

(Rupees Six Lacks Thirty Thousand Five Hundred only)

For **CITIZEN CREDIT**
CO-OP. BANK LTD.
[Signature]
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001
D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 32356 NON JUDICIAL गीत
125298 SEP 22 2017
भारत गणराज्य
R. 0630500/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser RYAGO HOTELS PVT LTD

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3994/17

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DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa,
on this 26th day of the month of **SEPTEMBER** and year **2017**

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For Mantra Realty & Leisure Pvt. Ltd.
[Signature]
Authorized Signatory

RYAGO HOTELS PVT. LTD.
[Signature]
AUTHORISED SIGNATORY


BETWEEN :

MANTRA REALTY & LEISURE PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having Pan Card No. AACCK5517D, having its registered office at Hansalaya, 3rd Floor, 15, Barakhamba Road, New Delhi and its branch office at 23 & 24, Symphony. Opp. Siddeshwar Mandir, Kaisua Chapora, Anjuna, Bardez - Goa, represented herein by its Authorised Signatory, **MR. SUNIL ACHAREKAR**, son of late Mr. Prakash Sivram Acharekar, aged 40 years, married, service, Indian National, holder of PAN Card No. AKGPA2568M, resident of H. NO. 546, Maina Patto, Camurlim, Bardez, Goa - 403507, vide Board of Directors Resolution dated 12/09/2017, hereinafter referred to as the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART.**

AND

RYAGO HOTELS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at A/103, New Ekta CHS, BehramBaug, SV Road, Jogeshwari (W), Mumbai - 400 102, Maharashtra having PAN

For Mantra Realty & Leisure Pvt. Ltd.


Authorized Signatory**RYAGO HOTELS PVT. LTD.**
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AADCB9715D and represented herein by its Managing Director Mr. Varun Nagpal, Son of Mr. Vijay Kumar Nagpal, aged 34 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 01.09.2017 (hereinafter referred to as the "**VENDEE**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 28 years of age, Holder of PAN Card no. CWPPS3333H, Indian National, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated 02/09/2017 executed before Notary Adv. Sanyogita on 14/09/2017, New Delhi, of the **SECOND PART**

WHEREAS there exist a property known as 'ARADI SHIR' or 'CASAS DE MORADA' situated at Parra within the limits of

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Village Panchayat of Parra, Taluka and Sub- District of Bardez, North Goa District, described as a whole in the Land Registration office, Bardez under No. 37813 of Book B-92 and described in Taluka Revenue Office (Matriz Predial) of Bardez, Mapusa of 1st division which surveyed under Survey No. 41/4, and totally admeasuring 3,951 sq. mts and more particularly described in **Schedule-I** (Hereinafter referred to as the '**Said Property**').



AND WHEREAS the Said Property was originally purchased by one Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar vide Deed of Sale and Discharge dated 11/04/1962 drawn at Page 56 of Book No. 622 of Notary Guilherme Diogo Jose Conceicao das Dores from Mrs. Joana Circumcisao Pereira e Souza and her husband Mr. Jose Honorato de Souza.

AND WHEREAS Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar expired on 31/10/2001 and was married to Mrs. Shabai Ananta Volvoikar alias Shobha Shirodkar and out of their wedlock they had three children namely a). Shri. Amit Anant Shirodkar, b). Shri. Atul Anant Shirodkar and c). Mrs. Ambika Anant Shirodkar alias Ritu R Balo.

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AND WHEREAS upon the death of Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar, a Deed of Succession dated 07/05/2003 was executed before the office of the Civil Registrar cum Sub-Registrar of Ilhas drawn on Book No. 16V onwards declaring Mrs. Shabai Ananta Volvoikar alias Shobha Shirodkar, Shri. Amit Anant Shirodkar, Shri. Atul Anant Shirodkar and Mrs. Ambika Anant Shirodkar alias Ritu R Balo as the only sole and universal heirs of late Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar.



AND WHEREAS upon the successors of late Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar, vide Deed of Sale dated 31/01/2006, Mrs. Shabai Ananta Volvoikar alias Shobha Shirodkar, Shri. Amit Anant Shirodkar, Shri. Atul Anant Shirodkar and Mrs. Ambika Anant Shirodkar alias Ritu R Balo along with her husband Mr. Rajesh Yeshwant Balo sold a portion of the Said Property admeasuring 2410 sq. mts to one Mrs. Pyal Manek Contractor which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 772, at pages 215 to 236, Book No. I Volume No. 1528 dated 07/02/2006 and the same is more particularly described in Schedule II herein below.

