

236/9.



गोवा GOA  
Sd. No. 106..... Place of Vend :- Panaji Date of issue 22/11/08....  
Value of stamp paper Twenty five Thousand only 020754  
Name of the purchaser Kwaliti Resorts & Hospitality Ltd  
Residing at Mumbai  
As there is no stamp paper of the value of Rs. One  
Lac Sixteen Thousand only  
and hence stamp papers of the value of Rs. One is attached  
along with.

Signature of the Officer  
Kishor Baxi

Signature of the Buyer  
Kishor Baxi

2572608  
Only for  
11/20A  
11/25A 760508

(60) 725001  
7601  
776004

Kishor Baxi

SUB-REGISTRAR  
BARDEZ  
DEED OF SALE

SUB-REGISTRAR  
BARDEZ

Signature





GOA St. No. 106 Place of Vend :- Panaji Date of issue 22/4/08 020753  
Value of stamp paper Twenty Five Thousand only  
Name of the purchaser Kwality Resorts & Hospitality Ltd  
Residing at Mumbai  
As there is no stamp paper for the value of Rs. One lac  
Sixteen thousand only  
Additional stamp paper for the completion of the value is attached  
along with  
Signature of the Purchaser



This Deed of Sale is drawn and executed at Mapusa,

*[Handwritten signature]*





गोवा GOA

Sr. No. ....106 Place of Vend :- Panaji Date of issue ..22/4/08020751

Value of stamp paper ..Twenty five Thousand only

Name of the purchaser Kwality Resorts & Hospitality Ltd

Residing at ..Mumbai

As there is no single stamp paper ..Value of Rs. ...One lac

..Sixteen Thousand only

Additional stamp papers for the stamp value of the value is attached along with.

Signature of the official tender

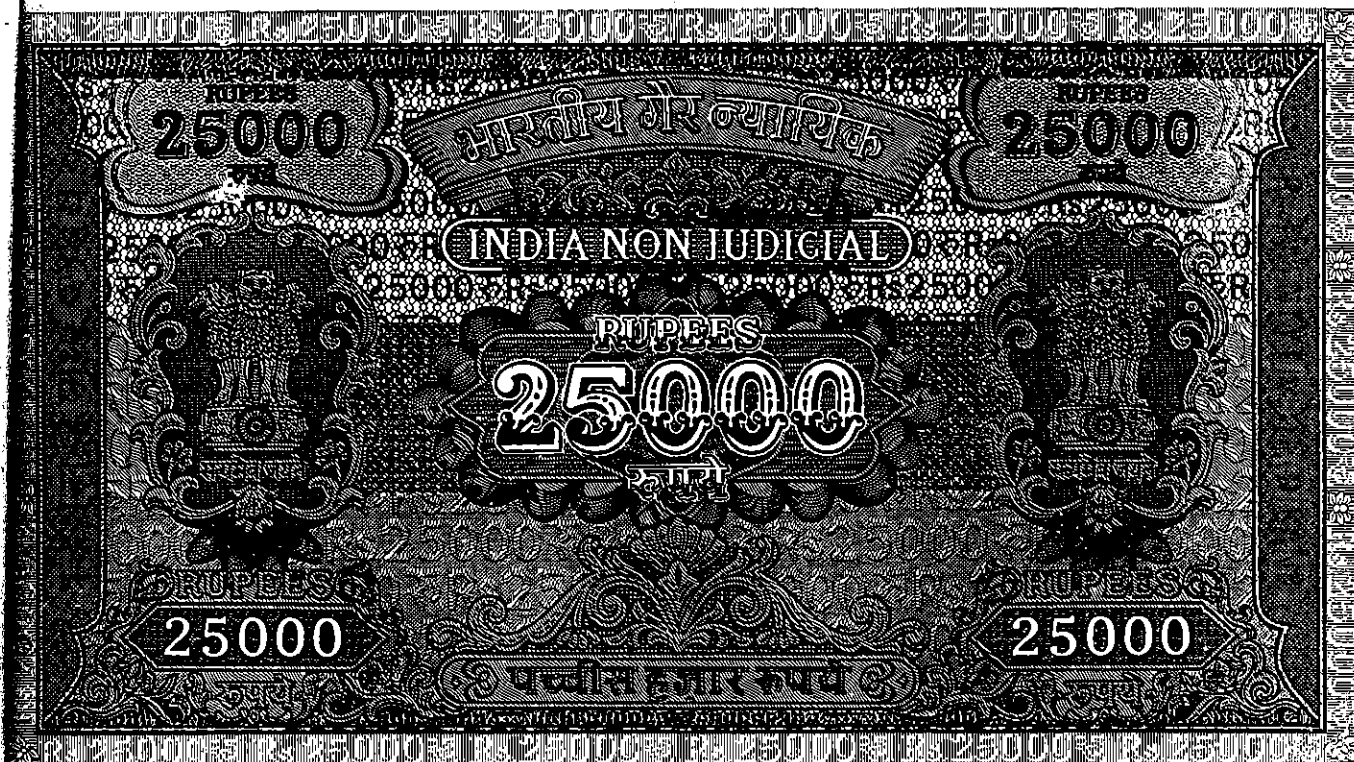
Signature of the Purchaser



Goa on this 6<sup>th</sup> day of May 2008

*[Handwritten signature]*





गोवा GOA

Sr. No. ...106... Place of Vend :- Panaji Date of issue 22/4/08..020752

Value of stamp paper ...Twenty Five Thousand only...

Name of the purchaser ...Kwality Resorts & Hospitality Ltd

Residing at ...Mumbai... Son of ...

As there is no single stamp paper for the value of Rs. ...One Lacs

...Sixteen thousand only...

Additional stamp papers for the completion of the value is attached along with.

Signature of the Vendor

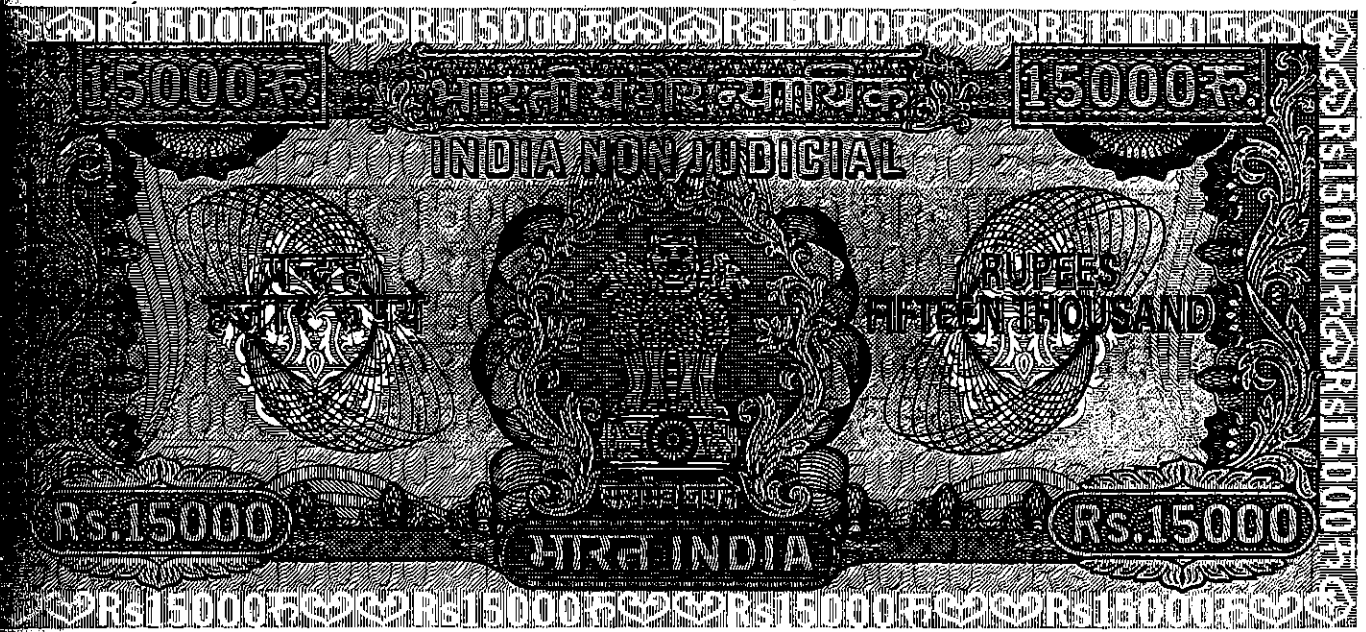
Signature of the Purchaser

BETWEEN

*[Signature]*







गोवा GOA

Sr. No. 106... Place of Vend :- Panaji Date of issue 22/4/08...008263  
Value of stamp paper Fifteen thousand only  
Name of the purchaser Kwality Resorts & Hospitality Ltd  
Residing at Mumbai  
As there is no single stamp paper of value of Rs. One lac  
Sixteen thousand only  
Additional stamp papers for the completion of the value is attached  
along with.

