuance of notice dated 17.10.2012 by the Lessor seeking termination of the lease. Subsequently, the said notice was withdrawn and the Lessor had framed policy vide which the period for performance under the Deed of Lease was extended.
4. The parties had executed an addendum dated 24/02/2015 to the Deed of Lease dated 21/02/2007 whereby the time for completion of construction on the demised plot was extended for a further period of 3 years from 01.8.2013 on the same terms and conditions contained in the said Principal Deed of Lease. The Lessee had further requested vide letter dated 08.6.2015 for extension of time for completion of the construction, and the Lessor vide its letter dated 10.09.2015 agreed to extend the same for a period of 3 years commencing from 01.08.2016 on the same terms and conditions contained in the said Principal Deed of Lease.



[Handwritten signature]





5. On the request of the Lessee for further extension of the period for completion of construction vide letter dated 17.6.2016, the Lessor vide its letter No.EDC/ENGG/1842 dated 15.7.2016, extended the period for completion of construction on the demised plot by 5 years commencing from 01.8.2016 on the same terms and conditions as contained in the said Principal Deed of Lease.
6. The Lessee vide its letter No.DLF-Patto/2018-19/38 dated 17.1.2018, requested for further extension of time of 2 years commencing from 01.8.2021 for completion of construction on the demised plot. The Lessor, vide its letter No.EDC/ENGG/2129 dated 21.02.2018, accepted the said request of the Lessee, communicating the said extension of time for construction for 2 years commencing from 01.8.2021 on the same terms and conditions as contained in the said Principal Deed of Lease.
7. The Principal lease deed therefore requires modification by incorporating the changed terms as agreed between the Lessor and the Lessee and for that purpose the present Addendum to Principal Lease Deed is being executed.

NOWHEREFORE, THIS ADDENDUM WITNESSETH AS UNDER:

The Parties agree that Clause 2(e) of the Principal deed shall be substituted as under by following terms:



[Handwritten signature]



- The Lessee shall pay to the Lessor extension fee @Rs.1,500/- per sq.mtr. per year plus GST for the balance two years period, i.e. from 01.08.2021 to 31.07.2023 on or before 31.07.2021 and the same shall carry interest at 14% interest per annum compounded quarterly in case of any delay, subject to maximum delay of 60 days, beyond 31.07.2021.
- The Lessee has provided a Bank Guarantee of Rs.500.00 lakh (Rupees Five Hundred Lakh) by 13.04.2018 in favour of EDC Ltd., as a Guarantee/Security for starting the construction on the demised plot latest by 31.01.2020, failing which the Bank Guarantee of Rs.500.00 lakh shall be encashed by the Lessor, without any notice and further, the said Bank Guarantee of Rs.500.00 lakh shall continue to be guarantee/security for completion of the construction on the demised plot i.e. within the period of 5 years i.e. by 31.07.2023. The start of construction on the plot shall mean completion of pile foundation in all respects, for entire building/s proposed to cover full FAR of the demised plot, as per plans approved by the Lessor, so far or any other approved revised plans. The Lessee has provided three separate Bank Guarantees, two of Rs.200.00 lakh each and one of Rs.100.00 lakh amounting to Rs.500.00 lakh and shall be valid till 30.09.2023.

The Lessee has provided additional Bank Guarantee of Rs. 300.00 lakh (Rupees Three hundred Lakh only) given separately of value of Rs.200.00 lakh and Rs.100.00 lakh in favour of Lessor, by 13.04.2018, as a Guarantee/security for completion of the construction by 31.07.2023. The Bank Guarantees shall be valid till 30.09.2023.



[Handwritten signature]



8. The Principal Lease Deed therefore requires modification by incorporating the changed terms as agreed to between the Lessor and the Lessee and for this purpose the present Addendum to Principal Lease Deed is being executed.

Except for the aforesaid **amendment and substitution** of Clause 2(e), as agreed and detailed hereinabove in the Principal Lease Deed, there shall be no other modification or changes to the Principal Lease deed and all other terms and conditions of the Principal Lease Deed shall remain unaltered.

SCHEDULE - I

ALL that property bearing Chalta no.28 to 30 parts, 21, 32 part 33 part of P.T. sheet no: 58, chalta no. 89 of of P T sheet no. 46, Chalta no. 15 part, 17 part, 18, 19, of P T sheet no. 70, Chalta no. 3 part, 9 and 1 to 6 part, 14 part of P.T. Sheet no. 57, Chalta no. 1 to 7 part, 7A part, 7B part, 9 part, 10 part of P.T. Sheet no.71 , Chalta no. 3, 3A, and 4 of P T Sheet no.71, chalta no.1,4, 6, part and 7 part and 8 part of P T Sheet no.72 and Chalta no.187 of P T Sheet no.45, Sub Division nos. 1 to4, parts of survey no.71 and SubDivision no. 1 and 2 parts of Survey no.70 of village Morombi-O-Pequeno, Chalta no. 2 part and 2A part of P T Sheet no. 27, situated at village Morombi-O-Pequeno, Taluka, Tiswadi of District of North Goa, State of Goa, neither registered in the Registration office nor in the Land Revenue Office, admeasuring 1,70,299 sq. mts. and bounded as follows:-



[Handwritten signature]





NORTH: Chalta no. 29, 30, 32, 33 of P T Sheet no. 58, Chalta No. 188 and 8 of P T Sheet no. 45, Chalta no. 88, 90/112 of P T Sheet no.58, Chalta no. 111/46 of P T Sheet no. 46, Chalta no. 91, 93 and 94 of P T Sheet no. 46, Chalta no. 6 and 7 of P T Sheet no.72 and Chalta no. 2/27 and 1 of P T Sheet no. 71;

SOUTH: Nalla and Chalta no. 187 of P T Sheet no. 45 and 5 of P T Sheet no. 72, Survey no. 71/1 to 3 and 70/1 and 2 of village Morombi-O-Pequeno and Chalta no. 2 and 2A of village Morombi-O-Pequeno and Chalta no. 2 and 2A of the P T Sheet no.27;

EAST: Chalta no. 88, 90, 91 and 112 of the P T Sheet no. 46, Chalta no. 11 and 14 of the P T Sheet no. 157; Chalta no. 1 and 2 of P T Sheet no. 72, Chalta no. 2 of P T Sheet no. 27, Chalta no. 5, 6, and 7 of P T Sheet no. 72 and nalla.

WEST: The land acquired for the development of Ourem Creek by the Department of Information and Tourism. The land acquired from the Central Library by the Director of Education, Panjim. The land acquired for the State Museum of Goa by the Directorate of Archives and Archeology and River.



Handwritten signature





SCHEDULE - II

ALL that plot of Land marked as plot no. 35 and admeasuring an area of 18,120 square metres and bounded as follows:

NORTH: Plot no. 36 and 37

SOUTH: 10 mtr. wide road

EAST: 20 mtr. wide road and parking

WEST: 20 mtr. wide road and parking

Being the portion of the said property described in the Schedule-I above.

IN WITNESSETH WHEREOF the Lessee hereto has put their hand hereto and common seal of the Lessor is hereto affixed in the manner hereinafter appearing on the day and the first hereinabove written.

THE COMMON SEAL OF EDC LIMITED has been hereunto affixed pursuant to the Rescution of the Board of Directors passed in the Meeting held on 03/05/1991, in the presence of Orlando Mascarenhas, General Manager (Engineering), EDC Ltd. who has put his Signature in the presence of

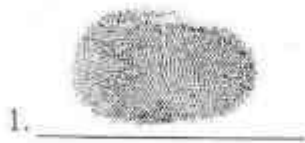
Mr. ORLANDO MASCARENHAS

LM



L.H.S.

R.H.S.



LM



For the DLF LIMITED, MR. RAJEEV SINGH Authorized Signatory (Board Resolution)


MR. RAJEEV SINGH
Authorized Signatory







L.H.S.

R.H.S.

1. 



2. 



3. 



4. 



5. 









In the presence of:

1. Chaudhary (PRAKASH CHANDRA)

2. Khanwar (Kavender Singh Panwar)

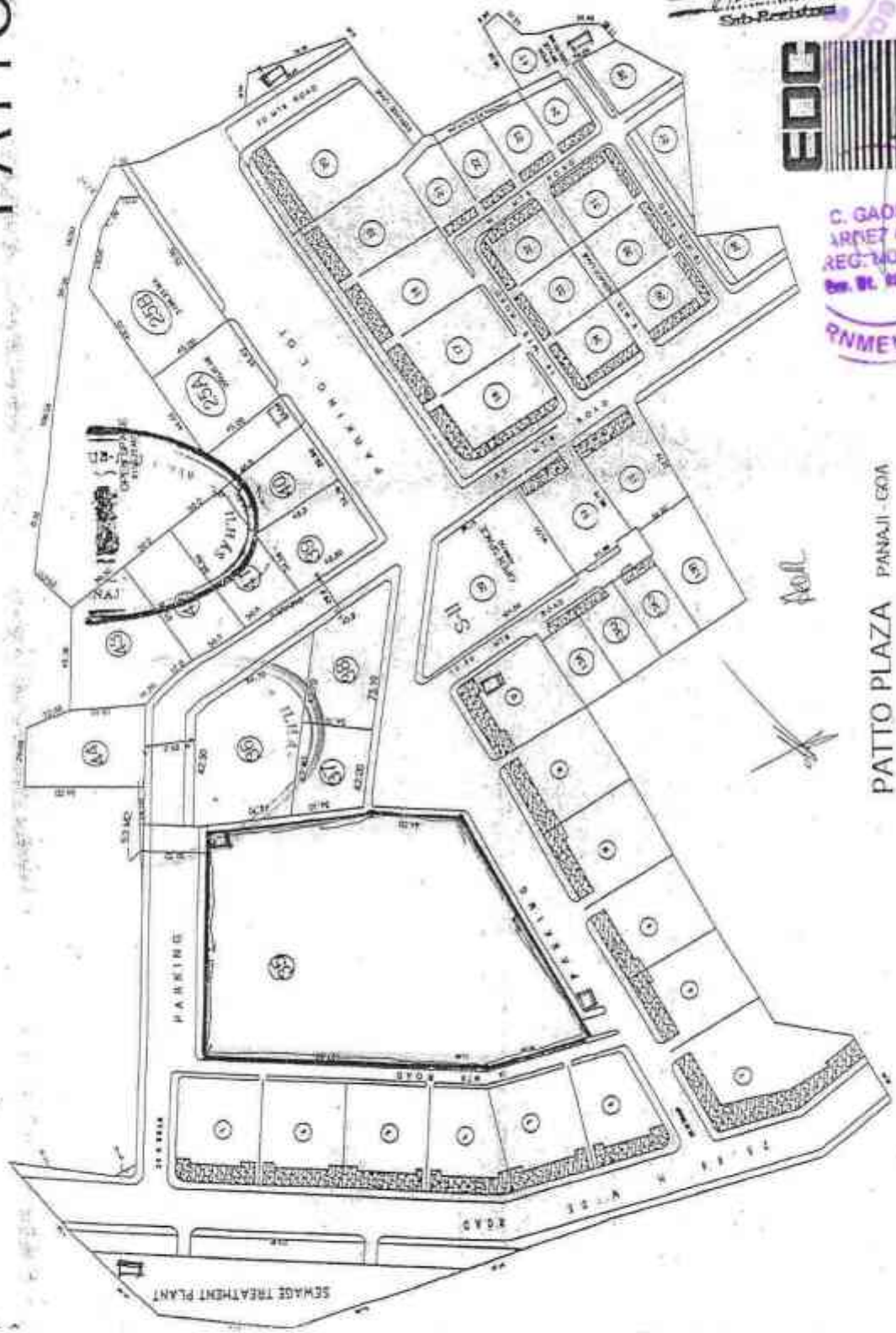
PATTO PLAZA

| |
|--------------------------|
| DETAILED STATEMENT |
| PLAT AREA OF PLOT (SQA.) |
| PLAT NO. |
| DATE |

942
 to 2614
 Volume No. 199
 No. 4-200
 Sub-Registration



C. GAONKAR
 ARMET AREA
 REG. NO. 199
 Em. Dt. 14/07/18
 GOVERNMENT OF GOA



PATTO PLAZA PANAJI - GOA

□ ELECTRICAL
 SVB STN. TNDS



Handwritten signature and circular stamp.

32



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 07-08-2018 12:54:51 PM

Document Serial Number : 2271

Presented at 11:24:00 AM on 07-08-2018 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|--------|------------------|-----------|
| 1 | Registration Fee | 951300.00 |
| 2 | Processing Fees | 210.00 |
| | Total : | 951510.00 |

Stamp Duty Required: 1223100.00 Stamp Duty Paid: 217520.00

Rajeev Singh presenter

| Name | Photo | Thumb Impression | Signature |
|---|-------|------------------|-----------|
| Rajeev Singh, s/o Mr. R. B. Singh , Married, Indian, age 54 Years, Service, r/o A-304, Gulmohar Garden Society, Sector 44 Noida, Uttar Pradesh. Company PAN No. The Authorised Representative of M/s. DLF Limited, vide Resolution dated 5/03/2015, having registered office at 3rd Floor, Shopping Mall Phase I DLF City, Arjun Marg, Gurgaon 122002, Haryana. Herein the Lessee. | | | |

Endorsements

Executant

1 . Orlando Mascarenhas, s/o Gervasio Mascarenhas, Married, Indian, age 57 Years, Service, r/o Porvorim, Goa. Company PAN No. The Authorised Representative of M/s. EDC Limited, vide Resolution dated 03/05/1991, office at EDC House, 1st Floor, Dr. Atmaram Borkar Road, Panaji, Goa. Herein the Lessor.

| Photo | Thumb Impression | Signature |
|-------|------------------|-----------|
| | | |

2 . Rajeev Singh, s/o Mr. R. B. Singh, Married, Indian, age 54 Years, Service, r/o A-304, Gulmohar Garden



file:///C:/Program Files/C-DAC/GAONKAR Endorsement.html

Society, Sector 44 Noida, Uttar Pradesh. Company PAN No. The Authorised Representative of M/s DLF Limited, vide Resolution dated 5/03/2015, having registered office at 3rd Floor, Shopping Mall Phase I DLF City, Arjun Marg, Gurgaon 122002, Haryana. Herein the Lessee.

| Photo | Thumb Impression | Signature |
|-------|------------------|-----------|
| | | |

Identification

| Sr No. | Witness Details | Signature |
|--------|---|-----------|
| 1 | Mr. Prakash Chandra , s/o A C Srivastava, Married, Indian, age 65 Years, Service, r/o H.No. 4/100/J, Acoi Mapusa, Bardez, Goa. | |
| 2 | Mr. Virendra Singh Parmar , s/o Late H C S Parmar, Married, Indian, age 51 Years, Service, r/o H.No. E-6, Second Floor, D. B Naik Apts., Mangoor Hill Vasco da Gama, Goa. | |

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar
T/S - REGISTRAR
ILHAS

Book-1 Document
 Registration Number PNJ-BK1-02215-2018
 CD Number PNJD67 on
 Date 08-08-2018

Ilhas
 Sub-Registrar (Ilhas/Tiswadi)



Scanned By:- *Karpe* SUB - REGISTRAR
 ILHAS

Signature:- *Karpe*

Designed and Developed by C-DAC, ACT5, Pune



Certified True Copy
Gaonkar
 N. C. GAONKAR
 Advocate & Notary
 Mapusa, Bardez - Goa
 Reg. No - 8598/2018

14 AUG 2018

133



गोवा GOA



No. 133 Place of Vendor, Panaji Date 21/1/15
 Value of Stamp Paper _____
 Name of Purchaser DLF Ltd
 Power of Attorney _____ Name of Father _____
 Purpose _____ Transacting Parties _____

318116

Sign of Stamp Vendor _____
 Mangan's to the stamp _____
 License No. AG/ST/15/EN/7428

Sign of Purchaser [Signature]

ADDENDUM TO DEED OF LEASE

THIS ADDENDUM to the Deed of Lease made at Panaji Goa, on this

[Signature]
 24th day of February 5th day of January 2015.

BETWEEN

EDC LIMITED a company incorporated and registered under The Companies Act, 1956 and having its Registered Office at EDC House, 1st Floor, Dr. Atmaram Borkar Road, Panaji Goa 403 001, hereinafter referred to as "The Lessor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successor or successors and assigns) of the ONE PART;

[Signature]

cl32

AND

M/s. DLF LIMITED, a company incorporated and registered under The Companies Act, 1956 and having its Registered Office at 3rd Floor, Shopping Mall Phase I DLF City, Arjun Marg, Gurgaon- 122 002, HARYANA, hereinafter referred to as "The Lessee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successor or successors and assigns) of the OTHER PART;

WHEREAS:



The Lessor has granted a Lease to the Lessee vide a Deed of Lease dated 21/02/2007 with respect to the Plot of land described in the Schedule II thereunder written and hereinafter referred to as 'the demised plot' which plot forms part of the larger property described in the Schedule I thereunder written and hereinafter referred to as 'the said property'.

2. The said Lease was granted on specific terms and conditions and for the purpose as set out in the Deed of Lease dated 21/02/2007 duly registered in the Office of Sub Registrar, Ilhas at Panaji, under No. 942, Book I Vol No. 1776 dated 12/05/2007, hereinafter called 'the Principal Deed'.
3. There were certain defaults on the part of the Lessee in complying with the terms of the Principal Deed as a result of which, the Lessor terminated the Lease of the Lessee vide notice dated 17/10/2012.
4. Consequent upon the said termination, the Lessor also filed proceedings against the Lessee for eviction from the demised plot before the Estate Officer, which are pending.

[Handwritten signature]

5. Subsequently, the Lessor framed a policy for condoning the defaults of various Lessees, whose Leases were so terminated by the Lessor on account of such defaults and thereby according to extend the period for performance of the mandatory conditions by the Lessee.

6. Accordingly, the Lessee was given an Offer by the Lessor for condoning their defaults and grant extension in period for complying with the mandatory conditions of the Lease, more particularly standing incorporated in the Clause 2(d) and (2e) of the Principal Deed and thereby withdrew the Termination Notice on account of grant of such extension.



7. The Lessee accepted the said proposal of the Lessor and accordingly complied with all the requirements to be performed on their part pursuant to such offer of settlement, and therefore the Lessee has become entitled to extension of the ^{time} limit for completion of construction and to comply with the requirements of the said clause 2(d) and (e) of the Principal deed. *The extension of time was granted till 31/7/2013*

8. The Principal deed therefore requires modification by incorporating the changed terms as agreed to between the Lessor and the Lessee and for that purpose the present Addendum to Lease Deed is being executed.