For Mantra Realty & Leisure Pvt. Ltd.


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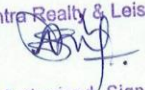
AND WHEREAS pursuant to Sale Deed dated 31/01/2006, Mrs. Pyal Manek Contractor alias Mehra Pyal applied for partition before the Dy. Collector & SDO, Mapusa with respect to the Said Plot and accordingly was allotted a separate Survey No. 41/4-B admeasuring 2410 sq. mts situated at Parra Village. (Hereinafter referred to as the '**Said Plot**').

AND WHEREAS upon the absolute owner in possession of the Said Plot, Mrs. Pyal Manek Contractor alias Mehra Pyal entered into an Agreement for Sale dated 20/08/2013 with Swift Infracon Pvt. Ltd. which was duly executed before the Sub-Registrar of Mapusa bearing Registration No. 772 at Pages 215 to 236, Book No. 1, Vol. No. 1528 dated 07/02/2006.

AND WHEREAS vide Deed of Sale dated 30/12/2013, Mrs. Pyal Manek Contractor alias Mehra Pyal sold the Said Plot to Mantra Realty & Leisure Pvt. Ltd whereby Swift Infracon Pvt. Ltd. was the Confirming Party to the said Deed and the same was duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-00055-2014, Book 1, Document, CD No. BRZD-604 dated 03/01/2014.

AND WHEREAS pursuant to Sale Deed dated 30/12/2013, Mantra Realty & Leisure Pvt. Ltd became the absolute owner

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in possession and their name is also reflected in Form I & XIV of Occupants Column with respect to the Said Plot surveyed under Survey No. 41/4-B admeasuring 2410 sq. mts situated at Parra, Bardez – Goa.

AND WHEREAS the VENDEE has approached the VENDOR to purchase Said Plot which is described in SCHEDULE-II herein below which is admeasuring an area of 2410 sq.mts for a total consideration of Rs 1,40,00,000/- (Rupees One Crore Forty Lakhs Only) free from all encumbrances, charges, demands whatsoever.



NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The VENDOR hereby agrees to sell and the VENDEE agrees to purchase the Said Plot admeasuring 2410 sq. mts surveyed under Survey No. 41/4-B situated at Parra Village which is more particularly described in Schedule-II herein under.
2. The VENDOR do hereby agree to convey, sell, transfer, grant and assign in favour of the VENDEE the 'Said Plot' admeasuring 2410 sq. mts surveyed under Survey No. 41/4-B mentioned in SCHEDULE-II herein under, upon receipt of

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consideration of an amount of **Rs. 1,40,00,000/- (ONE CRORE FORTY LAC ONLY)**.


3. The VENDOR do hereby admit and acknowledge, and the VENDOR as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the VENDEE absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot admeasuring total area of 2410 sq. mts within the limits of Village Panchayat of Parra which is more fully described Schedule herein below.

4. The VENDEE shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the Said Plot without any lawful eviction, claim or demand whatsoever by or from the VENDOR lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

5. The VENDOR has handed over the peaceful, lawful and vacant possession of Said Plot to the VENDEE at the time of execution of the present Sale Deed.

6. That the VENDOR hereby declares that they are the absolute owners of the Said Plot and have full right and

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Authorized Signatory

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absolute authority to convey and transfer the Said Property in favour of the VENDEE.

7. In case if any person claim or claims any right or interest in Said Plot, the VENDOR shall be responsible to answer their claim and indemnify the VENDEE.

8. That the VENDOR has all the powers to sell, transfer, assign their respective Said Plot in favour of the VENDEE which are described in Schedule herein below.

9. And that the VENDOR has put the VENDEE in possession of Said Plot.

10. That prior to this Agreement the VENDOR has not entered or executed any agreement for sale or create any right or interest with any person/s or

11. The VENDOR has not received any consideration or amount from any Person/s or Parties for sale of the Said Plot.

12. That the Title of the VENDOR towards Said Plot is valid, clean and marketable.

For Mantra Realty & Leisure Pvt. Ltd.