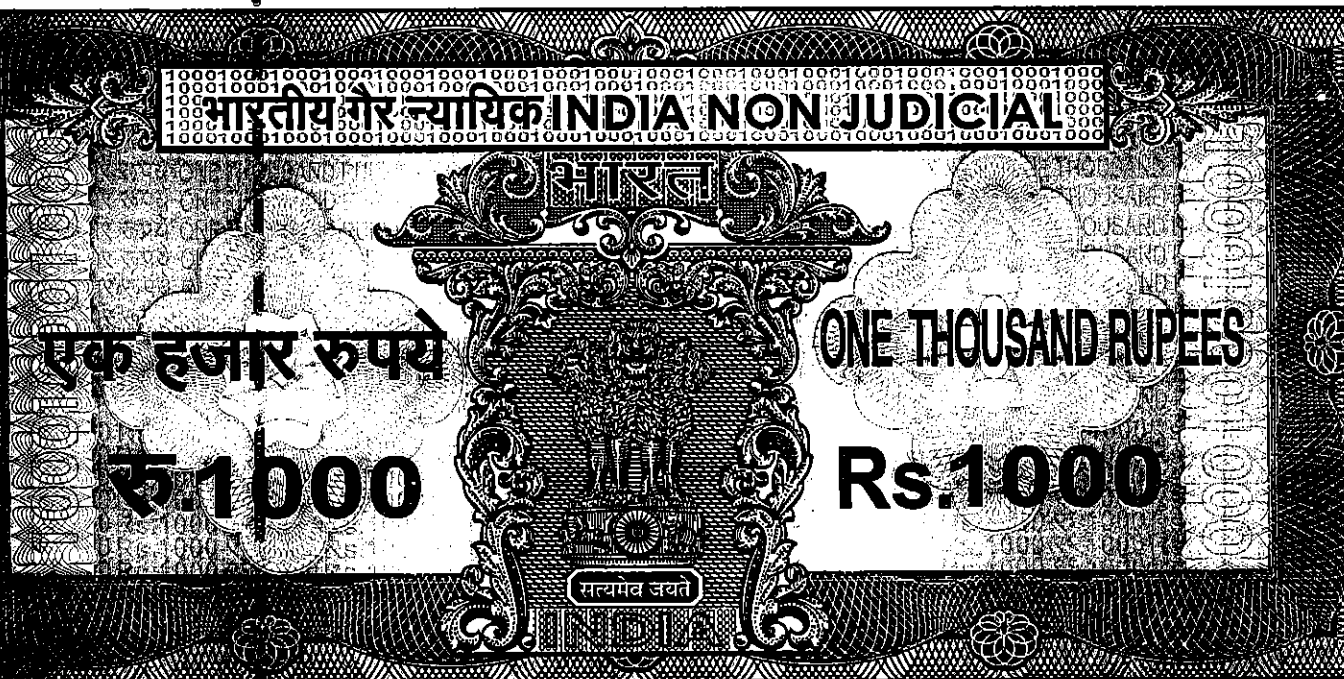
Signature of the officio sender

Signature of the Purchaser

Shri Bernardo Agnelo Fernandes, son of late

Dauz





GOA

Sr. No. 106 Place of Vend :- Panaji Date of issue 22/04/08 090242

Value of stamp paper Rs. One thousand only

Name of the purchaser Kashi Resorts & Hospital Ltd.

Residing at Mumbai

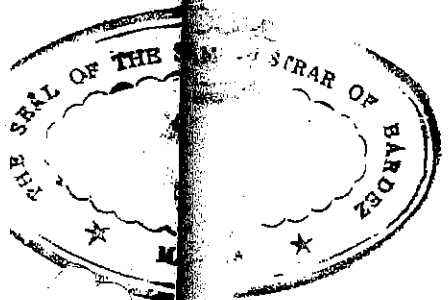
As there is no single stamp paper for the value of Rs. One lac

Seven thousand only

Additional stamp papers for the completion of the value is attached along with.

Signature of the official vendor

Signature of the Purchaser



Francisco Fernandes, 31 years of age, Bachelor,

- 6 -



Indian National, resident of H. No. 195, Kobra Vaddo, Calangute, Bardez, Goa, represented herein by his Attorney Mrs. Luiza D'Souza, wife of Mr. Francis D'Souza, 45 years of age, service, married, r/o Assagao, Bardez, Goa, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to context or meaning thereof mean and include his legal representatives, executors, administrators and assigns) of the One Part.

**AND**

**Kwality Resorts and Hospitality Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 254C, Dr. Annie Besant Road, Worli, Mumbai 400030, represented by its authorized signatory, **Shri Kishor Baxi**, s/o late Bhanuprasad Baxi, 49 years of age, married, service, Indian National, r/o H. No. 401, A Vaastushubh, Rajmata Jijamata Marg, Andheri (E),

*[Handwritten Signature]*



Mumbai 400093, duly authorized by a board resolution in that behalf, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to context or meaning thereof mean and include its legal representatives, executors, administrators and assigns) of the Other Part.

**WHEREAS** there exists a property known as "Bethulem", bearing Survey no. 236/9 of the Revenue village of Calangute, admeasuring 600 Sq. mts, situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa and more particularly described in Schedule I hereunder and is hereinafter referred to as the "**Said Property**".

**AND WHEREAS** the said property was purchased by late Shri Francisco Fernandes the father of the Vendor herein from Shri Martinho Sodder or Martin Sodder, Shri Sebastiao Mariano Sodder and his wife Smt. Mena Theresa Sodder, Shri Leao Sodder or

*Douge*  
- 8 -



Leon Sodder and his wife Smt. Maria Isaura Mendonza Sodder by Deed of Sale dated 17/06/1969.

**AND WHEREAS** the mother of the Vendor namely Smt. Ana Maria Dias Fernandes wife of Shri Francisco Fernandes has bequeathed her half share in the said property in favour of her son the Vendor herein by Will dated 25/07/2001 registered in the office of the Sub-Registrar at Mapusa, Bardez, Goa.

**AND WHEREAS** the Father of the Vendor viz., Francisco Fernandes expired on 31<sup>st</sup> January 1996.

**AND WHEREAS** upon the death of Francisco Fernandes, the sisters of the Vendor namely Mrs. Remy Fernandes, daughter of late Francisco Fernandes and her husband Mr. Agnelo Fernandes, Sister Julieat Fernandes, daughter of late Francisco Fernandes, Miss. Elizabeth Fernandes, daughter of

*Douglas*  
92



late Francisco Fernandes, Mrs. Rufina De Mello alias Rufina Fernandes and her husband Shri Bento Domingos De Mello, Mr. Francis D,Souza, son of late Joaquim D'Souza and his wife Mrs. Luiza De Souza, daughter of late Francisco Fernandes, have relinquished their right in the said property by Deed of Relinquishment dated 02/04/2001.

**AND WHEREAS** the mother of the Vendor namely Smt. Ana Maria Dias Fernandes expired on 03/04/2005.

**AND WHEREAS** upon the death of Smt. Ana Maria Dias Fernandes, wife of late Francisco Fernandes, Mrs. Remy Fernandes, daughter of late Francisco Fernandes and her husband Mr. Agnelo Fernandes, Sister Julieat Fernandes, daughter of late Francisco Fernandes, Miss. Elizabeth Fernandes, daughter of late Francisco Fernandes, Mrs. Rufina De Mello alias Rufina Fernandes and her husband Shri Bento

*Douglas*  
- 10 -



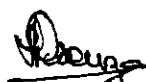


sq. mts. situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa and more particularly described in Schedule I.

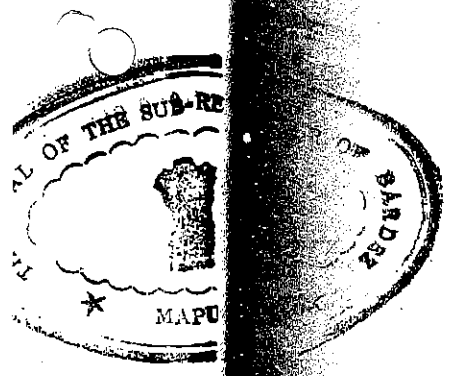
**AND WHEREAS** the Vendors have agreed to sell and the Purchaser has agreed to Purchase the said property, bearing Survey no. 236, Sub-division 9, admeasuring 600 sq. mts situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa for a total consideration of Rs. 38,60,001/- (Rupees Thirty Eight Lakhs Sixty Thousand One Only).

**NOW THEREFORE THIS DEED OF SALE  
WITNESSETH AS UNDER :-**

1. That in pursuance of the said agreement and in consideration of Rs. 38,60,001/- (Rupees Thirty Eight Lakhs Sixty Thousand One Only) as full and final payment, which is also the

  
- 12 -





market value of the said property, the receipt of which sum the Vendors hereby admit and acknowledge, the Vendors hereby transfer and convey unto the Purchaser by way of sale the **"Said Property"** more particularly described in Schedules I hereunder, absolutely and forever together with all the easements, liberties, privileges and appurtenances whatsoever to the **"Said Property"** belonging or any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim, demand and advantages whatsoever of the Vendors in the **"Said Property"** hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the Purchaser absolutely and forever.



*[Signature]*  
- 13 -

2. The aforesaid consideration of Rs. 38,60,001/- (Rupees Thirty Eight Lakhs Sixty Thousand One Only), which has been paid today, has been paid by the Purchaser to the Vendor, at the instructions of the Vendor, as under :-

By Demand Draft no. 012728, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Lambert D'Souza for a sum of Rs. 1,50,000/-.

