

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory

Citizencredit co-operative Bank Ltd
Mapusa Branch,
Shop No G-1, Ground Floor, Block D-1,
Besham Homes,
Mapusa, Goa 483 587
D-5/STPMV/C.R./35/11/2013 RD



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STAMP DUTY
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Rs 1000000
365430
INDIA

GOA
NON JUDICIAL
28.9.2018
GOA

0379 6020390

Name of Purchaser SHERATON TOWNSHIP LLP

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory

(RUPEES TEN LAKHS ONLY)
Citizencredit co-operative Bank Ltd
Mapusa Branch,
Shop No G-1, Ground Floor, Block D-1,
Besham Homes,
Mapusa, Goa 483 587
D-5/STPMV/C.R./35/11/2013 RD



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Rs 1000000
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NON JUDICIAL
28.9.2018
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Name of Purchaser SHERATON TOWNSHIP LLP

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory

(RUPEES NINE LAKHS TWENTY FIVE THOUSAND ONLY)
Citizencredit co-operative Bank Ltd
Mapusa Branch,
Shop No G-1, Ground Floor, Block D-1,
Besham Homes,
Mapusa, Goa 483 587
D-5/STPMV/C.R./35/11/2013 RD



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28.9.2018
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Name of Purchaser SHERATON TOWNSHIP LLP



DEED OF SALE



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Reeko & J. Keshava

THIS DEED OF SALE is made on this 30th day of September, 2018 at Mapusa-Goa between:-

K. S. J.
J. S.

(1) **SHRI. JOHN WILFRED FERNANDES alias JOAO WILLIAM FERNANDES**, aged 83 years, occupation retired, son of Late Shri. Henriques Caetano Fernandes, holding [REDACTED] Aadhar Card [REDACTED] njs5344@gmail.com, Mobile No. +91 9821132996, and his wife

(2) **SMT. NINA SANTOS E FERNANDES**, aged 75 years, housewife, wife of Shri. John Wilfred Fernandes Alias Joao William Fernandes, holding Pan Card no. [REDACTED] email Id njs5344@gmail.com, Mobile No. +91 9821132996, both residing at A-16, Kalumal Estate, Juhu, Mumbai, hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, successors, legal representatives and assigns);

K. S. J.

John Fernandes
Joao Fernandes

AND



M/S. SHERATON TOWNSHIP LLP, having its office at Flat no. 1002, Pali Palms, 16th Road, Bandra West, Mumbai-400050 and holding PAN Card No.

herein represented by its Partner,

SMT. KARISHMA S. TEKCHANDANI, aged 42 years, in Business, married, wife of Shri. Suresh Tekchandani, holding

Aadhar Email Id
skautoplaza@gmail.com, Mobile no.8898035011, having office at Flat no. 1002, Pali Palms, 16th Road, Bandra West, Mumbai-400050; hereinafter referred to as the **"PURCHASER"** which expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, legal representatives, executors administrators and/or assigns).

**ALL THE PARTIES TO THE PRESENT DEED ARE
INDIAN NATIONALS.**

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WHEREAS there exists a part and parcel of land admeasuring 3085m2 surveyed under No.41/1 of Candolim, identified as SOUZA WADO situated at Candolim, within the limits of Village Panchayat Candolim, Taluka Registration Sub-District of Bardez, District North Goa, in the State of Goa, hereinafter referred to as **THE FIRST PROPERTY** and is described in detail in the Schedule I hereunder.

AND WHEREAS there exists a part and parcel of land admeasuring 8425m2 surveyed under No.28/17 of Candolim, identified as BAMON WADO situated at Candolim, within the limits of Village Panchayat Candolim, Taluka Registration Sub-District of Bardez, District North Goa, in the State of Goa, hereinafter referred to as **THE SECOND PROPERTY** and is described in detail in the Schedule II hereunder.

BOTH THE AFORESAID PROPERTIES SURVEYED UNDER NO. 41/1 AND 28/17 OF CANDOLIM VILLAGE HEREINAFTER BE REFERRED TO AS THE "**SAID PROPERTIES**".

J. Fernandes
Fernandes
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AND WHEREAS THE SAID PROPERTIES originally belonged to **VENDOR's** mother/ mother-in-law, Late Smt. Ursula Mascarenhas e Fernandes, wife of late Shri. Francisco Caetano Henrique De Santana Manino Jesus Fernandes by virtue of Inventory Proceeding which took place on the death of her parents-in-law, Celestina Severina Gomes and husband Joao Filipe Ismael Fernandes both of Canuolim and also inherited from her son late Francis Xavier Fernandes.