8. *The Lessee did not start work and asked extension of another three years. The extension was granted till 01/08/2016*

9. *The Lessee could not start work and requested to extend the time limit for further period of 01/08/2016 till 31/07/2021*

NOW THEREFORE THIS ADDENDUM DEED WITNESSETH AS UNDER:

The Parties agree that the Clause 2(e) of the Principal Deed shall stand deleted and replaced by the following term:-



To complete the construction of the Shopping Mall project within ⁵ years from 01/08/2013 in accordance with the stipulations contained in the Principal Deed (time in this respect being the essence of the Lease Contract), failing which the Lessor shall be entitled to terminate the Lease and re-enter upon the demised plot in the manner laid down in the Principal Deed"



[Handwritten signature]

- 1. Except for the aforesaid modification and/or replacement of Clause 2(e) in the Principal Deed in the manner as stated above, there shall be no other modifications or changes to the Principal deed and all other terms and conditions shall remain ^{unaltered} in any manner whatsoever.
- 2. It is further declared and agreed that the Principal Deed shall hereinafter be read subject to the modification and amendment as set out hereinabove.

IN WITNESSETH WHEREOF the Lessee hereto have put their hand hereto and common seal of the Lessor is hereto affixed in the manner hereinafter appearing on the day and the year first hereinabove written.

[Handwritten signature] *[Handwritten mark]*

x ~~lease period from~~
 (a) Pay extension fee of Rs. 1000/- per 3mt/years
 (b)

d29

THE COMMON SEAL OF EDC LIMITED has been hereunto affixed pursuant to the Resolution of the Board of Directors passed in the Meeting held on 03/05/1991 in the presence of Shri ARVIND GHATKAR, Chief General Manager who has put his signature in the presence of:-



Arvind Ghatak
[Signature]

L.H.S. Prints

R.H.S. Prints

- 1.
- 2.
- 3.
- 4.
- 5.

- 1.
- 2.
- 3.
- 4.
- 5.

In the presence of:

- 1. *[Signature]*
Eknath Naik.
- 2. *[Signature]*
Suresh Khat

[Signature]

128

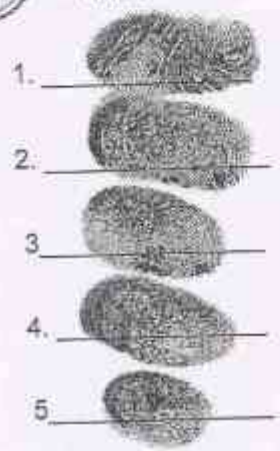
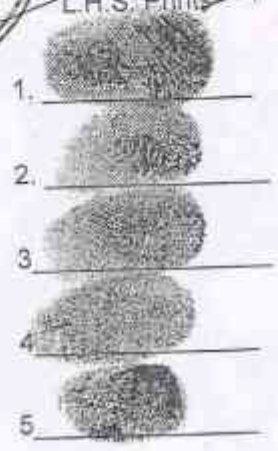
For the DLF LIMITED, Shri RAVI RAJAN authorized Signatory, authorized vide Board Resolution of Board of Directors of DLF Ltd dated 13 November 2009 who has signed



L.H.S. Prints
[Handwritten Signature]



R.H.S. Prints



In the presence of:

- [Handwritten Signature]*
Col AK Choudhary (Retd)
- [Handwritten Signature]*
Kameshwar Kumar

This document power-of-attorney agreement, affidavit is executed before me and I attest its execution Reg. No. 1248 Date 24/2/2015 at Panaji Tiswadi Goa.

[Handwritten Signature]
MEERA MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, M. B. Road,
Panaji Goa
C.E.D 10/08/2015





गोवा GOA

Sr. No. 2873 Place of Vend. Goa Date of Issue 19/12/07 007001
 Value of stamp Twenty five thousand
 Name of the purchaser D L F Ltd
 Residing at Ulegaoan
 As there is no sale tax Six
 Date 11th March Amount Seven thousand
 Additional stamp paper 0 the value is attached
 along with.
 Signature of the official vendor [Signature] Signature of the Purchaser [Signature]

Serial No. 527/07
 Presented at the Office of the
 Sub-Registrar of Ilias
 between the hours of 10.00/AM
 and 1.00 PM on 6/3/2008

Received fees for Rs. 19539400
 Registration 3900
 Copying 10
 Copying & endorsements 19543310
 Postage
 Total Rs. 19543310

Atkajansh
[Signature]
 SUB-REGISTRAR
 ILIAS

SUB-REGISTRAR
 ILIAS

DEED OF LEASE

11 [Signature]



गोवा GOA

Sr. No. 2873. Place of Vend: Panaji Date of issue 19.2.07 009601
 Value of stamp Twenty Five thousand only
 Name of the DLF Ltd.
 Residing at Arangaon
 Additional Security Seven thousand only
 Contg with Six copy

Bel

Signature of the Purchaser



DEED OF LEASE

THIS DEED OF LEASE is made at Panaji this 21st day of February, 2007

BETWEEN

THE EDC LIMITED, a Company registered under the Companies Act 1956, and having its Registered Office at EDC House, 1st Floor, Dr. Atmaram Borkar Road, Panaji - Goa, 403 001, hereinafter referred as "the LESSOR" (which expression shall unless repugnant to the context include its successor or successors and assigns) of the ONE PART AND;

Bel



गोवा GOA

00960:

Sr. No. 2823 Place of Vend :- Penal Date of issue 19.2.07
 Value of stamp paper Twenty five thousand only
 Name of the vend D. L. of
 Residing Goa
 As ...
fifty lakh seventy seven thousand only
 Additional ...
 along with ... is attached
 Signature of the Purchaser ...

bearing Chalta No. 28 to 30 parts, 31, 32 part, 33 part of P.T. Sheet No. 58, Chalta No. 89 of P.T. Sheet No. 46, Chalta No. 15 part, 17 part, 18, 19 of P.T. Sheet No. 70, Chalta No. 3 part, 9 and 1 to 6 parts, 14 part of P.T. Sheet No. 57, Chalta No. 1 to 7 parts, 7A part 9 part, 10 part of P.T. Sheet No. 71, Chalta No. 3, 3A and 4 of P.T. Sheet No. 71, Chalta No. 1 to 4, 6 part, 7 part, 7A part and 8 part of P.T. Sheet No. 72 Chalta No. 15 part and 16 of P.T. Sheet No. 73 Chalta No. 187 of P.T. Sheet No. 45 and Sub-Division No. 1 to 4 parts of Survey No. 71 and sub division No. 1 to 2 parts of Survey No. 70 of Village Morombi-O-Pequeno Chalta No. 2 part, and 2A part of P.T. Sheet No. 27 acquired for (a) the notification bearing No. RD/LQN/126/78 dated 2/2/1981 issued by the Government under section 4 (1) of the Land Acquisition Act, 1894 (hereinafter referred to as "the said

भारत INDIA

रु. 500



FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Sr. No. 2873

19/02/07

018

Value of

Rupees five Hundred only

Name of

D.L.F. LTD.

Residing at

Gurgaon

As

Six crore

Address

fifty lakh seventy seven thousand only

along with

AOL



and published in the Official Gazette at page 700 of series II No. 47 dated 19/2/1981 and followed by the declaration under Section 6 of the said Act contained in the notification of the Government bearing No.

Signature of the Registrar

AOL

2575

भारताय गर न्यायक

भारत INDIA

रु. 500



FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

018

Sr. No. 2873 Place of Vend. D. L. F. Date of issue 19/02/07

Value of stamp price Rupees five Hundred only

Name of the purchaser D. L. F. LTD.

Residing at Gurgaon

As there is no stamp of Rs. SIX Crores

fifty lakh seventy seven thousand only

Additional stamp of the value is attached

along with.



Signature of the on official vendor

Signature of the Purchaser

RD/LQN/126/78 dated 5/11/1981 and published in the Official Gazette at page 345 and 346 of Series II No.34 dated 19/11/1981 and (b) the notification bearing No. 22/23/80-RD dated 10/7/1980 issued by the

Signature of the Purchaser

2576

भारतीय रिपब्लिक

भारत INDIA

रु. 500



FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

0180

Sr. No. 2873 Date of issue 19/02/07
 Value of stamp Rupees five Hundred only
 Name of the D.L.F. LTD
 Residing at Gurgaon
 ... Six crore
fifty lakh seventy seven thousand only
 Additional ...
 along with.

Del



Signature of the vendor

Signature of the purchaser

Government under Section 4 (1) of the said Act and published in the Official Gazette at page 199 and 200 Series II No. 17 dated 24/7/1980 and followed by the declaration under section 6 of the said Act contained in the

Del

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

0180

Sr. No. 2873. Place of Vendor: D. L. P. Ltd. Date of issue 19-02-81
 Value of stamp: Rupees five hundred only
 Name of the vendor: D. L. P. Ltd.
 Residing at: Gurgaon
 As there is no stamp for the value of Rs. Six (Sixty) Lakh Seventy Seven thousand only
 Additional stamp for the value of the value is attached



Signature of the official vendor

ASL

Signature of the Purchaser

notification of the Government bearing No. 22/33/80-RD dated 7/2/1981
 published in the Official Gazette 698, 699, Series II No. 47 dated 19/2/1981
 and under the awards bearing No. LQN/184/81 and LQN/172/80 dated

ASL



गोवा GOA

Doc No. 2873

009572

Value of stamp

Ten thousand
D. 1. 1981
Gangam

19/1/81
Ten thousand only



Rs. 25,000/- Twenty Five Thousand only

Adl

5/5/1982 and 2/5/1981 respectively passed by Deputy Collector, Goa North Division, Panaji (the whole land being more particularly described in Schedule I hereto and hereinafter referred to as "the said land").

WHEREAS the Lessor has developed Patto Plaza on the said land. The Plot no. 35 is part of the Patto Plaza. The plot no. 35 admeasuring 18,120 sq.mts. (hereinafter called the "demised plot" more particularly described in the Scheduled II) is free from all kind of encumbrances, charges, liens, attachments and litigations in respect of ownership of the land and the lessor holds the undisputed possession of the demised plot.