By Demand Draft no. 012729, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Jacqueline D'Souza for a sum of Rs. 1,50,000/-.

By Demand Draft no. 012730, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Bernardo Fernandes for a sum of Rs. 11,86,667/-.

*D Souza*  
- 14 -



By Demand Draft no. 012731, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Frances D'Souza for a sum of Rs. 11,86,667/-.

By Demand Draft no. 012732, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Luiza D'Souza for a sum of Rs. 11,86,667/-.

3. Notwithstanding any act or deed by the Vendor he, at all material times had and now has, good right, full power and absolute authority to transfer his right in the "**Said Property**" hereby conveyed unto the Purchaser by way of sale and that the purchaser may at all times hereafter own, hold, occupy, possess and enjoy the "**Said Property**" conveyed as his own.
4. The "**Said Property**" shall be held and enjoyed by the purchaser without any interruption or

*Douza*  
- 150 -



disturbance whatsoever by the Vendor or any persons whomsoever claiming under, through or in trust for them or any one of them and that the purchaser is put in physical possession of the "**Said Property**" on the date of the signing of this deed.


5. The Vendor covenants that there are no pending Taxes or any other dues payable to any public authorities in respect of the "**Said Property**". The Purchaser shall hereafter pay all the taxes, cesses, assessments, dues, duties, fines and penalties that may be levied or imposed upon the "**Said Property**" by the local authorities, Government or other authorities like the State Taxation Department etc. from time to time.
6. The Vendor declares that there are no charges, attachments, previous, agreement, mortgages,

*Durga*  
- 16 -



contractual agreement, contract, collaterals, demands, liens, injunction, orders, executive demand, etc. on the "**Said Property**" or any part thereof and that the "**Said Property**" is not subject to any notice or scheme or notification or proceedings under the Land Acquisition Act or requisition, Administration of Revenue Properties Act or any other orders in claims, demands charges, penalties by any statutory authorities.

7. The "**Said Property**", better described in Schedule I hereunder and hereby conveyed is free from any encumbrances whatsoever.
8. The Vendor agrees and undertakes to do or cause to be done, from time to time, at the cost of the Purchaser all such further acts, deeds and things as may be reasonably required for the purpose of more perfectly

  
- 17 -





conveying, transferring and assuring to the Purchaser the **"Said Property"**.

9. The Purchaser is hereby indemnified and absolutely kept indemnified by the Vendor from any loss or damage whatsoever on account of any defect in the title of "the **"Said Property"** better described in Schedule I or any part thereof" or any other reason attributable to the Vendor.

10. The Vendor further covenants with the Purchaser that any claim in future by any person, whomsoever, as against the **"Said Property"** shall be settled by the Vendor alone and the Purchaser shall be kept indemnified against any third party claims as against the **"Said Property"**.

*Done*  
- 18 -



11. The Vendor does hereby covenants to give the No Objection to the Notice in Form no. X and / or XII that will be issued by the Talathi concerned, as required under the Land Revenue Code, at the time of carrying out the mutation.

**SCHEDULE - I**

All that property known as "Bethulem", bearing Survey no. 236/9 of the Revenue village of Calangute, admeasuring 600 Sq. mts, situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa, registered in the Land Registration Office of the Judicial Division of Bardez under no. 6098 of the Book B. 40 Old and recorded in the Revenue Office of Bardez Taluka under no. 792 of the 1<sup>st</sup> Circumscription and bounded as under :-

*Signature*  
- 19 -



**East** : by the property bearing survey no. 216/11;

**West** : by the property bearing survey no. 236/6;

**North** : by the property bearing survey no. 236/7

**South** : by the property bearing survey no. 236/10.

**IN WITNESS WHEREOF** the parties hereto have set  
their hand to this deed on the day and the year first  
hereinabove mentioned

*Dasg*  
- 20 -




SIGNED AND DELIVERED  
BY WITHIN NAMED VENDOR  
**Shri Bernardo Agnelo Fernandes**  
represented herein by his Attorney  
**Mrs. Luiza D'Souza**

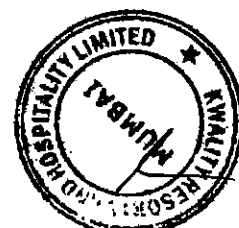


  
L.H.F.P.

R.H.F.P.



  
- 21 -



SIGNED AND DELIVERED  
BY WITHIN NAMED PURCHASER

**Kwality Resorts and Hospitality Limited,**  
represented by its authorized signatory,

**Shri Kishor Baxi**

**FOR KWALITY RESORTS AND HOSPITALITY LIMITED**

**GM (LEGAL & SECRETARIAL) &  
COMPANY SECRETARY**



L.H.F.P.

R.H.F.P.



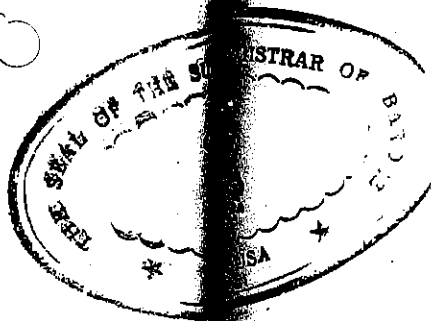
*Devi*  
- 22 -



WITNESSES

1. Francis D Souza *D Souza*

2. Pradeep D. Singhvi. *P Singhvi*



*D Souza*  
23-8





## RECEIPT

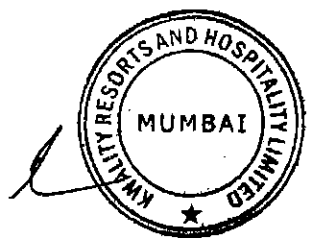
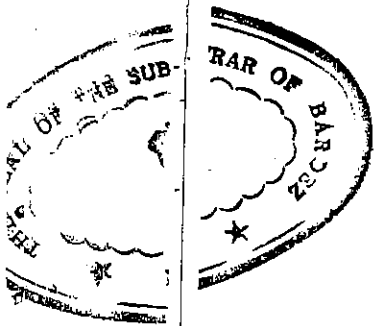
Received a sum of Rs. 38,60,001/- (Rupees Thirty Eight Lakhs Sixty Thousand One Only) from **Kwality Resorts and Hospitality Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 254C, Dr. Annie Besant Road, Worli, Mumbai 400030, represented by its authorized signatory, **Shri Kishor Baxi** towards sale of the property known as "Bethulem", bearing Survey no. 236/9 of the Revenue village of Calangute, admeasuring 600 Sq. mts, situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa.

Mapusa dated : 06/05/2008

**Shri Bernardo Agnelo Fernandes**

represented by his Attorney

**Mrs. Luiza D'Souza**

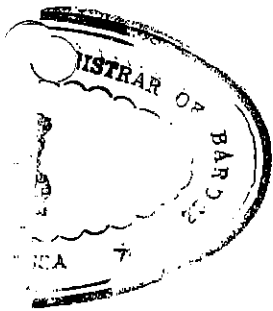


- 1) Mrs. Luiza D'souza, w/o. Mr. Francis D'souza, 45 yrs of age, service, married, s/o. Assagew, Bardez, Goa.  
Power of Attorney for  
a) Shri. Bernardo Aguielo Fernandes, s/o. Late Francisco Fernandes, 31 yrs of age, Bachelor, s/o. H. no. 195, Kabra Vaddo, Calangute, Bardez, Goa.

- 2) Kwality Resorts And Hospitality Limited, represented by its Authorized Signatory.  
Shri. Kishor Baxi, s/o. Late Bhanuprasad Baxi, 49 yrs of age, married, service, s/o. H. no. 140, A Vaastushubh, Rajmata Tijamata Marg, Andheri (E), Mumbai.  
Both the Parties are Indian Nationals.

executing party ies 1/2

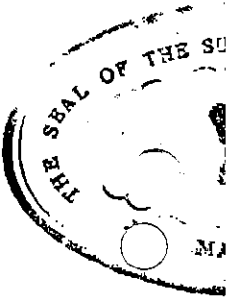
admits execution of the so called  
Sale



1) Murga



2) Murga



① Francis Mendes, 24 years, unmarried, service  
r/o Sangolda Bardg Goa.

48 yrs. married, Business.  
② Pradeep D. Singhvi, 803-B. Ray Kamel Heights,  
Ray Kamel lane, Dr-S-S. Rao Rd. Parel.  
MUMBAI-400012.