AND WHEREAS the said Smt. Ursula Mascarenhase Fernandes, expired on 27/1/1992 leaving behind the only qualified legal heirs being her first son, Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes (**VENDORS**); the second son, Shri. Francisco Xavier Fernandes and her only daughter Smt. Sylvia D'souza alias Celestina Lucia Sylvia Fernandes E D'Souza, married to Shri. John Fortunate D'Souza.

AND WHEREAS the second son Shri. Francisco Xavier Fernandes who was bachelor expired intestate on 24/08/1979.

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AND WHEREAS the husband, Shri. John Fortunate D'Souza, of Smt. Sylvia D'Souza expired on 27/1/84 leaving behind his wife and their children Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza.

K.S.J.
Justs.
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AND WHEREAS the **VENDORS** upon the death of Smt. Ursula Mascarenhas e Fernandes who expired on 27/1/1992 were made to believe by Smt. Sylvia D'Souza (sister/ sister-in-law) that their mother/mother-in-law had died without a will.

AND WHEREAS in the year 1993 the **VENDORS** and Smt. Sylvia D'souza drew a Deed of Succession dated 23/11/1993 duly registered before the Office of the Notary Public-Officio Mapusa, Bardez-Goa at pages 84 to 87 of Book NO. 771 on 20/4/1994. In the said Deed of Succession the **VENDORS** along with Smt. Sylvia D'souza and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza were shown as legal heirs of Smt. Ursula Mascarenhas e Fernandes;



Ursula Mascarenhas e Fernandes

K.S.J.



AND WHEREAS the said Smt. Sylvia D'Souza on 1/8/1994 drew another Deed of Succession or Qualification of heirs which was registered in the office of the Notary Ex-officio, Mapusa, Bardez-Goa at pages 82V to 85V of Book NO. 775.

AND WHEREAS in the year 1997 the **VENDORS** learnt that their mother/mother-in-law, Smt. Ursula Mascharenhas E Fernandes has drawn a Will dated 18/3/1982 before her death. The said Will dated 18/3/1982 was duly registered in the office of the Notary Ex-Officio, Mapusa, Bardez-Goa, in the books of Wills bearing no. 118 at pages 72 to 76 dated 18/3/1982;

AND WHEREAS the said Will dated 18/3/1982 was well within the knowledge of the said Smt. Sylvia D'souza and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza however, the same was never disclosed to the **VENDORS**;

AND WHEREAS in terms of the said Will dated 18/3/1982 the said properties were exclusively allotted to the **VENDORS**.

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AND WHEREAS the **VENDORS** challenged the said two Deed of Succession dated 23/11/1993 duly registered before the Office of the Notary Ex-Officio Mapusa, Bardez-Goa at pages 84 to 87 of Book NO. 771 on 20/4/1994 and Deed of Succession or Qualification of heirs dated 1/8/1994 duly registered in the office of the Notary Ex-officio, Mapusa, Bardez-Goa at pages 82V to 85V of Book NO. 775 and for declaration that they are exclusive owners in possession of the Said Properties vide Special Civil Suit no. 34/2006/A in the Court of Civil Judge Senior Division at Mapusa-Goa;

AND WHEREAS the Hon'ble Civil Judge Senior Division at Mapusa was pleased to decree the suit vide Judgment, Order and Decree dated 30/6/2009 thereby declaring the **VENDORS** as owners of the said properties and also declaring the said two Deeds of Succession dated 23/11/1993 duly registered before the Office of the Notary Ex-Officio Mapusa, Bardez-Goa at pages 84 to 87 of Book NO. 771 on 20/4/1994 and Deed of Succession or Qualification of heirs dated 1/8/1994 duly registered in the office of the Notary Ex-officio, Mapusa, Bardez-Goa at pages 82V to 85V of Book NO. 775 as null and void. Further, the Hon'ble Court also awarded compensation in an amount of Rs. 1,34,00,000/- alongwith 18% interest to be paid till

J. Fernandes.
A. Fernandes. 8



date by the said Smt. Sylvia D'souza and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza i.e. the Defendants to the said suit to the **VENDORS**;

AND WHEREAS the said Smt. Sylvia D'souza and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza challenged the said Judgment, Order and Decree dated 30/6/2009 vide Review Application alongwith Application for Condonation of delay in filing the Review Application bearing no. Civil Misc. Application no. 33/2012/A in the year 2012. The Hon'ble Civil Judge Senior Division at Mapusa vide its order dated 23/6/2017 has been pleased to dismiss the same;