[Handwritten signature]
Adl



गोवा GOA

2873

17/10/009573

Handwritten signature and date: 17/10/009573

Gungoon

fifty Lakh Seventy Seven Thousand only

Six crore



along with

Adl

WHEREAS the demised plot is meant for construction and operation of a shopping mall including Food Court, Multiplex, Hotel(s), Speciality Restaurant(s), Entertainment Centre(s) including Cinemas, Office(s) and other Commercial purposes.

WHEREAS in the tenders invited for the grant of perpetual lease of the plot no. 35, the LESSEE was declared to be the highest successful bidder, the LESSEE was issued the letter of allotment dated 9th May, 2006 bearing reference no. EDC/ENGG/CC/AP-35/2436 and in terms of the said letter LESSEE had deposited a sum of Rs. Rs.90,60,00,000/- (Rupees Ninety Crores Sixty Lakhs Only) as lease premium.

Handwritten signature and date: Adl



गोवा GOA

009574

28/13
 Tenant's lease
 D. 1-11-1913
 Cingam
 19/12/13
 Six Crores
 Fifty Lakh Security
 Seal
 AR OF 2

WHEREAS in consideration of the premium paid by the LESSEE to the LESSOR, as stipulated hereunder, the LESSOR hereby leases in perpetuity the said Plot no. 35 to the LESSEE on the terms contained in the conditions of allotment and the terms, conditions and covenants contained hereunder in the form of perpetual lease.

1. NOW THIS DEED WITNESSETH as follows:

In pursuance of the said agreement and in consideration of the premium of Rs.90,60,00,000/- (Rupees Ninety Crores Sixty Lakhs Only) paid before the execution of these presents (the receipt whereof the LESSOR hereby acknowledges) and of the ground rent hereinafter reserved and of the covenants on the part of the LESSEE hereinafter contained, the



गोवा GOA

009575

Rs. No. 2873

Twenty five thousand
D. L. D. Old
Cingam



Left side
Security...
AOL

Lessor, doth hereby demise unto the LESSEE, ALL the plot of land described in the Schedule II hereto and for greater clarity delineated with its boundaries coloured red on the plan annexed hereto (hereinafter referred to as the "demised plot") together with all easements and appurtenances whatsoever belonging or reputed to be belonging thereto with a free right of passage at all times and for all purposes to and from the demised plot over the land adjoining the demised plot to the public road and vice versa to hold the said plot to the LESSEE from the date of taking possession in perpetuity paying thereof during the said term yearly rent of Re. 1/- (Rupee one only) for first three years and thereafter at the annual rate of 1% (one percent) of the amount of premium to be revised after every 10 years (provided the increase in the rent at each such time



गोवा GOA

009576

28/13

Twenty five thousand only

D.T.P. 8/1

Chungar



Seventy seven thousand only

Adh

shall not exceed 100% of that immediately preceding rent) on or before the last day of March of each year in the office of the LESSOR.

2.The LESSEE with intent to bind all persons into whatsoever hands the demised premises may come doth hereby covenant with the LESSOR as follows:

- a) To pay yearly ground rent hereby reserved and that may be revised from time to time in the manner stipulated here before on the day and in the manner hereinbefore appointed during continuance of this lease.
- b) To pay all rates, taxes, charges and assessments of every description now



गोवा GOA

009577

Sr. No. 2873. Place of Vendor Panaji Date of issue 19/2/07
 Value of stamp paid Twenty Five thousand only
 Name of the party D. L. T. Ltd.
 Residing at Gungum

As there is Sale Deed
 fifty lakhs nearly more than 50
 Additional stamp of 25000 to the value is attached
 along with.



Signature of the owner of the vendor

DLT

Signature of the Purchaser

payable or hereafter become payable in respect of the demised plot or the building to be erected by the LESSEE thereupon or charged or imposed on the Landlord or tenant in respect thereof.

c) Not to make any excavation upon any part of the demised plot nor remove any stones, sand, gravel, clay or earth there from except for the purpose of construction and development of the demised plot and in development on the demised plot and in pursuant to the conditions of lease deed.

d) To construct or erect any Building or structure on the demised plot subject to:-

✓ DLT



गोवा GOA

009578

Sr. No. 2873 Place of Vend :- Panaji Date of issue 19/2/07
Value of stamp paper Twenty five thousand only
Name of the party or D.L.P. Ltd.
Residing at - Grougao
As there is a Sanction
fifty dates security sum attached only
Additional is attached
along with.

Signature of the Party to vendor

Signature of the Purchaser

- i) The approval and sanctions of the building plans, elevation, etc., by all the authorities concerned, which includes the Lessor, concerned Planning and Development Authority, Corporation of City of Panaji.
- ii) Submitting a project report atleast three months prior to the date of his/her/its starting the construction, indicating the schedule of completion of various stages of construction.
- iii) Observance and by conforming to all bye-laws, rules and regulations of all the Concerned Authorities and other statutory authorities related to the construction and development on the Land including the Corporation of the City of Panaji.

Del



गोवा GOA

009579

Sr. No. 2873 Part of Vanda - Danga Date of issue 19/2/07
 Value of ... 25000/- ...
 Name of ... D.F.L. Hotel
 Residing at ...
 As this is ...
 Additional ...
 along with ...



Signature of ...
 Signature of the Purchaser.

- iv) Keeping setbacks of 10 meters from boundaries of the demised plot which shall be used mainly for gardening.
- e) To complete the shopping mall project within 3 (three) years from the date of commencement of this lease or the date of taking possession of the demised plot whichever is earlier, in accordance with the stipulations hereinbefore contained (time in this respect being the essence of the contract), failing which the LESSOR shall re-enter upon the demised plot in the manner laid down hereafter provided that for reasons duly justified to the satisfaction of LESSOR, the LESSOR may grant a reasonable period of extension to complete the said project with



गोवा GOA

00958

St. No. 2872. Place of Vend: Panaji Date of issue 19/2/07
 Value of stamp: Twenty five thousand only
 For: DLF Ltd.
 Recd by: Oranjan
 ..fifty... lakhs security never utilized only
 Additional along with.



Signature of

ACB

Secy, The Directorate

extension fee. The extension fee to be levied shall be to maximum amount of Rs.333/- per year per sq. mt. of the plot area. However, there shall be no extension for a period of more than 2 years.

- f) Not to make any major alterations or additions at any time to the facade or elevation of any building or structures or in the architectural features thereof except with the previous approval in writing of the LESSOR.
- g) To substantially repair, clean and keep in good and substantial repair and conditions including internal and external painting and colour and white washing the building and structure and the drains, compound walls and fences thereto belonging and all fixtures and additions thereto.



गोवा GOA

Sr. No. 2873 19/12/07 009581
 Value of Rs. Twenty five thousand
 Name of D L P. Ltd.
 Residence Grangam
 Additional fifty lakhs security sum handed over
 along with son's name

Asst

- h) To observe and conform to all rules, regulations and byelaws of the local authority concerned and any other statutory regulations in any way relating to public health and sanitation in force for the time being as also to provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen and other staff employed on the demised plot in order to keep the demised plot and surrounding thereof neat, clean and in good conditions to satisfaction of the LESSOR,
- i) To permit the LESSOR, its agents and servants from time to time and at all reasonable times during the terms hereby granted to enter into and/or

And



गोवा GOA

009582

Sr. No. 2873. Place of Verification: *M/261*
Value of stamp: *Rs. 25000/-*
DL 7 Hld.
Goan



Value of stamp: Rs. 25000/-
DL 7 Hld.
Goan

DL

upon the demised plot and to inspect the state and conditions thereof and if upon such inspection if it appears that any repairs are necessary to carry out the same if called upon by the LESSOR and on the failure on the part of the LESSEE to execute them, then to pay the cost thereof in case the LESSOR carries out them. All other works like storm water drainage line which passes through the area is part and parcel of this scheme and the LESSEE will permit the LESSOR/Agency being appointed by the LESSOR who will be looking after the maintenance of the entire complex for the periodical check-up by the LESSOR/Agency or at the time of emergency for clearing the storm water drains or so.

DL

X



गोवा GOA

2873

009583

Quantity from Howard only
D.L.P. Ltd.

Barragora

Quantity from Howard only



Adl

- j) To use the said plot and building thereon only for the purpose for which it is allotted ie construction and operation of Shopping Mall including Food Court, Multiplex, Hotel (s) Speciality Restaurants and Entertainment Centre(s) including Cinemas, Office(s) and other commercial purpose. The area for shopping Mall shall necessarily be atleast 50% of total built up area being constructed on the demised plot.

Specs

- k) Not to permit or anything to be done on the demised plot which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other plots and premises in the vicinity.

~~Adl~~



गोवा GOA

009584

28/3
Twenty five thousand only
D. L. Ltd.
Gougaon

28/3
Twenty five thousand only
D. L. Ltd.
Gougaon

- l) Neither to subdivide the demised plot nor to amalgamate it with any other plot.
- m) Not to sell his lease hold rights in the demised plot without the prior written permission of the LESSOR and in the event such permission being granted, 20% of the unearned increase in the value of the said demised plot, that is the difference between the premium paid and the market value of the demised plot at the time of transfer of the plot would be paid to the LESSOR.
- n) Not to make any change in the constitution or in the status to whom the demised plot is allotted nor to make any conversion in the same without



गोवा GOA

St. No. 2873

19/2/07. 009585

Value of stamp Twenty five thousand only
DL & Ltd.
Goumgaon

ATL
FRAR
Ad.
along
ATL
...lakh nearly two thousand only

prior written permission of the LESSOR and in the event of such permission being granted to conform with the terms and conditions thereof.