① Mendes

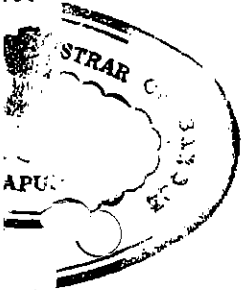
② Singhvi

Sub-Registrar  
SUB-REGISTRAR  
BARDEZ.

registered No. 2582  
at pages 238 to 264  
Book No. 7 Volume No. 2597  
date 08-05-2008

Sub-Registrar

UB-R



236/7



गोवा GOA Ser. No. 105 Date of Vend - Panaji Date of issue 22/04/08 020749  
Value of stamp Rupees Twenty five Thousand only  
Name of the purchaser Kwaliti Resorts & Hospitality Ltd  
Residing at Mumbai  
As there is no stamp of Rs. Two lac  
Forty five Thousand only  
Signature of the purchaser [Signature] Signature of the Director [Signature]



Old  
2

22/04/08  
2339(A)/08  
2339/08  
Presented at the Office of the  
Registrar of the District of Bardez  
between the hours of 10/35 to 10/40  
10/40  
122/600  
122/700/-



6/8 on 22  
Sd/sonza





गोवा GOA

Sri No. 105 Place of Vend: Panaji Date of issue 22/04/08 020748  
 Value of stamp 1000 Rupees Twenty five Thousand only  
 Name of the purchaser Kwalig. Resorts & Hospitality Ltd  
 Location of Mumbai  
 Amount of Rs. Two lacs  
 Forty five thousand only



This Deed of Sale is drawn and executed at Mapusa,

J. S. Souza  
 J. S. Souza  
 J. S. Souza

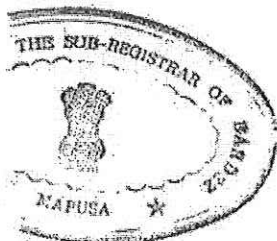






गोवा GOA

Sr. No. 105... Place of Vend.:- Panaji Date of issue 22/04/08 020747  
Value of stamp paper Rupees Twenty five thousand only  
Name of the purchaser Kwalidy Resorts & Hospitality Ltd  
Residing at Mumbai  
As above to be paid in the value of Rs. Two  
Lacs Forty five thousand only



Goa on this 23<sup>rd</sup> day of April 2008

Jfson m  
Sdsonza





गोवा GOA

Sr. No. 105 Date of Issue 21/11/18 020750  
 Value of stamp Rs. 25000  
 Name of the Purchaser H. Thakur  
 Residing at Mumbai Keraliya / Keraliya & Hospitaliyat  
 As there is no stamp of Rs. 25000  
 Additional stamp of Rs. 25000  
 along with.

Signature of the Purchaser



BETWEEN

H. Thakur  
 Keraliya  
 Keraliya





गोवा GOA Sr. No. ...105... Place of Vend :- Panaji Date of Issue 22/04/25  
 Value of stamp paper Rupees Twenty Five Thousand 020742  
 Name of the purchaser Kivality Resdnts & Hospitality Ltd  
 Residing at Mumbai Eon of ...  
 As there is no stamp paper for the value of Rs. ...Two lacs  
 Forty five Thousand only  
 Additional Stamp : for the completion of the value is attached  
 along with.

Signature of the official vendor

Signature of the Purchaser



1) Fr. Jose A A da Conceicao e

*Jose A da Conceicao e*  
*da Conceicao e*  
*da Conceicao e*





गोवा GOA

Sr. No. 105 Place of Vend :- Panaji Date of issue 22/04/04  
 Value of stamp paper Rupees Twenty Five Thousand only 020743  
 Name of the purchaser Kwalitz Resorts & Hospitality Ltd  
 Residing at Mumbai  
 As there is no stamp paper for the value of Rs. Two lacs  
 Forty Five Thousand only  
 Additional stamp for the completion of the value is attached  
 along with.

Signature of the purchaser

Signature of the purchaser



Souza, son of Joaquim Jose Maria Bento

JTS m m  
 Iselona  
 Sol Souza





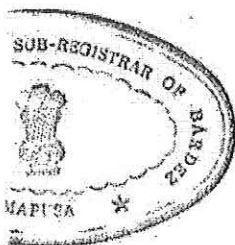


गोवा GOA

Sr. No. 105 Place of Vend :- Panaji Date of Issue 22/09/08 020744  
 Value of stamp paper Rupees Twenty five thousand only  
 Name of the purchaser Kheality Resorts & Hospitality  
 Residing at Mumbai  
 As there is no stamp paper for the value of Rs. Two lacs  
 forty five thousand only  
 Additional stamp for the completion of the value is attached  
 along with.

Signature of the sender

Signature of the Receiver



Bernardino Antonio Domingos Lourdes da

Jps  
 Sousa  
 Salsouza





गोवा GOA

St. No. 105... Place of Vend: Panaji Date of issue 22/4/08 020745  
 Value of stamp paper Twenty Five Thousand only  
 Name of the purchaser Kwality Resorts & Hospitality Ltd  
 Residing at Mumbai  
 As there is no... value of Rs. Two lacs  
 forty five Thousand only  
 Additional... of the value is...  
 along with.

Signature of the purchaser

Signature of the purchaser



Conceicao e Souza alias Bernardina De Conceisao e

*Conceicao e Souza*  
*Bernardina*  
*de Souza*





गोवा GOA Ser. No. 105 Place of Vend: Panaji Date of Issue 22/04/08 020746  
 Value of stamp Rupees Twenty five thousand only  
 Name of the purchaser Kwality Resorts & Hospitality Ltd  
 Registered at Mumbai

Amount in words Forty five thousand only  
 Value of Rs. Two lacs  
 At the time of purchase and completion of the value is attached

*[Signature]*

*[Signature]*

Signature of the Vendor

Signature of the Purchaser



Souza, 62 years of age, unmarried, priest, 2) Fr. Ivo

*[Signature]*  
*[Signature]*  
 Sdsouza





गोवा GOA

Sr. No. 105 Place of Vend :- Panaji Date of Issue 22/4/08 012640

Value of stamp paper Rupees Twenty thousand only

Name of the purchaser Kwaliti Resorts & Hospitality 112

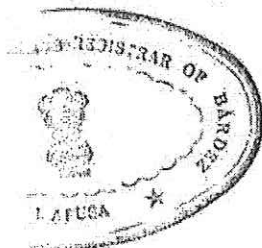
Residing at Mumbai Son of

As there is no single stamp paper for the value of Rs. Two lacs

Forty five thousand only Additional stamp papers for the completion of the value is attached along with.

Signature of the official vendor

Signature of the purchaser



Francisco Bernardino da Conceicao e Sousa, son

*F. Sousa*  
*Silva*  
*Sousa*





of Joaquim Jose Maria Bento Bernardino Antonio Domingos Lourdes da Conceicao e Souza alias Bernardina De Conceisao e Souza, 61 years of age, unmarried, priest, 3) Miss Maria Celma Safira da Conceicao e Souza, daughter of Joaquim Jose Maria Bento Bernardino Antonio Domingos Lourdes da Conceicao e Souza alias Bernardina De Conceisao e Souza, 59 years of age, unmarried, 4) Shri Savio Carmo Bernardino da Conceicao e Sousa, son of Joaquim Jose Maria Bento Bernardino Antonio Domingos Lourdes da Conceicao e Souza alias Bernardina De Conceisao e Souza, 57 years of age, married and his wife 5) Smt. Sylvia Paulina da Conceicao e Souza, d/o John D'Souza, 47 years of age, service, all Indian Nationals and all permanent resident of Calangute, Bardez, Goa hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to context or meaning thereof mean and




*J. Souza*  
*S. Souza*



include their legal representatives, executors, administrators and assigns) of the One Part.

AND

Kwality Resorts and Hospitality Limited, a company incorporated under the Companies Act, 1956, having its registered office at 254C, Dr. Annie Besant Road, Worli, Mumbai 400030, represented by its authorized signatory **Shri Kishor Baxi**, s/o late Bhanuprasad Baxi, 49 years of age, married, service, Indian National, r/o H. No. 401, A Vaastushubh, Rajmata Jijamata Marg, Andheri (E), Mumbai 400093, duly authorized by a board resolution in that behalf, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to context or meaning thereof mean and include its executors, administrators, successors and assigns) of the Other Part.

*J. B. Baxi*  
*Bela*  
*Sobouza*



**WHEREAS** the Vendor No. 1 had appointed the Vendor No. 3 as his Attorney by virtue of Power of Attorney dated 25/05/1998 executed before the Advocate & Notary Shri Fernando J. Colaco of Panaji Goa with the power to further delegate all the powers.



**WHEREAS** the Vendor No. 3 has appointed the Vendor No. 4 as her Attorney as well as that of the Vendor No. 1 herein by virtue of Power of Attorney dated 08/10/2002 executed before the Advocate & Notary Shri Agnelo D'Costa of Panaji Goa.

**WHEREAS** there exists a property situated at Calangute, Bardez Taluka, Goa, bearing Survey no. 236/7 of village Calangute, admeasuring 875 sq. mtrs. and more particularly described in Schedule I hereunder and is hereinafter referred to as the "Said Property".

*Shri Agnelo D'Costa*  
*Advocate*  
*Panaji*





AND WHEREAS the said property originally belonged to the parents of the aforesaid Vendors herein namely Joaquim Jose Maria Bento Bernardino Antonio Domingos Lourdes da Conceicao e Souza and his wife Mrs. Maria Ema Margarida Alacoque da Piedade Souza.



AND WHEREAS the father of the Vendors Shri Joaquim Jose Maria Bento Bernardino Antonio Domingos Lourdes da Conceicao e Souza expired on 21/09/1983 and the mother of the Vendors Smt. Maria Ema Margarida Alacoque da Piedade Souza expired on 30/03/1996 leaving behind the Vendors herein as the sole and universal heirs.