AND WHEREAS the said Order dated 23/6/2017 passed by the Hon'ble Civil Judge Senior Division at Mapusa, was challenged before the Hon'ble High Court of Bombay at Goa vide Writ Petition no. 818/2017. The Hon'ble High Court was pleased to upheld the Order dated 23/6/2017 passed by the Hon'ble Civil Judge Senior Division at Mapusa, and was pleased to dismissed the Writ Petition no. 818/2017 vide its order dated 6/11/2017;

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AND WHEREAS the said Order of the Hon'ble High Court dated 6/11/2017 was challenged before the Hon'ble Supreme Court of India vide Special Leave to Appeal (C) no. 11029/2018. The Hon'ble Supreme Court was pleased to uphold the Order dated 6/11/2017 passed by Hon'ble High Court of Bombay at Goa and was pleased to dismissed the Special Leave to Appeal (C) no. 11029/2018 vide its order dated 11/5/2018;

AND WHEREAS by virtue of the aforesaid Judgment, Order and Decree dated 30/6/2009, and Order of the Hon'ble High Court of Bombay at Goa dated 6/11/2017 and the Supreme Court of India dated 11/5/2018, the **VENDORS** are exclusive owners in possession of the said properties;

AND WHEREAS the **VENDORS** on the basis of the aforesaid judicial rulings have carried out mutation to the survey records wherein the names of the **VENDORS** have been recorded in the Form I & XIV as being exclusive owners of the SAID PROPERTIES.

AND WHEREAS the **VENDORS** desire to offer to sell the Said Properties to the **PURCHASER** which offer is acceptable to the **PURCHASER** for a total consideration of

Justina Fernandes
Justina Fernandes



Rs. 6,17,50,000/- (Rupees Six Crores Seventeen Lakhs Fifty Thousand Only) which is the present fair market value of the SAID PROPERTIES.

AND WHEREAS in consideration of the above the **VENDORS** have agreed to sell and the **PURCHASERS** have agreed to purchase the said property for a consideration of Rs. 6,17,50,000/- (Rupees Six Crores Seventeen Lakhs Fifty Thousand Only) which is its present market value;

NOW THIS DEED OF SALE WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:-

The **VENDORS** declare that they are absolute Owners in possession, do hereby agree, undertake, covenant, sell, transfer and convey unto the **PURCHASER** the Said Properties free from all encumbrances and defects in title for a total consideration of Rs. 6,17,50,000/- (Rupees Six Crores Seventeen Lakhs Fifty Thousand Only).

Jatendra Singh *Aminder*



2. That the consideration of the amount of Rs. 6,17,50,000/- (Rupees Six Crores Seventeen Lakhs Fifty Thousand Only) is paid to the **VENDORS** in the following manner:-

- (i) Rs. 50,000/- (Rupees Fifty Thousand Only) vide IMPS 818322182374 dated 2/7/2018 drawn from HDFC Bank in favour of VENDOR NO. 1 and 2.
- (ii) Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) (Rs.12,50,000/- Less TDS 1%) is paid vide Cheque no.000018, drawn on HDFC Bank Limited, in the name of VENDOR NO. 1.
- (iii) Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) (Rs.12,50,000/- Less TDS 1%) is paid vide Cheque no.000019, drawn on HDFC Bank Limited, in the name of VENDOR NO. 2.

Handwritten signature: J. S. Fernandes



(iv) Rs. 14,62,500/- (Rupees Fourteen Lakhs Sixty Two Thousand Five hundred Only) (Rs. 14,62,500/- Less 1% TDS) is paid by the PURCHASER to the VENDOR NO. 1 vide RTGS No.HDFCR52018092795691797 drawn on HDFC Bank Limited.

(v) Rs. 14,62,500/- (Rupees Fourteen Lakhs Sixty Two Thousand Five hundred Only) (Rs. 14,62,500/- Less 1% TDS) is paid by the PURCHASER to the VENDOR NO. 2 vide RTGS No.HDFCR52018092795691538 drawn on HDFC Bank Limited.

(vi) Rs. 11,37,500/- (Rupees Eleven Lakhs Thirty Seven Thousand Five Hundred only) (RS.11,37,500/- less 1% TDS) is paid by the PURCHASER to the VENDOR NO.1 vide RTGS No.HDFCR5201810019624390 drawn on HDFC Bank Limited.