~~sol~~ o) The LESSEE by his/her/its own expenses having constructed and access road leading from the internal road laid by the LESSOR in the said land to the demised plot, will at all times here after maintain the same in good order and condition to the satisfaction of the LESSOR. ~~sol~~

p) Unless required and approved by LESSOR infrastructural developments or works carried out thereto by the LESSOR shall not be disturbed or tampered with or damaged by the Lessee under any circumstances.



गोवा GOA

009586

Sr. No. 2873

17/2/07

पत्तो प्लाजा

if country for the said city

पत्तो प्लाजा

DL & etc.

पत्तो प्लाजा

Groundwork

पत्तो प्लाजा

50000

पत्तो प्लाजा



sol

- q) To pay and contribute yearly towards common maintenance cost of Patto Plaza to the lessor or any agency fixed by the lessor for maintenance purposes, at the rate fixed by the lessor in consultation with lessees of the plot in Patto Plaza.
3. In case of fraud or mis-representation in obtaining the lease of the said demised plot or in case of any breach in the conditions of lease, the lease is liable to be cancelled by giving three months notice. In such event, the LESSEE will remove the structure at his cost.

~~sol~~



गोवा GOA

Sr. No. 4873 Place of Vend :- Paraji Date of issue 19/2/67 009587

Value of stamp :- Twenty five thousand rupees

Name of the D.L.P. Ltd.

Residing at Courgaon

As there is ...

... Additional ...

Along with ...



Act

Signature of the Purchaser

Act

On expiry of the notice period, the LESSOR will be entitled to resume possession of the demised plot together with the super-structure thereon, if not removed by lessee, and the lessee shall not be entitled to any compensation whatsoever for the same from the LESSOR.

Act PROVIDED ALWAYS and it is hereby agreed as follows:

- a) The LESSEE may sublet, lease, assign the whole or part of the building that may be erected upon the demised plot provided such subletting is within the scope of the purpose specified in these presents.
- b) The LESSEE may sell or transfer the floor area constructed on the demised plot.



गोवा GOA

Sr. No. 2873 Date of issue 19.2.67 009581
 Value Twenty five thousand only
 Name DLT
 Reside (Eranjan)
 As there are fifty lakh standing shares in the company
 Additional documents are attached
 along with.
 Signature of DLT Signature of the Purchaser ADL



- c) The LESSOR will charge the approval fee of Rs.300/- for any approval or written permission to be granted under these presents.
- d) Every subsequent transfer shall be within the purview of the terms and conditions of these presents as applicable mutatis mutandis.
- e) The LESSEE shall ensure that the sub-lessee/purchaser/transferee of the floor area unit in the aforesaid manner in the building shall also observe the terms and conditions of these presents as if expressly stipulated to him/ her/them.



गोवा GOA

No. 2873

00958

Date 19.2.07

Name

Residence

As stated

Additional

done with

TRAM
Signature

Adl

Signature of the Purchaser

In the event of dissolution or change of the constitution of the LESSEE, the LESSEE shall cause notice to be given thereof to the LESSOR within three months from the date of occasion of such event. The Lessee shall inform the Lessor the change in Registration Office/Administrative Office within a period of 30 days from the date of such changes"

g) The layout of the said land and the building, rules and other regulations and covenants relating thereto, other than the demised plot may be altered by the LESSOR from time to time as the LESSOR thinks fit and the LESSEE shall have no right to acquire the enforcement thereof or any of them against the LESSOR or any person claiming under the LESSOR.



गोवा GOA

Sr. No. 2873 19.2.2002 00959
Value of Rs. Twenty five thousand
Name of Mr. J. J. J.
Residing at Gujara
As there is fifty Lakh & twenty five thousand rupees
Additional along with

Stamp
Signature

- h) To indemnify and keep indemnified the LESSOR against any or all claim for damages which may be caused to adjoining building or other premises by such building or other any consequences of the execution of the aforesaid works and also against all the payments whatsoever which during the progress of the work may become payable or be demanded by the Government, Municipal Corporation or any other authority in respect of the said work or of anything done under the authority herein contained.
- i) To keep the building already erected or which may hereafter be erected on the demised plot insured against the loss or damage by fire in a sum equivalent to the cost of the building.



गोवा GOA

009591

Sr. No. 2122
Value of Rupee
Name of
Payee
Date
50000
To the order of
D.L. V. V.
Gujarat
Fifty Lacs Twenty Seven Thousand only
A
Acl
Signature of the Purchaser



- j) All survey boundary marks demarcating the boundaries of the demised plot shall be properly preserved and kept in good order by the LESSEE during the term of these present.
- k) No temporary or semi-permanent structure shall be built on the demised plot except during the period of construction and reconstruction in future provided that due prior permission from the LESSOR is obtained for construction of such temporary or semi-permanent structure.
- l) In case of sooner determination of the said lease quietly to deliver unto the LESSOR the demised plot and all erection, building thereon,



गोवा GOA

00959

Sr. No. 2873
 Value of Rs. Twenty five thousand only
 Name of DLF Ltd.
 Recd. by (Signature)
 As per ... Six cases
 ... fifty lakh society ...
 Add. ...



AdL

- m) In case of granting permission or extension under these presents the LESSOR will act reasonably.
 - n) That the building on the demised plot shall not be used for residential purposes.
5. If and whenever any part of the ground rent hereby reserved and any other dues that may be in arrears of the LESSEE to the LESSOR including payment of taxes, charges, assessment paid or required to be paid by the LESSOR to any other authority on account of non-payment by the LESSEE to the concerned authority and interest and penal interest



गोवा GOA

Sr. No. 2823

00959

Value of

Twenty five thousand only

Name of

DLF M-I

Res. of

Chojan

...

Six

...

fifty lakh family income

...

...

Adl



on such arrears, without prejudice to any other mode of recovery will be recovered from the LESSEE as arrears of Land Revenue.

6. The LESSOR doth hereby covenant with the LESSEE that the LESSEE paying the ground rent hereby reserved and performing the covenants hereinbefore the LESSEE shall and may peacefully enjoy the demised plot hereby granted without interruption or disturbance from or by the LESSOR or any person or persons lawfully claiming by from or under the LESSOR.

7. All notices, orders, directions, consents or approvals to be given under this lease shall be in writing and shall be signed by such officer as may be



गोवा GOA

00959

Sr. No. 2823

Value of

Twenty five thousand only
D L F Ltd.

(Guarantee)

Fifty lakh seventy seven thousand only

Adl



authorised by the LESSOR, shall be considered as duly served upon the LESSEE or any person claiming any right to the plot if the same shall have been affixed to any building or erection whether temporary or otherwise upon the plot or shall have been delivered at or sent to the then residence, office or place of business or usual or last known residence, office or place of business of the LESSEE or such person.

8. The LESSOR does not undertake any responsibility of providing water, electricity, telephone connection or sewerage connection in the demised plot and the LESSEE agrees to take his/her/its own action to get the same.

Adl



गोवा GOA

00951

Ch. No. 2823
 19.2.2007
 Property - from house & land
 NLF etc.
 (Gruz am)
 fifty lakhs fifty seven thousand only
 six lakhs
 Adl



9. The Stamp Duty, Registration Charges in respect of the preparation and execution of these presents and its duplicate including cost, charges and expenses incidental thereto shall be borne and paid wholly and exclusively by the LESSEE.

SCHEDULE - I

ALL that property bearing Chalta No. 28 to 30 parts, 21, 32 part, 33 part of P.T. Sheet No. 58, Chalta No. 89 of P.T. Sheet No. 46, Chalta No. 15 part, 17 part, 18, 19 of P.T. Sheet No. 70, Chalta No. 3 part, 9 and



गोवा GOA

009596

Sr. No. 2873

19.2.02

Year:

Name:

Address:

Value:

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1 to 6 part, 14 part of P.T. Sheet No. 57, Chalta No. 1 to 7 parts, 7A part, 7B part, 9 part, 10 part of P.T. Sheet No. 71, Chalta No. 3, 3a and 4 of P.T. Sheet No. 71, Chalta No. 1, 4, 6 part, 7 part and 8 part of P.T. Sheet No. 72 and Chalta No. 187 of P.T. Sheet No. 45, Sub Division Nos. 1 to 4 parts of Survey No. 71 and Sub Division No. 1 and 2 parts of Survey No. 70 of Village Morombi-O-Pequeno, Chalta No. 2 part and 2A part of P.T. Sheet No. 27, situated at Village Morombi-O-Pequeno, Taluka, Tiswadi, of District of North Goa, State of Goa, neither registered in the Registration office nor in the Land Revenue Office, admeasuring 1,70,299 square meters and bounded as follows:-

~~X~~ Acl



गोवा GOA

00959

28 23

17-2-77

Twenty five thousand Rupees
D.L.P. 6 214

Amogam



fifty lakh seventy thousand only

AcA

NORTH: Chalta No. 29, 30, 32, 33 of P.T. Sheet No. 58, Chalta No. 188 and 8 of P.T. Sheet No. 45, Chalta No. 88, 90/112 of P.T. Sheet No. 58, Chalta No. 111/46 of P.T. Sheet No. 46, Chalta No. 91, 93 and 94 of P.T. Sheet No. 46, Chalta No. 6 and 7 of P.T. Sheet No. 72 and Chalta No. 2/27 and 1 of P.T. Sheet No. 71;

SOUTH: Nalla and Chalta No. 187 of P.T. Sheet No. 45 and 5 of P.T. Sheet No. 72, Survey No. 71/1 to 3 and 70/1 and 2 of Village Morombi-O-Pequeno and Chalta No. 2 and 2A of Village Morombi-O-Pequeno and Chalta No. 2 and 2A of the P.T. Sheet No. 27;

AcA



गोवा GOA

009598

2.523

19.2.57

Twenty five thousand only
N.L.F. 6/1

Gung...

fifty lakh twenty five thousand only

Asl



EAST: Chalta No. 88, 90, 91 and 112 of the P.T. Sheet No. 46, Chalta No. 11 and 14 of the P.T. Sheet No. 157; Chalta No. 1 and 2 of P.T. Sheet No. 72, Chalta No. 2 of P.T. Sheet No. 27, Chalta No. 5, 6 and 7 of P.T. Sheet No. 72 and nalla.