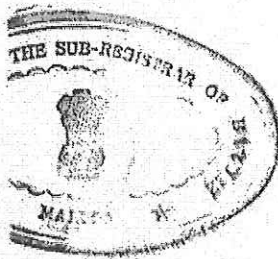
AND WHEREAS the Purchaser has approached the Vendors to purchase the said property bearing Survey no. 236, Sub division 7, admeasuring 875 sq. mts. situated within the jurisdiction of village

*JH Souza*  
*Belas*  
*Souza*



Panchayat of Calangute, Bardez, Goa and more particularly described in Schedule I.

**AND WHEREAS** the Vendors have agreed to sell and the Purchaser has agreed to Purchase the said property, bearing Survey no. 236, Sub-division 7, admeasuring 875 sq. mts., situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa for a total consideration of Rs. 61,25,000/- (Rupees Sixty One Lakhs Twenty Five Thousand Only).



**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :-**

1. That in pursuance of the said agreement and in consideration of Rs. 61,25,000/- (Rupees Sixty One Lakhs Twenty Five Thousand Only) as full and final payment, which is also the market value of the said property, the receipt of which sum the Vendors hereby admit and

*[Handwritten signatures]*  
Sdsouga





acknowledge, the Vendors hereby transfer and convey unto the Purchaser by way of sale the "Said Property" more particularly described in Schedules I hereunder, absolutely and forever together with all the easements, liberties, privileges and appurtenances whatsoever to the "Said Property" belonging or any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim, demand and advantages whatsoever of the Vendors in the "Said Property" hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the Purchaser absolutely and forever.

2. The aforesaid consideration of Rs. 61,25,000/- (Rupees Sixty One Lakhs Twenty Five Thousand Only), which has been paid today,

*[Handwritten signature]*  
Sd/-  
Sd/-





has been paid by the Purchaser to the Vendors, at the instruction of the Vendors as under :-

By Demand Draft no. 12733 dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Fr. Jose Antonio Agnelo da Conceicao e Souza for a sum of Rs. 15,00,000/-.

By Demand Draft no. 12734 dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Fr. Ivo Francisco Bernardino da Conceicao e Souza for a sum of Rs. 15,00,000/-.

By Demand Draft no. 12735 dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Miss Maria Celma Safira da Conceicao e Souza for a sum of Rs. 15,00,000/-.

By Demand Draft no. 12736 dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Shri Savio Carmo Bernardino da

*J. Souza*  
*S. Souza*  
*S. Souza*



Conceicao e Souza for a sum of Rs.  
16,25,000/-.

3. Notwithstanding any act or deed by the Vendors they, at all material times had and now have, good right, full power and absolute authority to transfer his right in the "Said Property" hereby conveyed unto the Purchaser by way of sale and that the purchaser may at all times hereafter own, hold, occupy, possess and enjoy the "Said Property" conveyed as his own.



4. The "Said Property" shall be held and enjoyed by the purchaser without any interruption or disturbance whatsoever by the Vendors or any persons whomsoever claiming under, through or in trust for them or any one of them and that the purchaser is put in physical

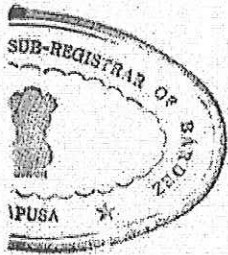
*JS Souza*  
*JS Souza*





possession of the "Said Property" on the date of the signing of this deed.

5. The Vendors covenant that there are no pending Taxes or any other dues payable to any public authorities in respect of the "Said Property". The Purchaser shall hereafter pay all the taxes, cesses, assessments, dues, duties, fines and penalties that may be levied or imposed upon the "Said Property" by the local authorities, Government or other authorities like the State Taxation Department etc. from time to time.



6. The Vendors declare that there are no charges, attachments, previous, agreement, mortgages, contractual agreement, contract, collaterals, demands, liens, injunction, orders, executive demand, etc. on the "Said Property" or any part thereof and that the "Said Property" is

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*



not subject to any notice or scheme or notification or proceedings under the Land Acquisition Act or requisition, Administration of Revenue Properties Act or any other orders in claims, demands charges, penalties by any statutory authorities.

7. The "Said Property", better described in Schedule I hereunder and hereby conveyed is free from any encumbrances whatsoever.
8. The Vendors agree and undertake to do or cause to be done, from time to time, at the cost of the Purchaser all such further acts, deeds and things as may be reasonably required for the purpose of more perfectly conveying, transferring and assuring to the Purchaser the "Said Property".

*HS m*  
*Pelara*  
*Sdsouya*



9. The Purchaser is hereby indemnified and absolutely kept indemnified by the Vendors from any loss or damage whatsoever on account of any defect in the title of "the **Said Property**" better described in Schedule I or any part thereof" or any other reason attributable to the Vendors.



10. The Vendors further covenant with the Purchaser that any claim in future by any person, whomsoever, as against the **Said Property** shall be settled by the Vendors alone and the Purchaser shall be kept indemnified against any third party claims as against the **Said Property**.

11. The Vendors do hereby covenant to give No Objection to the Notice in Form no. X and / or XII that will be issued by the Talathi concerned, as required under the Land

*MS*  
*Bela*  
*Adsoya*





Revenue Code, at the time of carrying out the mutation.

SCHEDULE - I

All that property situated at Calangute, Bardez Taluka, Goa, bearing Survey no. 236/7 of village Calangute, admeasuring 875 sq. mtrs., which property is neither Inscribed nor Described in the Land Registration Office of Bardez nor recorded in Taluka Revenue Office of Bardez Taluka and the same is bounded as under :-

**North :** By Survey no. 236/2;

**South :** By Survey no. 236/9;

**East :** By Survey no. 216/9, 216/10, 216/11;

**West :** By Survey no. 236/6.

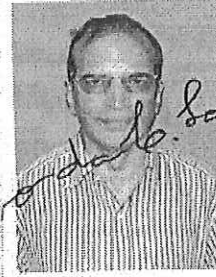
IN WITNESS WHEREOF THE PARTIES HERETO  
HAVE SET THEIR HANDS TO THIS DEED ON THE  
DAY AND THE YEAR FIRST HEREINABOVE  
MENTIONED

*[Handwritten signatures]*  
Sd/-  
Sd/-  
Sd/-

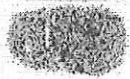
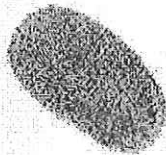


SIGNED AND DELIVERED  
BY WITHIN NAMED VENDOR  
Fr. Ivo Francisco Bernardino  
da Conceicao e Sousa

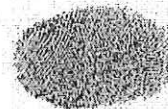
*Ivo da b. Souza*



L.H.F.P.



R.H.F.P.

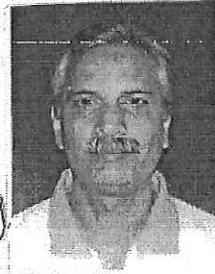


*Ivo da b. Souza*

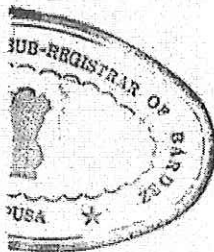


SIGNED AND DELIVERED  
BY WITHIN NAMED VENDOR

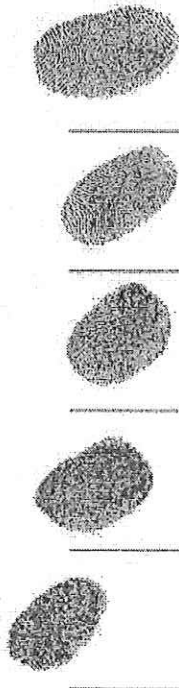
Shri Savio Carmo Bernardino  
da Conceicao e Sousa  
For self and as Attorney for  
Fr. Jose Antonio Agnelo  
da Conceicao e Souza and  
Miss Maria Celma Safira  
da Conceicao e Souza



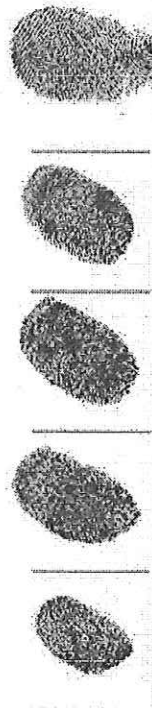
*Melara*



L.H.F.P.



R.H.F.P.



*Shri Savio  
da  
da Souza*



SIGNED AND DELIVERED  
BY WITHIN NAMED VENDOR

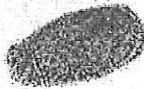
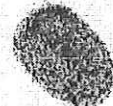
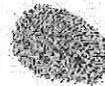
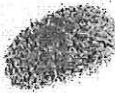
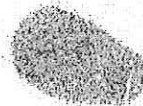
Smt. Sylvia Paulina da Conceicao  
e Souza



*bdsouza*

L.H.F.P.

R.H.F.P.



*HS mxx  
Smt  
bdsouza*





SIGNED AND DELIVERED  
BY WITHIN NAMED PURCHASER  
**Kwality Resorts and Hospitality Limited**  
represented by its Authorised Signatory

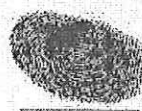


**Shri Kishor Bhat**  
FOR KWALITY RESORTS AND HOSPITALITY LIMITED

*[Signature]*  
GM (LEGAL & SECRETARIAL) &  
COMPANY SECRETARY

L.H.F.P.