(vii) Rs. 11,37,500/- (Rupees Eleven Lakhs Thirty Seven Thousand Five Hundred only) (RS.11,37,500/- less 1% TDS) is paid by the PURCHASER to the VENDOR NO.2 vide RTGS

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No. HDFC/R52018/00196242337 drawn on HDFC Bank Limited.

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- (viii) Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) (RS.12,50,000/- less 1% TDS) is paid by the PURCHASER to the VENDOR NO.1 vide cheque No 000025 drawn on HDFC Bank Limited.
- (ix) Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) (RS.12,50,000/- less 1% TDS) is paid by the PURCHASER to the VENDOR NO.2 vide cheque No 000024 drawn on HDFC Bank Limited.
- (x) Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs only) (RS.2,50,00,000/- less 1% TDS) is paid by the PURCHASER to the VENDOR NO.1 vide cheque No 000029 drawn on HDFC Bank Limited.
- (xi) Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs only) (RS.2,50,00,000/- less 1% TDS) is paid by the PURCHASER to the VENDOR NO.2 vide cheque No 000028 drawn on HDFC Bank Limited.
- (xii) Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) (RS.7,50,000/- less 1% TDS) is paid by the PURCHASER to the VENDOR NO.1

J. S. J.
S. S. J.
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vide cheque No 000033 drawn on HDFC Bank Limited.

(xiii) Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) (RS.7,50,000/- less 1% TDS) is paid by the PURCHASER to the VENDOR NO.2 vide cheque No 000034 drawn on HDFC Bank Limited.

The aforesaid amounts are duly received by the **VENDORS** from the **PURCHASER** which amount the **VENDORS** hereto do hereby admit and acknowledge and release and discharge the **PURCHASER** of the same in full and the **VENDORS** as absolute Owner hereby convey by way of sale unto the **PURCHASER** the SAID PROPERTIES together with the trees, structures, access along with the easements, appurtenants, belonging thereto, TOGETHER WITH all trees, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right,

[Signature]

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title, interest, claim and demand whatsoever of the said **VENDORS** in or the SAID PROPERTIES hereby conveyed and every part thereof to hold the same to the **PURCHASER** forever absolutely uninterruptedly.

3. In the aforesaid regard, the **VENDORS** covenant with the **PURCHASER** as under:-

- (a) That the **VENDORS** are the owners in possession of the Said Properties.
- (b) That the **VENDORS** have a good and marketable title to the said properties, which is free from all encumbrances, charges, liabilities or equities of whatsoever nature;
- (c) That the **VENDORS** shall do and execute all such further acts, deeds and things as may be necessary for giving full effect to the terms of this

Just. Fernandes

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Deed of Sale in favour of the
PURCHASER or its nominee/s.;

- (d) That the **VENDORS** shall supply to the **PURCHASER** all original documents of title, as also other deeds and documents in proof of their representation that they have a good and marketable title to the said property and that the said properties are free from all encumbrances, charges, liens, equities of whatsoever nature;
- (e) That the **VENDORS** declare that the said Smt. Sylvia D'Souza since now died on 12/09/2013 and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza along with their respective spouses do not have any right, title or interest in the Said Properties, which have been confirmed by the Hon'ble

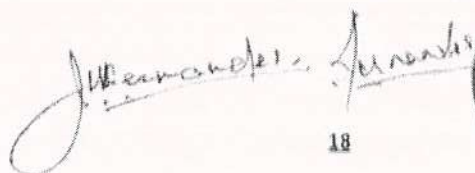
J. Fernandes
J. Fernandes



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Civil Judge Senior Division at Mapusa
in Special Civil Suit no. 34/2006/A
vide its Judgment, Order and Decree
dated 30/6/2009, and confirmed by
the Hon'ble High Court vide its Order
dated 6/11/2017 in Writ Petition no.
818/2017 and by the Supreme Court
of India vide its Order dated
11/5/2018 in SLP (C) no.
11029/2018;

- (f) That the **VENDORS** shall indemnify
and keep indemnified the
PURCHASER against any claims or
demands arising out of any defect in
the title of the **VENDORS**, as also the
marketability of the said properties
including and not limited to any
further and further claims from
children's Smt. Sylvia D'souza Viz.
Shri. Mario D'souza, Shri. Derek
D'souza, Shri. Romaldo Wilfred
Christopher D'Souza, Shri. Leo
D'Souza and their respective spouses.