WEST: The land acquired for the development of Ourem Creek by the Department of Information and Tourism. The land acquired for the Central Library by the Director of Education, Panjim. The Land acquired for the State Museum of Goa by the Directorate of Archieves and Archiology and River.





गोवा GOA

009599

Sr. No. 2823 Place of Vend: Danaji Date of issue 19.2.03
 Value of stamp paper Rs. 25000/-
 Name of the purchaser D. L. G. G. G.
 Residing at Gungawar
 As there is no ... the value of Rs. 50000/-
fifty lakh seventy thousand only
 Additional ... value is attached
 along with.

Signature of the ... vendor

Adl
 Signature of the Purchaser



ALL that plot of land marked as plot No. 35 and admeasuring an area of 18,120 square meters and bounded as follows:

NORTH: Plot no. 36 and 37

SOUTH: 10 Mtr wide road

EAST: 20 Mtr. Wide Road and parking

WEST: 20 Mtr. Wide Road and parking

✓ n. 00



गोवा GOA

009600

No. 2873 Place of Vend - Panaji Date of Issue 19.2.57
 Value of stamp Rs. 25000/- Price of the property Rs. 10000/-
 Name of the vendor D. K. B. Ltd.
 Residing at G. G. Nagar
 As there is a ...
 ...
 Additional ...
 along with.



Signature of the Vendor

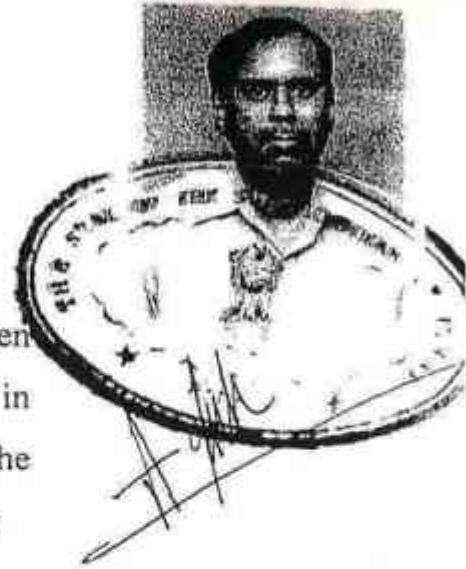
Signature of the Purchaser

Being the portion of the said property described in the Schedule I above

IN WITNESS WHEREOF the LESSEE hereto has / have put his / her / their hand hereto and common seal of the LESSOR is hereto affixed in the manner hereinafter appearing on the day and the year first hereinabove written.

Handwritten signature or initials.

The common seal of the EDC Limited has been hereunto affixed pursuant to the Resolution passed in the Board meeting held on 3rd May, 1991 in the presence of Shri Arvind Ghatkar, General Manager



L. H. F. I.

R. H. F. I.

1) _____

1) _____



3) _____

2) _____

4) _____

4) _____

5) _____

5) _____

At Payamth



For DLF LIMITED, Mr. Atulesh Kumar Rajvarshi,
 Authorised Signatory, authorized vide Special Power
 of Attorney dated 02.02.2007 has signed this Deed in
 the presence of :-

Atulesh

 DLF LIMITED
Atulesh
 Authorised Signatory (ies)

L. H. F. I.

R. H. F. I.

1)

1)

2)

2)



3)

3)

4)

4)

5)

5)

[Signature]

At Rajvarshi

In presence of

1. Amrita Deshpande *Amrita Deshpande*

2. Manu do teu Pensar *Manu do teu Pensar*



ACK ~~✓~~ *At Rajanika*

① DLF LTD. a company, having ... w...
at Shopping Mall, Arjun Marg, DLF City, Gur-
gaon, 122002, Haryana, India through
its authorized Signatory Shri Atulesh
Kumar Rajwanshi.

② The EDC LTD, a company, having its
office at EDC House, 1st floor Dr. Atmaram
Bhoskar Road, Panaji - Goa 403001, represented
by Shri Arvind Chatterjee, General manager.

Existing parties admit to
execution of deed of lease

1) Atul

Atul Rajwanshi

At Siddharth Semant, Manual Major of
A/C No Panaji Goa

Atul

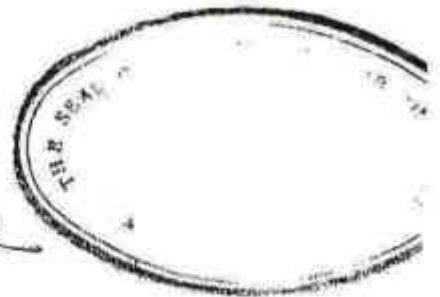
- 1) Power of Attorney is filed today
- 2) Noc. No NGPDA | 49(6) | 928 | 3695 | of dt 6/3/2007 is furnished today
- 3) Corrigendum No NGPDA | 49(6) | 928 | 4005 | of dt 26/3/2007 is furnished today

26th March 07



A1 — *C*
 Sub-Registrar
 ...

Registered No. 942
 at pages of 2614
 Book No. A Volume No. 1776
 Date 11-4-2007



A1 — *C*
 Sub-Registrar

Note of Return :- This document will be returned on :- 11/4/07

A1 — *C*
 Sub-Registrar

Handwritten mark or signature at the bottom left corner.

1A

1. Therefore, the Government is pleased to declare the provisions of Section 6 of the said Act that the land is required for the public purpose specified above.

2. The Government is also pleased to appoint under clause (c) of Section 3 of the said Act, the Deputy Collector (Land Acquisition Officer), Panaji, to perform the functions

of a Collector for all proceedings hereinafter to be taken in respect of the said land, and to direct him under Section 7 of the said Act to take order for the acquisition of the said land.

3. A plan of the said land can be inspected at the office of the said Deputy Collector (Land Acquisition Officer), Panaji, till the award is made under Section 11.

SCHEDULE
(Description of the said land)

| No. | Taluka | Village/Ward | Survey No. | Sub-Div. No. | Name of the persons believed to be interested | Approximate area in sq. mts. |
|---|--------|--------------|------------|--------------|--|------------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. | Bardes | Candolim | 148 | 5 (Part) | H: 1. Paclencia Fernandes. 2. Shri Matias Costano Philip Secco. | 1,125.00 |
| 2. | do | do | 146 | 1 (Part) | H: 1. Shri Cyril Rodrigues Chico. 2. Shri Nalvin Rodrigues Chico. | 3,815.00 |
| 3. | do | do | 146 | 2 (Part) | H: Shri Francisco Xavier Fernandes. | 335.50 |
| 4. | do | do | 146 | 3 (Part) | H: Alex Manuel Tomas Ferrandea. | 2,025.50 |
| 5. | do | do | 146 | 4 (Part) | H: 1. Shri Diogo Maria Mascarenhas. 2. Smt. Eliza Mascarenhas. 3. Smt. Enacinha Mascarenhas. | 500.00 |
| 6. | do | do | 146 | 4A (Part) | H: Lucy Pereira. | 4,937.00 |
| Boundaries: North: Survey No. 145/5 & Road and Survey No. 146/1. South: Survey No. 146/4 & 5. East: Road, Survey No. 146/1, 2, 3 & 4. West: Candolim Beach. | | | | | | |
| Total: | | | | | | 14,721.00 |

By order and in the name of the Lt. Governor of Goa, Daman and Diu.
 Dr. J. O. Almeida, Chief Secretary.
 Panaji, 17th February, 1981.

Notification
No. 22/33/80-RD

Whereas by Government Notification No. 22/33/80-RD dated 20-7-79 published on page 199 of Series II, No. 17 of the Official Gazette, dated 24-7-1980 it was notified under Section 4 of the Land Acquisition Act, 1894 (hereinafter referred to as "the said Act") that the land, specified in the schedule appended to the said Notification (hereinafter referred to as the "said land") was likely to be needed for the public purpose viz. Area Development Project of Economic Development Corporation of Goa, Daman and Diu Ltd. (Company) of Paito Panaji.

And Whereas the appropriate Government (hereinafter referred to as "the Government") is satisfied after considering the report made under sub-section (2) of Section 5A

of the said Act, that the said land specified in the schedule hereto is needed to be acquired for the public purpose specified above.

Now, Therefore, the Government is pleased to declare under the provisions of Section 6 of the said Act that the said land is required for the public purpose specified above.

2. The Government is also pleased to appoint under clause (c) of Section 3 of the said Act, the Deputy Collector, Goa North, Panaji, to perform the functions of a Collector for all proceedings hereinafter to be taken in respect of the said land, and to direct him under Section 7 of the said Act to take order for the acquisition of the said land.

3. A plan of the said land can be inspected at the office of the said Deputy Collector, Goa North, Panaji, till the award is made under Section 11.