R.H.F.P.



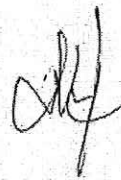
*For on  
Belona  
Solearya*





WITNESSES

1. Trimmoti Kump



2. Mr. Sayay S. Perob



J. S. Souza  
Beina  
Solsouza



RECEIPT

Received a sum of Rs. 61,25,000/- (Rupees Sixty One Lakhs Twenty Five Thousand Only) from **Kwality Resorts and Hospitality Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 254C, Dr. Annie Besant Road, Worli, Mumbai 400030, represented by its authorized signatory **Shri Kishor Baxi**, towards the sale of the property bearing Survey no. 236/7 of village Calangute, Bardez Goa, admeasuring 875 sq. mtrs.



**Fr. Ivo Francisco Bernardino  
da Conceicao e Sousa**

*IFB*

**Shri Savio Carmo Bernardino  
da Conceicao e Sousa**  
For self and as Attorney for  
**Fr. Jose Antonio Agnelo  
da Conceicao e Souza and  
Miss Maria Celma Safira  
da Conceicao e Souza**

*Selma  
dsouza*

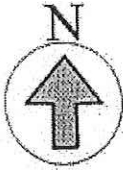
**Smt. Sylvia Paulina da Conceicao  
e Souza**

*dsouza*



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

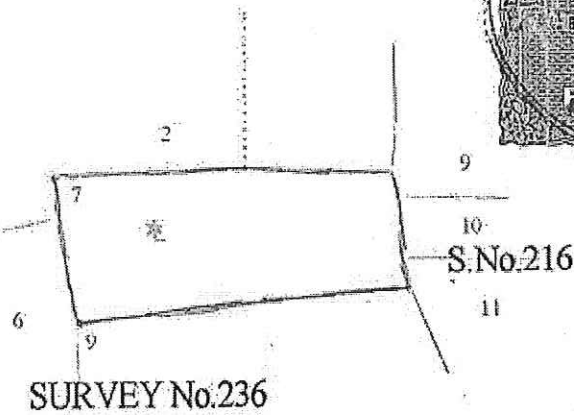
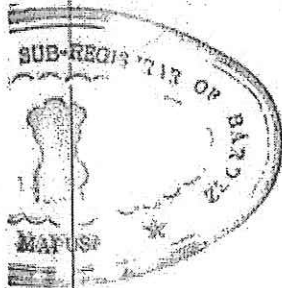
MAPUSA - GOA



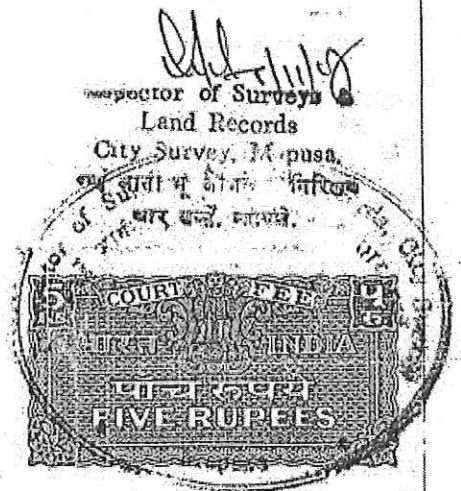
Plan showing plots situated at  
Village Calangute of Bardez Taluka

S.No./Sub Div No. 236/ 7

Scale 1:1000



*Signature*  
Salsouza



Computer Print Generated by  
Sweta S. Salelkar  
On 30-10-2007

Compared by  
C.A. Wadji

*Signature*  
30-10-2007

1) Fr Ivo Francisco Bernardino da Conceicao e Sousa s/o Joaquin Jose Maria Bento Bernardino Antonio Domingos Lourdes da Conceicao e Souza 61 yrs of age unmarried priest

2) Shri Sauro Carmo Bernardino da Conceicao e Sousa s/o Joaquin Jose Maria Bento Bernardino Antonio Domingos Lourdes da Conceicao e Souza 62 yrs of age unmarried priest  
for self and as attorney for



3) Fr Jose A da Conceicao e Souza 62 yrs of age unmarried priest

b) Miss Maria Celma Saffra da Conceicao e Souza 59 yrs of age unmarried

3) Sylvia Paulina da Conceicao e Souza 42 yrs of age service all Indian Nationals and all permanent P/O Calcutta Bardez Goa

4) Kwality Resort and Hospitality Ltd a Company Rep. by its authorized signatory Shri Kishor Baxi s/o late Bhanuprasad Baxi 48 yrs of age married service Indian Nationals P/O H No 40/1 A Vaastushubh Rasmata Swamata marg 1104 Andheri (E) Mumbai  
executing party

1) J. Baxi

2) J. Baxi

3) S. Souza

4) Kishor

admits execution of the ab called  
sale deed



① Francis Muel, age 24,  
unmarried, Servia, Rb  
H.no - 206. Sanjola-Baules.  
Goa.

② Guimathi Kante, age 31,  
married, business, 36  
Pocurim-Goa

① ~~Kante~~

②

~~12/1/69~~  
~~perkins~~

SUB-REGISTRAR  
BARDEZ

Registered No. 4025  
at pages 21 to 100  
Book No. 7 Volume No. 2709  
date 13/8/08

SUB-REGISTRAR



236/9.



गोवा GOA

Sr. No. 106..... Place of Vend :- Panaji Date of issue 22/11/08....  
Value of stamp paper Twenty five Thousand only 020754  
Name of the purchaser Kwaliti Resorts & Hospitality Ltd  
Residing at Mumbai  
As there is no stamp paper of the value of Rs. One  
Lac Sixteen Thousand only  
and hence stamp paper of the value of Rs. One is attached  
along with.

Signature of the Officer

Signature of the Officer

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KISHOR BARI

SUB-REGISTRAR  
BARDEZ

DEED OF SALE

SUB-REGISTRAR  
BARDEZ





GOA St. No. 106 Place of Vend :- Panaji Date of issue 22/4/08 020753  
Value of stamp paper Twenty Five Thousand only  
Name of the purchaser Kwality Resorts & Hospitality Ltd  
Residing at Mumbai  
As there is no stamp paper for the value of Rs. One lac  
Sixteen thousand only  
Additional stamp paper for the completion of the value is attached  
along with  
Signature of the Purchaser



This Deed of Sale is drawn and executed at Mapusa,

*[Handwritten signature]*





गोवा GOA

Sr. No. ....106 Place of Vend :- Panaji Date of issue ..22/4/08020751

Value of stamp paper ..Twenty five Thousand only

Name of the purchaser Kwality Resorts & Hospitality Ltd

Residing at ..Mumbai

As there is no single stamp paper ..Value of Rs. ...One lac

..Sixteen Thousand only

Additional stamp papers for the stamp value of the value is attached along with.

Signature of the official tender

Signature of the Purchaser

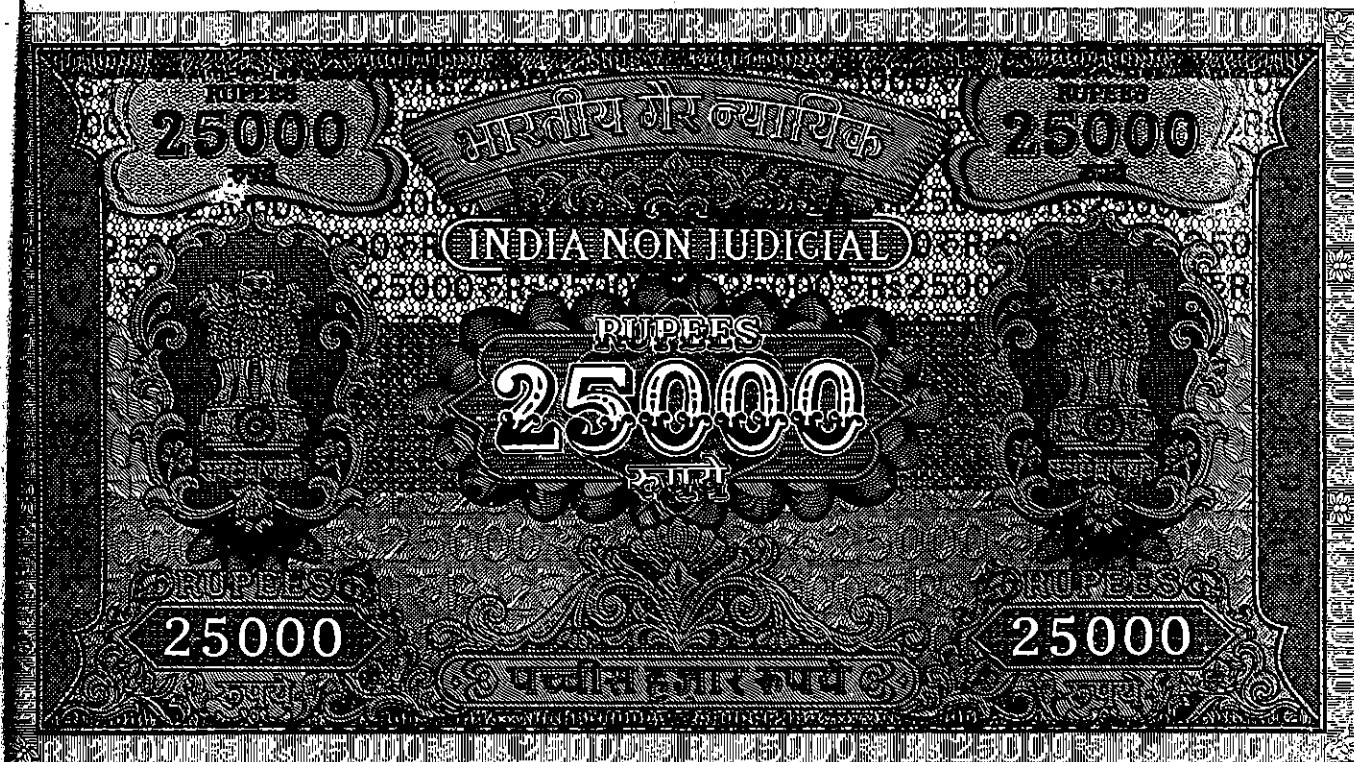


Goa on this 6<sup>th</sup> day of May 2008

*[Handwritten signature]*







गोवा GOA

Sr. No. ...106... Place of Vend :- Panaji Date of issue 22/4/08..020752

Value of stamp paper ...Twenty Five Thousand only...