- (g) That the **VENDORS** agree and assure to the **PURCHASER** that they have not entered into any Agreements for Development or Joint Venture Agreement or Agreement to Sale or Deed of Sale or any other deeds and writings in relation to the said properties.
- (h) That the **VENDORS** declare that they have not received any notices for acquisition or requisition of the said properties and that they have not created any rights in the said properties, which will affect its marketability;
- (i) That the **VENDORS** shall do all acts, deeds and things as may be necessary for the purposes of fully and effectually transferring, conveying and selling the said properties to and unto the **PURCHASER** free from all defects and

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free from all encumbrances of whatsoever nature;

- (j) That the **VENDORS** shall do and execute or cause to be done and executed all such acts, deeds and documents as may be necessary for making out a good and marketable title to the said properties and for better and effective conveyance thereof unto the **PURCHASER**;
- (k) That the **VENDORS** have not charged/mortgaged the said properties to any person or Financial Institution;
- (l) Notwithstanding any act, deed, matters or things whatsoever done by the **VENDORS** or by any person/s lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly



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encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the **VENDORS** or by any other person/s lawfully or equitably claiming by, from, under or in trust for them, and further that the **VENDORS** and all person/s having or lawfully equitably claiming any estate, right title or interest at law or in equity in the SAID PROPERTIES hereby granted or any part thereof by, from or under or in trust of the **VENDORS**.

4. The **VENDORS** have placed the **PURCHASER** in vacant and peaceful possession of the Said properties and the **VENDORS** do hereby admit and acknowledge that such placement of the **PURCHASER** in peaceful and vacant possession of the Said Properties is in pursuance of and furtherance to the present Deed.

5. The **VENDORS** admit having been appraised as under:-

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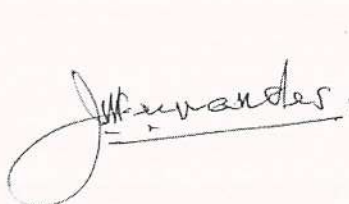
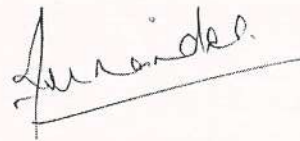


K.S.D

(a) That the Said Property is being purchased by the **PURCHASER** for the consideration as aforesaid;

(b) That the **PURCHASER** proposes to purchase the said properties for the purposes of carrying out development and construction activities thereupon and the **VENDORS** have assured the **PURCHASER**, that the Said properties are fit for the said purpose;

6. The **VENDORS** do hereby give their explicit consent to the **PURCHASER** to delete their names so also the names of the persons appearing in survey record and get the name of the **PURCHASER** recorded in the Survey Records of the Village Panchayat and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Vendor does hereby further agree and assure the **PURCHASER** to sign and execute all such other documents and give NOC for the above purpose.



7. It is agreed from the date of this Deed of Sale, the **PURCHASER** shall pay and discharge all future taxes and outgoings including panchayat tax and all other charges, rates, cesses etc. that may be levied by any Semi-Public and/or Public Body or Authorities in respect of the said property and the construction on it, and which would be payable by the **PURCHASER**. The **VENDORS** herein have paid up-to-date taxes and all the receipts have been provided unto the said **PURCHASER** and **PURCHASER** hereby acknowledges the same.
8. All disputes, which may arise between the Parties to this Deed, whether in relation to the interpretation of the clauses and conditions of this Agreement and/or about the performance of these presents or concerning any act or omission of the other Party to the disputes, or to any act which ought to be done by the Parties in disputes, or in relation to any matter whatever concerning this Agreement shall be referred to Arbitration in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996.

Handwritten signatures of the parties.


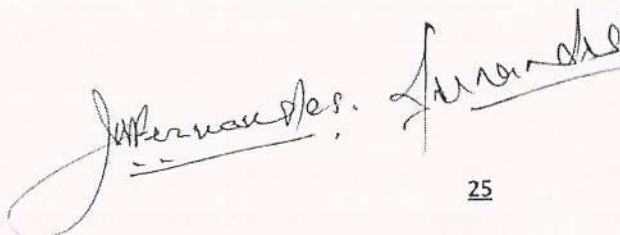


9. All notices required to be served on the **VENDORS**, and the **PURCHASER** hereto shall be made in writing and shall be deemed to be served properly when delivered by registered post with A.D. on the respective addresses as mentioned herein above.

10. If, upon physical verification of the Said properties, its area is found to be either more or less, the Parties i.e. **VENDORS AND PURCHASER** agree to make the proportionate price adjustment to Clause 2(x) and 2(xi).