SCHEDULE
(Description of the said land)

| No. | Taluka | Village/Ward | Chalta No. | P. T. S. No. | Name of the persons believed to be interested | Approximate area in sq. mts. |
|-----|---------|--------------|------------|--------------|--|------------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. | Tiswadi | Panaji | 33 (Part) | 58 | H: Comunidade of Morombi-o-Pequeno. | 550.00 |
| 2. | do | do | 30 (Part) | 58 | H: Comunidade of Morombi-o-Pequeno. | 5,950.00 |
| 3. | do | do | 31 (Part) | 58 | H: Comunidade of Morombi-o-Pequeno. | 8,750.00 |
| 4. | do | do | 32 (Part) | 58 | H: Comunidade of Morombi-o-Pequeno. T: J. C. de Oliveira Fernandes. | 5,450.00 |

| | 3 | 4 | 5 | 6 | 7 |
|--------|-------------------|------------|---------------|---|--------------------|
| Toward | Panaji | 29 (Part) | 58 | H: Comunidade of Morombi-o-Pequeno. | 3,700.00 |
| do | do | 28 (Part) | 58 | H: Comunidade of Morombi-o-Pequeno. | 5,050.00 |
| do | do | 15 (Part) | 70 | H: Comunidade of Morombi-o-Pequeno. | 6,650.00 |
| do | do | 17 (Part) | 70 | H: Comunidade of Morombi-o-Pequeno. | 13,000.00 |
| do | do | 18 (Part) | 70 | H: Shri Caetano D'Mello. | 2,300.00 |
| do | do | 19 (Part) | 70 | H: Comunidade of Morombi-o-Pequeno, Fr. Aires Renato de Rego. | 1,850.00 |
| do | do | 3 (Part) | 71 | H: Comunidade of Morombi-o-Pequeno, Fr. Aires Renato de Rego, T: Shri Shivaji Naik. | 4,350.00 |
| do | do | 10 | 73 | H: Comunidade of Morombi-o-Pequeno. | 623.00 |
| do | do | 13 (Part) | 73 | H: Comunidade of Morombi-o-Pequeno. | 9,175.00 |
| do | do | 1 (Part) | 72 | H: Comunidade of Morombi-o-Pequeno, T: Shri Shivaji Naik. | 380.00 |
| do | do | 2 (Part) | 72 | H: Shri Antonio Barreto. | 1,595.00 |
| do | do | 3 (Part) | 72 | H: Shri Soares Rudolfo. | 150.00 |
| do | do | 4 (Part) | 72 | H: Comunidade of Morombi-o-Pequeno. | 450.00 |
| do | do | 5 (Part) | 72 | H: Shri Minguel Monteiro. | 1,050.00 |
| do | do | 8 (Part) | 72 | H: Comunidade of Morombi-o-Pequeno. | 1,850.00 |
| do | do | 15 (Part) | 187 | H: Comunidade of Morombi-o-Pequeno. Nalla. | 550.00 0,290.00 |
| | | Survey No. | Sub. Div. No. | | |
| do | Morombi-o-Pequeno | 71 | 1 (Part) | H: Comunidade of Morombi-o-Pequeno, T: Ana Rita Braganza. | 2,200.00 |
| do | do | " | 2 (Part) | H: Comunidade of Morombi-o-Pequeno, T: Emelia Dias & Silvaneto Oliveira. | 350.00 |
| do | do | " | 3 (Part) | H: Comunidade of Morombi-o-Pequeno, T: Silvestre R. V. Oliveira. | 275.00 |
| do | do | " | 4 (Part) | H: Comunidade of Morombi-o-Pequeno, T: Maria Josefa Henriques. | 450.00 |
| do | do | 70 | 1 (Part) | H: Comunidade of Morombi-o-Pequeno. | 650.00 |
| do | do | " | 2 (Part) | H: Comunidade of Morombi-o-Pequeno. | 100.00 |
| | | | | Boundaries: | |
| | | | | North: Area acquired by Development of Information and Tourism for Development of Ourem Creek. | |
| | | | | South: Chalta No. 8, 5 & Nala. Area proposed to be acquired and notified U/S 4 By Economic Development Corporation for Area Development Project Near Patto (Panaji) Phase and L. acquired by Central Library Directorate of Education, Panaji. | |
| | | | | East: Area proposed to be acquired & notified u/s By Economic Development Project near Patto (Panaji) Phase I and Land acquired by Tourism Department. | |
| | | | | West: Land acquired for Development of Ourem creek, Development of Information and Tourism, Land acquired by Central Library Directorate of Education, Panaji, Land acquired for State Museum of Goa Directorate of Archives and Archaeology and water (River). | |
| | | | | Total | 87,658.00 |

By order and in the name of the Lt. Governor of Goa, Daman and Diu.

Dr. J. G. Almeida, Chief Secretary.

Panaji, 7th February, 1981

phase I

19TH NOVEMBER, 1981 (KARTIKA 28, 1903)

Revenue Department

Notification
No. RD/LQN/126/78

Whereas by Government Notification No. RD/LQN/126/78 dated 2-3-81 published on page 700 and 701 of Series II No. 47 of the Official Gazette, dated 19-2-81 it was notified under Section 4 of the Land Acquisition Act, 1894 (hereinafter referred to as "the said Act") that the land, specified in the schedule appended to the said Notification (hereinafter referred to as the "said land") was needed for the public purpose viz. for commercial activities of the Economic Development Corporation of Goa, Daman & Diu Ltd. (Company) at Nohru Bridge, Panaji.

And Whereas the appropriate Government (hereinafter referred to as "the Government") is satisfied that the said land specified in the schedule hereto is needed to be acquired for the public purpose specified above.

Now, Therefore, the Government is pleased to declare under the provisions of Section 6 of the said Act that the said land is required for the public purpose specified above.

And Whereas the Government is of the opinion that the said land is arable waste land and that its acquisition is urgently necessary.

The Government is also pleased to direct under sub-section 1 of Section 17 of the said Act, that the Collector appointed under paragraph 2 below, shall at any time on expiry of 15 days from the publication of notice relating to the said land under sub-section 1 of Section 9 of the said Act, take possession of all waste or arable land.

2. The Government is also pleased to appoint under clause (c) of Section 3 of the said Act the Dy. Collector Goa North Division, Panaji to perform the functions of Collector for all proceedings hereinafter to be taken in respect of the said land, and to direct him under Section 7 of the said Act to take order for acquisition of the said land.

3. A plan of the said land can be inspected at the office of the Dy. Collector, Goa North Division, Panaji till the award is made under Section 11.

SCHEDULE

(Description of the said land)

| Taluka | Village | P. T. S. No. | Chatta No. | Name of the persons believed to be interested | Approximate area in sq. mts. |
|----------|----------|--------------|------------|---|------------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 |
| Tiawadi | Panaji | 70 | 17(Part) | O: Comunidade of Morombi-o-Pequeno. T: Julio Oliveira. | 625.00 |
| -- do -- | -- do -- | " | 18(Part) | O: Caetano D'Melo. T: Circunscricao Mendon. | 4,663.00 |
| -- do -- | -- do -- | " | 19(Part) | O: Comunidade of Morombi-o-Pequeno. Aires Renato de Rego. | 2,687.00 |
| -- do -- | -- do -- | 71 | 1(Part) | O: Comunidade of Morombi-o-Pequeno. T: Jabelino Monteiro. | 824.00 |
| -- do -- | -- do -- | " | 2(Part) | O: Comunidade of Morombi-o-Pequeno. T: Maria Caetano Dias. | 474.00 |
| -- do -- | -- do -- | " | 3(Part) | O: Comunidade of Morombi-o-Pequeno. T: Maria Caetano Dias. | 474.00 |
| -- do -- | -- do -- | " | 4(Part) | O: Comunidade of Morombi-o-Pequeno. T: Joaquina da Rodrigues. | 1,138.00 |
| -- do -- | -- do -- | " | 5(Part) | O: Comunidade of Morombi-o-Pequeno. T: Clodina de Oliveira. | 625.00 |
| -- do -- | -- do -- | " | 6(Part) | O: Comunidade of Morombi-o-Pequeno. T: Rosario Vas. | 491.00 |
| -- do -- | -- do -- | " | 1(Part) | O: Comunidade of Morombi-o-Pequeno. T: Maria Arcanjo Fernandes. | 498.00 |
| -- do -- | -- do -- | " | 7A(Part) | O: Comunidade of Morombi-o-Pequeno. T: Minguet Fernandes. | 785.00 |
| -- do -- | -- do -- | " | 7B(Part) | O: Comunidade of Morombi-o-Pequeno. T: Domingos Vicente Ferrao. | 375.00 |
| -- do -- | -- do -- | " | 9(Part) | O: Comunidade of Morombi-o-Pequeno. T: Krishna Naik. | 120.00 |
| -- do -- | -- do -- | " | 10(Part) | O: Comunidade of Morombi-o-Pequeno. T: Inesio Fernandes. | 326.00 |
| -- do -- | -- do -- | " | 2(Part) | O: Francisco Valentino Palmira de Jesus Fernandes. T: Haghunath Kunkollenkar. | 2,450.00 |
| -- do -- | -- do -- | " | 3-A | O: Aires Renato de Rego. | 5,234.00 |
| -- do -- | -- do -- | " | 3-B | O: Comunidade of Morombi-o-Pequeno. T: 1) Shivaji Naik. 2) Antonio Caetano Fernandes. | 1,028.00 |
| -- do -- | -- do -- | " | 3 | O: Comunidade of Morombi-o-Pequeno. T: Joao Fernandes. | 1,025.00 |
| -- do -- | -- do -- | " | 4 | O: Comunidade of Morombi-o-Pequeno. T: Joao Fernandes. | 800.00 |
| -- do -- | -- do -- | 72 | 1 | O: Comunidade of Morombi-o-Pequeno. T: 1) Shivaji Naik. 2) Antonio Caetano Fernandes. | 6,047.00 |
| -- do -- | -- do -- | " | 3(Part) | O: Rodolfo Soares. T: Domingos Caetano Fernandes. | 350.00 |