Name of the purchaser ...Kwality Resorts & Hospitality Ltd

Residing at ...Mumbai... Son of ...

As there is no single stamp paper for the value of Rs. ...One Lacs

...Sixteen thousand only...

Additional stamp papers for the completion of the value is attached along with.

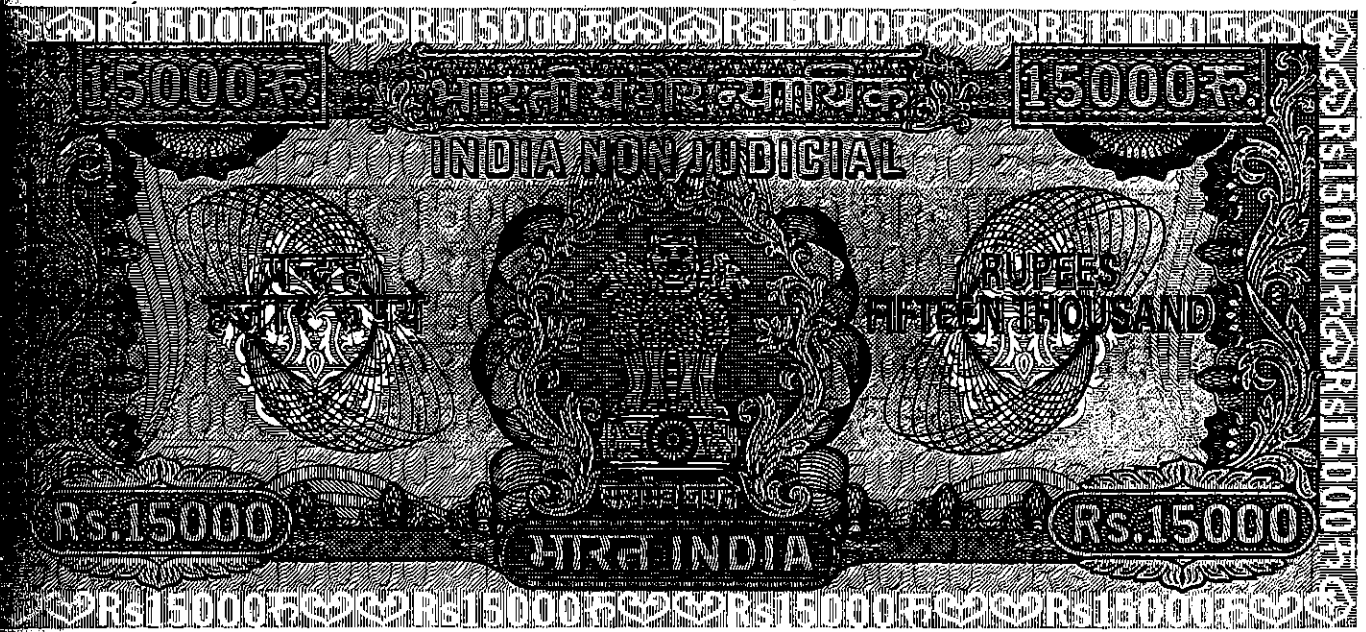
Signature of the Vendor

Signature of the Purchaser

BETWEEN

*[Signature]*





गोवा GOA

Sr. No. 106... Place of Vend :- Panaji Date of issue 22/4/08..008263  
Value of stamp paper fifteen thousand only  
Name of the purchaser Kwality Resorts & Hospitality Ltd  
Residing at Mumbai  
As there is no single stamp paper of value of Rs. One lac  
Sixteen thousand only  
Additional stamp papers for the completion of the value is attached  
along with.

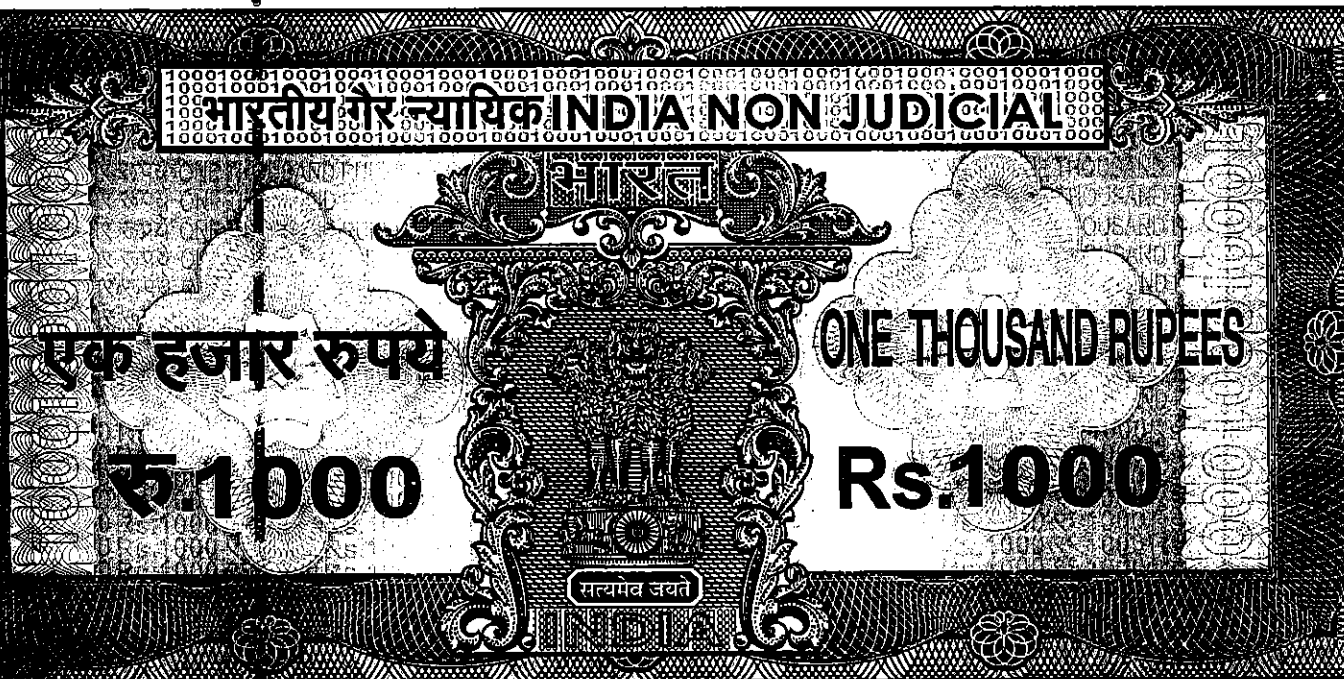
Signature of the officio sender

Signature of the Purchaser

Shri Bernardo Agnelo Fernandes, son of late

Dauz





GOA

Sr. No. 106 Place of Vend :- Panaji Date of issue 22/04/08 090242

Value of stamp paper Rs. One thousand only

Name of the purchaser Quality Resorts & Hospital Ltd.

Residing at Mumbai

As there is no single stamp paper for the value of Rs. One lac

Seven thousand only

Additional stamp papers for the completion of the value is attached along with.

Signature of the official vendor

Signature of the Purchaser



Francisco Fernandes, 31 years of age, Bachelor,

- 6 -



Indian National, resident of H. No. 195, Kobra Vaddo, Calangute, Bardez, Goa, represented herein by his Attorney Mrs. Luiza D'Souza, wife of Mr. Francis D'Souza, 45 years of age, service, married, r/o Assagao, Bardez, Goa, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to context or meaning thereof mean and include his legal representatives, executors, administrators and assigns) of the One Part.

**AND**

**Kwality Resorts and Hospitality Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 254C, Dr. Annie Besant Road, Worli, Mumbai 400030, represented by its authorized signatory, **Shri Kishor Baxi**, s/o late Bhanuprasad Baxi, 49 years of age, married, service, Indian National, r/o H. No. 401, A Vaastushubh, Rajmata Jijamata Marg, Andheri (E),

*[Handwritten Signature]*



Mumbai 400093, duly authorized by a board resolution in that behalf, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to context or meaning thereof mean and include its legal representatives, executors, administrators and assigns) of the Other Part.