11. The **VENDORS** do hereby undertake to provide fencing to the Said Properties within one month of execution of the present Deed of Sale. The costs incurred by the **VENDORS** to fence the said properties shall be borne by the **PURCHASER**.

12. All expenses relating to the preparation, execution, stamp duty and registration of the present Deed of Sale shall be borne out by the **VENDORS** without any cost to the **PURCHASER**.



K.S.D.

13. The **VENDORS**, if necessary and at the cost and consequences of themselves, shall cause any person or persons to join as Conveying or Confirming Parties to the eventual Conveyance/Deed of Sale in relation to the Said Properties, so that the **PURCHASER** is vested with full ownership rights to the said properties free from all encumbrances or defects in title.

14. The said properties do not belong to the members of the Schedule Casts and Schedule Casts.

15. The consideration payable under this present deed to the **VENDORS** in respect of the SAID PROPERTIES is Rs.6,17,50,000/- (Rupees Six Crores Seventeen Lakhs Fifty Thousand Only) (Rs.6,17,50,000/- Less 1% TDS), However for the purpose of Stamp Duty and Registration Charges for the said Properties are valued at Rs.6,50,00,000/- (Rs. Six Crores Fifty Lakhs Only).



K.S.D.

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SCHEDULE-I

(Description of the first property)

All that part and parcel of land admeasuring 3085m² surveyed under No.41/1 of Candolim, identified as SOUZA WADO situated at Candolim, within the limits of Village Panchayat Candolim, Taluka Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described under no.3697 at folio 175 of Book B-10 in the office of Land Registrar Bardez and is not enrolled in the Taluka Revenue office.

The said Property is bounded as under:-

Towards the North:- By Road.

Towards the South:- Sy.no.41/6, 4, 7 and 7-A of Candolim.

Towards the East:- Sy.no.41/2 of Candolim.

Towards the West:- Sy.no.41/1-A of Candolim.

The survey plan of the above property bearing Survey No. 41/1 is attached hereto



Handwritten signatures: J. Fernandes and A. Fernandes

SCHEDULE-II

(Description of the Second property)

All that part and parcel of land admeasuring 8425m² surveyed under No.28/17 of Candolim, identified as BAMON WADO situated at Candolim, within the limits of Village Panchayat Candolim, Taluka Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described under no.15863 at folio 72 of Book B-41 in the office of Land Registrar Bardez and is not enrolled in the Taluka Revenue office.

The said Property is bounded as under:-

Towards the North:- By Road and Sy.no.28/13

Towards the South:- Sy.no.41/2, Sy.no.30/21 and 22 of Candolim.

Towards the East:- Sy.no.28/15, 18, 19, 20 and Sy.no.30/19,20,21 and 22 of Candolim.

Towards the West:- Road.

The survey plan of the above property bearing Survey No. 28/17 is attached hereto