| 1 | 2 | 3 | 4 | 5 | 6 |
|--------|--------|----|----------|---|-----------|
| Toward | Panaji | 72 | 4(Part) | O: Comunidade of Morombi-o-Pequeno. T: Domingos Cetano Fernandes. | 335.00 |
| --do-- | --do-- | " | 5(Part) | O: Bernardo D'Souza rep. by L.C.M. D'Souza. T: Minguel Monteiro. | 547.00 |
| --do-- | --do-- | " | 6(Part) | O: Comunidade of Morombi-o-Pequeno. T: Agustinho A. J. de Oliveira. | 1,106.00 |
| --do-- | --do-- | " | 7A(Part) | O: Comunidade of Morombi-o-Pequeno. T: Thomas Aquino Serrao. | 1,200.00 |
| --do-- | --do-- | " | 7(Part) | O: Manuel Mendes. T: Thomas Aquino Serrao. | 297.00 |
| --do-- | --do-- | 27 | 2(Part) | O: Comunidade of Morombi-o-Pequeno. T: Thomas Aquino Serrao. | 300.00 |
| --do-- | --do-- | " | 2A(Part) | O: Manuel Mendes. T: Thomas Aquino Serrao. | 883.00 |
| --do-- | --do-- | 58 | 28(Part) | O: Comunidade of Morombi-o-Pequeno. T: Jose Rafael Fernandes. | 407.00 |
| --do-- | --do-- | " | 29(Part) | O: Comunidade of Morombi-o-Pequeno. T: Francisco Bosco. | 228.00 |
| --do-- | --do-- | " | 30(Part) | O: Comunidade of Morombi-o-Pequeno. T: Antonio Souza, Maria Carmo de Souza, Maria Augusta de Souza, Maria Alda Flora de Souza. | 475.00 |
| --do-- | --do-- | " | 31(Part) | O: Comunidade of Morombi-o-Pequeno. T: Julio B. de Oliveira. | 56.00 |
| --do-- | --do-- | " | 32(Part) | O: Comunidade of Morombi-o-Pequeno. T: Jose Cirillo Oliveira Fernandes. | 1,146.00 |
| --do-- | --do-- | " | 33(Part) | O: Comunidade of Morombi-o-Pequeno. T: Antonio de Rosario de Jesus. | 3,423.00 |
| --do-- | --do-- | 48 | 34(Part) | O: Comunidade of Morombi-o-Pequeno. T: Antonio Souza. | 14,025.00 |
| --do-- | --do-- | 57 | 3(Part) | O: Augusting Bejo. | 85.00 |
| --do-- | --do-- | " | 4(Part) | O: Pachunath Yashu Kamat Tarkar O: Comunidade of Morombi-o-Pequeno. | 125.00 |
| --do-- | --do-- | " | 5(Part) | O: Francisco Valentino Almiro de Jesus Fernandes, T: Raghunath Kunkollenkar. | 1,800.00 |
| --do-- | --do-- | " | 14 | O: Francisco Valentino Almiro Jesus, T: Raghunath Kunkollenkar. | 4,056.00 |
| --do-- | --do-- | " | 10(Part) | O: Comunidade of Morombi-o-Pequeno. | 125.00 |
| --do-- | --do-- | " | 11(Part) | T: Bertha de Rego. | |
| --do-- | --do-- | " | 3(Part) | O: Comunidade of Morombi-o-Pequeno. T: Domingos Joao Souza Regina Joao. | 650.00 |
| --do-- | --do-- | " | 5(Part) | O: Comunidade of Morombi-o-Pequeno. T: Regina Joao Domingos Joao Souza. | 325.00 |
| --do-- | --do-- | " | 4(Part) | O: Comunidade of Morombi-o-Pequeno. T: Banumati Nalk. | 325.00 |
| --do-- | --do-- | " | 5(Part) | O: Comunidade of Morombi-o-Pequeno. T: Shrimati Dulha Khandarkar. | 325.00 |
| --do-- | --do-- | " | 6(Part) | O: Comunidade of Morombi-o-Pequeno. T: Laxmi L. Nalk. | 375.00 |
| --do-- | --do-- | " | Nalla | O: Comunidade of Morombi-o-Pequeno. | 11,525.00 |

Boundaries:
 North: Chalta No. 29, 30, 32, 28, 33/P. T. Sheet No. 58, 188/8, 88, 90/112, 8, 111/48, 91, 93, 91/48, /45 /58, 7-8/72, 2/27, 1/71.
 South: Nalla, Village boundary of Morombi-o-Pequeno Chalta No. 8/72, 15/73, 187/45, 80/46, 112/46, 13, 14/3/57 and road.
 East: Chalta No. 88, 90, 91/48, 112/46, 8.3.13/57, 11.14/57, 1.2/72, 2/27, 5.6.7/72 and nalla.
 West: Chalta No. 20,29,30,31,32,33/58, 17, 18, 19/70, 3/71, 1 and 5/72 and nalla.

Total 83,021.00

By order and in the name of the Lt. Governor of Goa, Daman and Diu.
 S. Regunathan, Secretary (Revenue).
 Panaji, 5th November, 1951.

**EDC LIMITED**

GST Registration Number:
 EDC House, Dr. Atmaram Borkar Road, P.O. Box No. 275, Panjim - Goa. 403001.
 Telephone: 0832-2224510 To 2224518
 Email: edcpanaji@edc-goa.com Website: www.edc-goa.com

TAX INVOICE

INVOICE NO: EDC2223/GST/4385

DATE: 30-May-2022

TO:

M/S. DLF LIMITED
 3 RD FLOOR, SHOPPING MALL, ARJUN MARG,
 PHASE I, DLF CITY, GURGAON, HARYANA 122002
 GSTIN:

REF. DEPT: ENGINEERING
 REF. DATE: 30 May 2022

FROM DATE: 01-Apr-2022

TO DATE: 31-Mar-2023

| QUANTITY | DESCRIPTION | UNIT PRICE ₹ | DISCOUNT | TOTAL ₹ |
|----------|--|--------------|----------|-------------|
| 1 | GROUND RENT RECEIVABLE TOWARDS PLOT NO.35 AT PATTO PLAZA, PANAJI | 18120000.00 | 0.00 | 18120000.00 |

HSN:

SAC: 440406

TAXABLE VALUE: 18120000.00

CIN:

PAN:

RTGS DETAILS

Name of the Bank: HDFC BANK
 Branch: PANAJI - GOA
 Account No.: 00592090000094
 IFS Code: HDFC0000059
 All Cheques/DD to be made payable to
 EDC Limited
 Subject to PANAJI JURISDICTION

CGST: @ 9.00 % 1630800.00

SGST: @ 9.00 % 1630800.00

IGST: @ 0.00 % 0.00

TCS: @ 0.00 % 0.00

TOTAL: 21381600.00

For EDC Limited:

Amount subject to reverse charge: 0

AMOUNT IN WORDS: TWO CRORE THIRTEEN LAKH EIGHTY-ONE THOUSAND SIX HUNDRED ONLY

**EDC LIMITED**

BRANCH : PANAJI
 RECEIPT No. : 1132384

Print Sr.No : R090038

To,
DLF

Date: 27-May-2022

Received with thanks a sum of Rs 19569600.00 (ONE CRORE NINETY-FIVE LAKH SIXTY-NINE THOUSAND SIX HUNDRED ONLY) with following details :

Loan A/C No:

Receipt Date: 27-May-2022

Mode of Payment: Cheque

No. & Date 220220527000 27-May-2022
09655

Drawn On: HDFC94,

| A/c Code | Description | Sub Code | Debit | Credit |
|----------|-----------------------------------|----------|----------------|----------------|
| 000420 | HDFC Bank (A/c No.94) | | 1,95,69,600.00 | 0.00 |
| 851142 | Rent Receivable Patto Plaza GROUP | 000009 | 0.00 | 1,95,69,600.00 |
| Total : | | | 1,95,69,600.00 | 1,95,69,600.00 |

(Cheque/DD subject to Realisation)

For EDC Ltd.

TRUE COPY

EDC House, 1st Floor, Dr. Atmaram Borkar Road, P. B. No. 275, Panaji - Goa, 403 001,
Telephone : 2224542, 2221458, 2423983 Telegram : EDC - IN, Fax No. 91-0832 - 2224938
Email : edcpanaji@edc-goa.com Website : www.edc-goa.com

EDC/ENG/CC/AP-35
6th March, 2007.

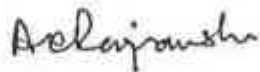


CERTIFICATE OF HANDING OVER OF POSSESSION

I, Arvind Ghatkar, General Manager (Engineering), EDC Ltd., do hereby hand over vacant and peaceful possession of Plot no. 35 of Patto Plaza, Panaji - Goa, admeasuring 18,120 sq.ms. to M/s. DLF Ltd., through their authorized representative, Shri Atulesh Kumar Rajvanshi, General Manager (Business Development), in furtherance of signing of the lease deed dated 21/2/07, which is lodged for registration in the office of the Sub-Registrar, Ilhas today i.e. 06.03.2007.


(Arvind Ghatkar)
General Manger (Engg.)

Received the Possession



Atulesh Kumar Rajvanshi,
General Manager, (Business Development),
DRD Ltd.



CERTIFIED TRUE COPY
3492/B DATED 9/4/15

NOTARY
GOA