Authorized Signatory

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13. That the VENDOR declares that no attachment or notices from Government or local authorities or under any Act have been served on the VENDOR with respect to the Said Plot mentioned hereinabove, is subject to any proceedings under any statute or regulations.

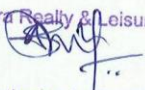
14. That there is no stay or Temporary Injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule-II.

15. That the VENDOR states and declares that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the VENDOR.

16. The VENDOR has no objection to include the name of the VENDEE or his nominee in the records of rights or in any other records.

17. The entire amount has been paid in the name of the VENDOR towards the Said Plot and the VENDOR has consented for the same.

For Mantra Realty & Leisure Pvt. Ltd.


Authorized Signatory

RYAGO HOTELS PVT. LTD.


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18. The VENDOR hereby declares that the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

SCHEDULE-I

All that property known as 'ARADI SHIR' or 'CASAS DE MORADA' situated at Parra within the limits of Village Panchayat of Parra, Taluka and Sub- District of Bardez, North Goa District, described as a whole in the Land Registration office, Bardez under No. 37813 of Book B-92 and described in Taluka Revenue Office (Matriz Predial) of Bardez, Mapusa of 1st division which surveyed under Survey No. 41/4, and totally admeasuring 3,951 sq. mts and is bounded as under:


On the East: By road

On the West: By road

On the North: By property surveyed under No. 41/3

On the South: By property surveyed under No. 41/5

For Mantra Realty & Leisure Pvt. Ltd.


Authorized Signatory

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SCHEDULE-II

All that part and parcel forming a part of the larger property which is described in the Schedule-I hereinabove and surveyed under Survey No. 41/4-B admeasuring 2410 sq. mts and is bounded as under and is shown in the plan annexed hereto as **Annexure 1**:

On the East: By remaining part of property surveyed under Survey No. 41/4

On the West: By Parra-Mapusa road

On the North: By property surveyed under No. 41/3

On the South: By property surveyed under No. 41/5

IN WITNESS WHEREOF the parties hereto have hereunto signed this Deed on this 26th day of September, 2017 at Mapusa.

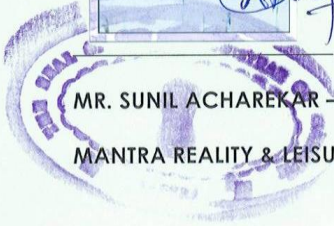
For Mantra Realty & Leisure Pvt. Ltd.


Authorized Signatory

RYAGO HOTELS PVT. LTD.

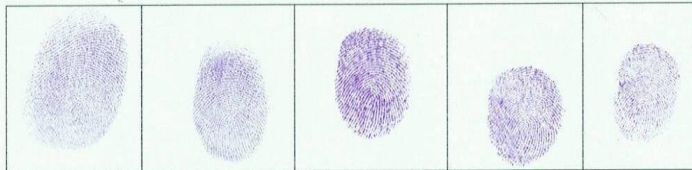

AUTHORISED SIGNATORY

SIGNED AND DELIVERED by the]
within named VENDOR]



MR. SUNIL ACHAREKAR – AUTHORISED SIGNATORY OF
MANTRA REALITY & LEISURE PVT. LTD.

Left Hand Finger Impressions



Right Hand Finger Impressions



For Mantra Realty & Leisure Pvt. Ltd.

Authorized Signatory

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

SIGNED AND DELIVERED by the]
within named VENDEE]



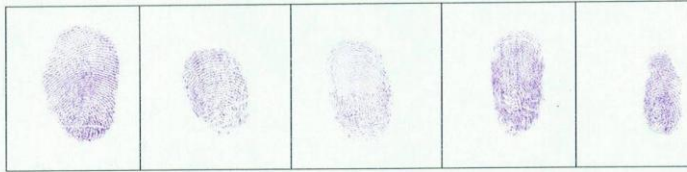
Akshaya Satardekar

Akshaya Satardekar



RYAGO HOTELS PVT. LTD., represented by its Managing Director Mr. Varun Nagpal through his POA holder **Ms. Akshaya Satardekar.**

Left Hand Finger Impressions



Right Hand Finger Impressions



For Mantra Realty & Leisure Pvt. Ltd.

[Signature]

Authorized Signatory

RYAGO HOTELS PVT. LTD.