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

SIGNED AND DELIVERED BY THE

WITHIN NAMED: VENDOR NO. 1,

SHRI. JOHN WILFRED FERNANDES



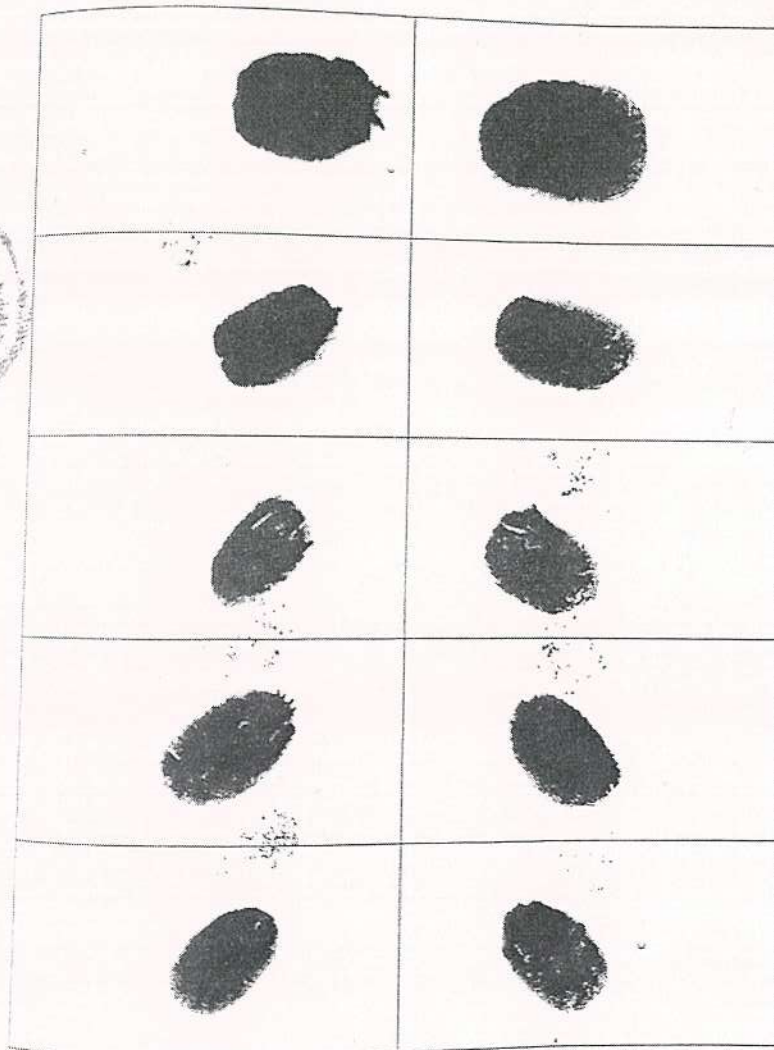
John Wilfred Fernandes, Fernandes




SIGNED AND DELIVERED BY THE

WITHIN NAMED: VENDOR NO. 2,

SMT. NINA SANTOS E FERNANDES



J. Fernandes. Fernandes  2-82

SIGNED AND DELIVERED BY THE

WITHIN NAMED: PURCHASER, THROUGH ITS PARTNER

SMT. KARISHMA S. TEKCHANDANI



IN THE PRESENCE OF:-

1. Mr. Vikram P. Rupakar

2. Sunil Yadav

Hernandes Manoj

Karishma S.

Karishma S.



REG_1_54092_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-10-2018 02:40:07 PM




Document Serial Number : 4153

Presented at 02:08:00 PM on 01-10-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2275000.00
2	Processing Fees	680.00
	Total :	2275680.00

Stamp Duty Required: 2925000.00 Stamp Duty Paid: 2925000.00


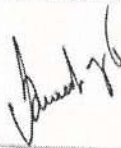
Suresh Jairamdas Tekchandani presenter

Name	Photo	Thumb Impression	Signature
Suresh Jairamdas Tekchandani, S/O Jairamdas Tekchandani , Married, Indian, age 48 Years, Business, r/o H.no 1002, Pali Palms, 16th Road, Bandra(West), Mumbai-400050 POA for vendors John Wilfred Fernandes and Nina Santos E Fernandes dated on 24/09/2018 executed before Sub Registrar Andheri-4, Mumbai Suburban District Mumbai, under reg no 4996/2018			

Endorsements

Executant

Suresh Jairamdas Tekchandani, S/O Jairamdas Tekchandani, Married, Indian, age 48
Years, Business, r/o H.no 1002, Pali Palms, 16th Road, Bandra(West), Mumbai-400050 Pan r
POA for vendors John Wilfred Fernandes and Nina Santos E Fernandes dated on 24/09/2018 executed
before Sub Registrar Andheri-4, Mumbai Suburban District Mumbai, under reg no 4996/2018

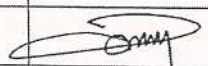
Photo	Thumb Impression	Signature
		

01-Oct-2018 2:40

2. Ajay Bhadvalkar, S/O Dinkar Bhadvalkar, Married, Indian, age 34 Years, Service, r/o-403, Apple, Yashwant Gaurav Complex, Near Fun Fiesta, Nallasopara West, Nale, Palghar, Maharashtra-401203 Pan no [REDACTED] Admits on behalf of Sheraton Township LLP Vide Board Resolution dated 25/09/2018

Photo	Thumb Impression	Signature
		



Witness Details	Signature
Adv Jitendra Supekar, S/O P.K. Supekar, Married, Indian, age 34 Years, Advocate, r/o Mercedes, Tiswadi Goa	

Mutation fees of Rs 5,000/- is paid vide challan no 201800840585 dated on 01/10/2018

Scanned By:- *Sachin*

Signature:- *Sachin*

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

SUB-REGISTRAR
BARDEZ

SUB-REGISTRAR
BARDEZ

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4153/18

Book-1 Document
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CD Number BRZ0803 an
Date 03-10-2018

Sub-Registrar (Bardez)

Stamp By -

Sachin

Signature -

mpavlekar

Sub-REGISTRAR
BARDEZ

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03 Oct 2018



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FORM I & XIV

नमुना नं १ व १४

Date: 30/01/2018

Page 1 of 1

Taluka BARDEZ
तालुका
Village Candolim
गांव
Name of the Field Baman Wado
शेताचे नांव

Survey No. 28
सर्वे नंबर
Sub Div. No. 17
हिस्सा नंबर
Tenure
सत्ता प्रकार



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

Dry Crop जिरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.84.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.84.25

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

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

Grand Total
एकूण
0000.84.25

Remarks शेरा

Assessment: Rs. 0.00
आकार
Foro Rs. 0.00
फोर

Predial Rs. 0.00
प्रेडियाल
Rent Rs. 0.00
रेंट

S.No.	Name of the Occupant कळेंदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	John Wilfred Fernandes		59527	
2	Nina Santos e Fernandes		59527	

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

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार

Nil

Mutation No.
फेरफार नं
Remarks
शेरा

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

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Bardez



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FORM I & XIV

नमूना नं १ व १४

Date: 30/01/2018

Page 1 of 1

Taluka BARDEZ

तालुका

Village Candolim

गाव

Name of the Field Souza Wado

शेताचे नांव

Survey No. 41

सर्वे नंबर

Sub Div. No. 1

हिसा नंबर

Tenure

मत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोराड	एकूण लागण क्षेत्र
0000.00.00	0000.30.85	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.30.85

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

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	Remarks
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण	शेरा
0000.00.00	0000.00.00	0000.00.00	0000.30.85	Order no.15/320/2014/PART/LAND dated 09/02/2015 of the Dy. Coll. And SDO Mapusa Goa and Area Adjustment Statement no.

Assessment:

Rs. 0.00

Foro

Rs. 0.00

Predial

Rs. 0.00

Rent

Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	John Wilfred Fernandes	घाते नंबर	फेरफार नं	शेरा
2	Nina Santos e Fernandes		59526	
			59526	
S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
1	Nil	घाते नंबर	फेरफार नं	शेरा

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Nil	Mutation No.	Remarks
	फेरफार नं	शेरा

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of irrigation	Rem
	सागण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	मरिफत जमीन	सिंचनाचा शक्ति	शेरा
	Nil				Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	

For further inquiries, please contact the Mamlatdar of the concerned Taluka.

End of Report

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30/1/18

John Wilfred Fernandes
Nina Santos e Fernandes

Mamlatdar of Bardez
Mapusa - Goa



100007822748

FORM I & XIV

नमूना न १ व १४

28/09/2018

Page 1 of 1

a) **BARDEZ**
Candolim

Survey No. 41
मसुदा नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
माला प्रकार

of the Field Souza Wado
जंगल

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

Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.30.85	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.30.85

ble Area (Ha.Ars.Sq.Mtrs) नाणिक क्षेत्र (हे. आर. चौ. मी.)

of-Kharab पोटा खराब

a) Class (b) Total Un-Cultivable Area वर्ग (य) एकूण नाणिक जागीन	Grand Total एकूण
0000.00.00 0000.00.00	0000.30.85

Remarks शेरा

Order no. 15/320/2014/PART/LAND dated
09/02/2015 of the Dy. Coll. And SDO Mapusa
Goa and Area Adjustment Statement no.

ment: Rs. 0.00	Foro होर	Rs. 0.00	Predial प्रेदियान	Rs. 0.00	Rest रिस्ट	Rs. 0.00
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Name of the Occupant वसनेदारचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
hn Wilfred Fernandes		59526	
sa Santos e Fernandes		59526	

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

hts इतर हक्क son holding rights and nature of rights; न करणाऱ्याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं.	Remarks शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

ne of the ivator न करणाऱ्याचे	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha Ars. Sq Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha Ars. Sq Mts हे. आर. चौ. मी.	Land not Available for Cultivation नाणिक क्षेत्रात		Source of irrigation मिळनाय गारि	Remarks शेरा
						Nature प्रकार	Area क्षेत्र Ha Ars. Sq Mts हे. आर. चौ. मी.		
Nil									

End of Report

quires, please contact the Mamlatdar of the concerned Taluka.

John Fernandes - Fernandes





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



Plan Showing plots situated at
Village : CANDOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 41/
Scale : 1:1000

Inward No. 4446

(Rajesh R. Patil Kuchelkar)
Inspector of Survey &
Land Records



SURVEY No.41

[Handwritten signatures]
K.S.D.

ated By: Pratap Moulekar (D'Man Gr. II)
06/2017



Compared By:

[Handwritten signature]