Akshaya Satardekar

AUTHORISED SIGNATORY

IN THE PRESENCE OF:

1. Premdeep Kankonkar

PK

2. KRISHANARAJ GAUNS.

KR



For Mantra Realty & Leisure Pvt. Ltd.

AM

Authorized Signatory

RYAGO HOTELS PVT. LTD.

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AUTHORISED SIGNATORY



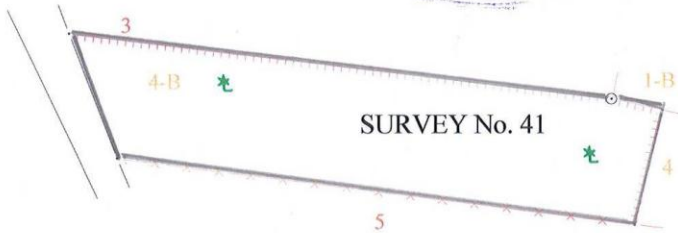
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI - GOA

Inward No: 3863



Plan Showing plot situated at
 Village : PARRA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 41/ 4-B
 Scale : 1 :1000

Anisha
 Anisha Matondkar
 Asst. Survey & Settlement Officer
 Panaji-Goa



For Mantra Realty & Leisure Pvt. Ltd.

[Signature]
 Authorized Signatory

RYAGO HOTELS PVT. LTD.

[Signature]
 AUTHORIZED SIGNATORY

[Signature]
 Generated By : Suvarna Salgaonkar
 On : 07-06-2017

[Signature]
 Compared By: Damodar Dabholkar (D'Man Gr.1)

REG_1_48475_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 26-09-2017 12:46:14 PM

Document Serial Number : 3994

Presented at 11:57:00 AM on 26-09-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	490000.00
2	Processing Fees	380.00
	Total :	490380.00

Stamp Duty Required: 630000.00 Stamp Duty Paid: 630500.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, D/o Anant Satardekar, Married, Indian, age 28 Years, Service, r/o 270/3, Livrament Vaddo Sangolda bardez Goa. Through Constitute POA holder for Purchaser. dated 14.9.2017, before Adv Notary Sanyogita at New Delhi.			




Endorsements

Executant



1 . Akshaya Satardekar, D/o Anant Satardekar, Married, Indian, age 28 Years, Service, r/o 270/3, Livrament Vaddo Sangolda bardez Goa. Through Constitute POA holder for Purchaser. dated 14.9.2017, before Adv Notary Sanyogita at New Delhi.

Photo	Thumb Impression	Signature
		

2 . Sunil Prakash Acharekar, S/O Prakash Shivram Acharekar, Married, Indian, age 40 Years, Business, r/o H.no 546, Majna Patto, Camurlim Bardez Goa Pan no AKGPA2568M, Project Manager of Mantra Reality & Leisure Pvt Ltd having its reg office at 3rd floor, Hansalaya Building, 15 Barakhamba Road, New Delhi-110001, Resolution dated on 12/09/2017.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Krishnaraj Gauns , S/o Vasudev Gauns, UnMarried, Indian, age 22 Years, Service, r/o Usgao, Ponda Goa	
2	Premdeep Kankonkar , S/o Damodar Kankonkar, UnMarried, Indian, age 30 Years, Service, r/o Chimbhel Goa	

Endorsement. Mutation fees paid Rs 2500/- vide
Challan No. 201700700134 dated 26/9/2017

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
SUB-REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03990-2017
CD Number BRZD790 on
Date 28-09-2017

Sub-Registrar (Bardez)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

[Handwritten Signature]
SUB-REGISTRAR
BARDEZ

REG_1_48475_6

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 26/Sep/2017 12:46 PM
Date of Receipt: 26/Sep/2017

Receipt No: 2848

Serial No. of the Document: 3994

Nature of Document: Sale

Received the following amounts from Sri Akshaya Satardekar for Registration of above Document in Book-1 for the year 2017

	Rs.Ps
Registration Fee	490000.00
Processing Fees	380.00
Total :	490380.00

Amount in words: Rupees Four Lakh Ninety Thousand Three Hundred Eighty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below: _____

Name of the Person Authorized: Pranveer Kanankar

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to _____

_____ on / /

Signature of the person receiving the Document
Designed and Developed by C- DAC, ACTS Pune.

Signature of the Sub-Registrar