**WHEREAS** there exists a property known as "Bethulem", bearing Survey no. 236/9 of the Revenue village of Calangute, admeasuring 600 Sq. mts, situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa and more particularly described in Schedule I hereunder and is hereinafter referred to as the "**Said Property**".

**AND WHEREAS** the said property was purchased by late Shri Francisco Fernandes the father of the Vendor herein from Shri Martinho Sodder or Martin Sodder, Shri Sebastiao Mariano Sodder and his wife Smt. Mena Theresa Sodder, Shri Leao Sodder or

*Douge*  
- 8 -





Leon Sodder and his wife Smt. Maria Isaura Mendonza Sodder by Deed of Sale dated 17/06/1969.

**AND WHEREAS** the mother of the Vendor namely Smt. Ana Maria Dias Fernandes wife of Shri Francisco Fernandes has bequeathed her half share in the said property in favour of her son the Vendor herein by Will dated 25/07/2001 registered in the office of the Sub-Registrar at Mapusa, Bardez, Goa.


**AND WHEREAS** the Father of the Vendor viz., Francisco Fernandes expired on 31<sup>st</sup> January 1996.

**AND WHEREAS** upon the death of Francisco Fernandes, the sisters of the Vendor namely Mrs. Remy Fernandes, daughter of late Francisco Fernandes and her husband Mr. Agnelo Fernandes, Sister Julieat Fernandes, daughter of late Francisco Fernandes, Miss. Elizabeth Fernandes, daughter of

*Douglas*  
92



late Francisco Fernandes, Mrs. Rufina De Mello alias Rufina Fernandes and her husband Shri Bento Domingos De Mello, Mr. Francis D,Souza, son of late Joaquim D'Souza and his wife Mrs. Luiza De Souza, daughter of late Francisco Fernandes, have relinquished their right in the said property by Deed of Relinquishment dated 02/04/2001.



**AND WHEREAS** the mother of the Vendor namely Smt. Ana Maria Dias Fernandes expired on 03/04/2005.

**AND WHEREAS** upon the death of Smt. Ana Maria Dias Fernandes, wife of late Francisco Fernandes, Mrs. Remy Fernandes, daughter of late Francisco Fernandes and her husband Mr. Agnelo Fernandes, Sister Julieat Fernandes, daughter of late Francisco Fernandes, Miss. Elizabeth Fernandes, daughter of late Francisco Fernandes, Mrs. Rufina De Mello alias Rufina Fernandes and her husband Shri Bento

*Douglas*  
- 10 -

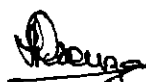


sq. mts. situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa and more particularly described in Schedule I.

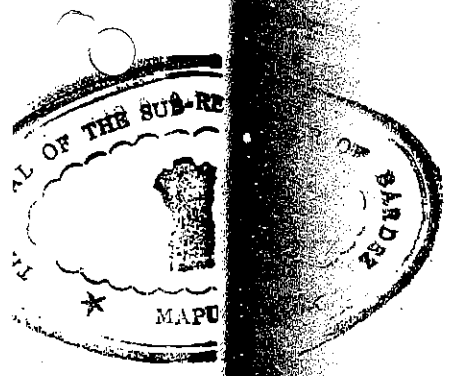
**AND WHEREAS** the Vendors have agreed to sell and the Purchaser has agreed to Purchase the said property, bearing Survey no. 236, Sub-division 9, admeasuring 600 sq. mts situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa for a total consideration of Rs. 38,60,001/- (Rupees Thirty Eight Lakhs Sixty Thousand One Only).

**NOW THEREFORE THIS DEED OF SALE  
WITNESSETH AS UNDER :-**

1. That in pursuance of the said agreement and in consideration of Rs. 38,60,001/- (Rupees Thirty Eight Lakhs Sixty Thousand One Only) as full and final payment, which is also the

  
- 12 -





market value of the said property, the receipt of which sum the Vendors hereby admit and acknowledge, the Vendors hereby transfer and convey unto the Purchaser by way of sale the **"Said Property"** more particularly described in Schedules I hereunder, absolutely and forever together with all the easements, liberties, privileges and appurtenances whatsoever to the **"Said Property"** belonging or any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim, demand and advantages whatsoever of the Vendors in the **"Said Property"** hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the Purchaser absolutely and forever.



*[Signature]*  
- 13 -

2. The aforesaid consideration of Rs. 38,60,001/- (Rupees Thirty Eight Lakhs Sixty Thousand One Only), which has been paid today, has been paid by the Purchaser to the Vendor, at the instructions of the Vendor, as under :-

By Demand Draft no. 012728, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Lambert D'Souza for a sum of Rs. 1,50,000/-.

By Demand Draft no. 012729, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Jacqueline D'Souza for a sum of Rs. 1,50,000/-.

By Demand Draft no. 012730, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Bernardo Fernandes for a sum of Rs. 11,86,667/-.

*D Souza*  
- 14 -





By Demand Draft no. 012731, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Frances D'Souza for a sum of Rs. 11,86,667/-.

By Demand Draft no. 012732, dated 03/04/2008, drawn on Axis Bank Ltd., in favour of Luiza D'Souza for a sum of Rs. 11,86,667/-.

3. Notwithstanding any act or deed by the Vendor he, at all material times had and now has, good right, full power and absolute authority to transfer his right in the "**Said Property**" hereby conveyed unto the Purchaser by way of sale and that the purchaser may at all times hereafter own, hold, occupy, possess and enjoy the "**Said Property**" conveyed as his own.
4. The "**Said Property**" shall be held and enjoyed by the purchaser without any interruption or

*Douza*  
- 15 -



disturbance whatsoever by the Vendor or any persons whomsoever claiming under, through or in trust for them or any one of them and that the purchaser is put in physical possession of the "**Said Property**" on the date of the signing of this deed.


5. The Vendor covenants that there are no pending Taxes or any other dues payable to any public authorities in respect of the "**Said Property**". The Purchaser shall hereafter pay all the taxes, cesses, assessments, dues, duties, fines and penalties that may be levied or imposed upon the "**Said Property**" by the local authorities, Government or other authorities like the State Taxation Department etc. from time to time.
6. The Vendor declares that there are no charges, attachments, previous, agreement, mortgages,

*Durga*  
- 16 -



contractual agreement, contract, collaterals, demands, liens, injunction, orders, executive demand, etc. on the "**Said Property**" or any part thereof and that the "**Said Property**" is not subject to any notice or scheme or notification or proceedings under the Land Acquisition Act or requisition, Administration of Revenue Properties Act or any other orders in claims, demands charges, penalties by any statutory authorities.

7. The "**Said Property**", better described in Schedule I hereunder and hereby conveyed is free from any encumbrances whatsoever.
8. The Vendor agrees and undertakes to do or cause to be done, from time to time, at the cost of the Purchaser all such further acts, deeds and things as may be reasonably required for the purpose of more perfectly

  
- 17 -



conveying, transferring and assuring to the Purchaser the **"Said Property"**.

9. The Purchaser is hereby indemnified and absolutely kept indemnified by the Vendor from any loss or damage whatsoever on account of any defect in the title of "the **"Said Property"** better described in Schedule I or any part thereof" or any other reason attributable to the Vendor.

10. The Vendor further covenants with the Purchaser that any claim in future by any person, whomsoever, as against the **"Said Property"** shall be settled by the Vendor alone and the Purchaser shall be kept indemnified against any third party claims as against the **"Said Property"**.

*Done*  
- 18 -



11. The Vendor does hereby covenants to give the No Objection to the Notice in Form no. X and / or XII that will be issued by the Talathi concerned, as required under the Land Revenue Code, at the time of carrying out the mutation.

**SCHEDULE - I**

All that property known as "Bethulem", bearing Survey no. 236/9 of the Revenue village of Calangute, admeasuring 600 Sq. mts, situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa, registered in the Land Registration Office of the Judicial Division of Bardez under no. 6098 of the Book B. 40 Old and recorded in the Revenue Office of Bardez Taluka under no. 792 of the 1<sup>st</sup> Circumscription and bounded as under :-

*Signature*  
- 19 -





**East** : by the property bearing survey no. 216/11;

**West** : by the property bearing survey no. 236/6;

**North** : by the property bearing survey no. 236/7

**South** : by the property bearing survey no. 236/10.

**IN WITNESS WHEREOF** the parties hereto have set  
their hand to this deed on the day and the year first  
hereinabove mentioned

*Dasu*  
- 20 -




SIGNED AND DELIVERED  
BY WITHIN NAMED VENDOR  
**Shri Bernardo Agnelo Fernandes**  
represented herein by his Attorney  
**Mrs. Luiza D'Souza**

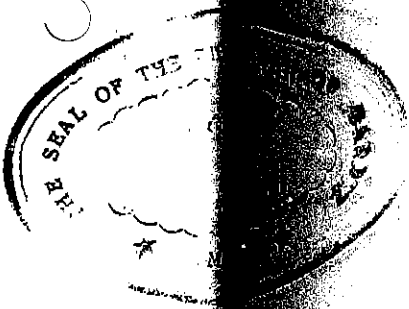


  
L.H.F.P.

R.H.F.P.



  
- 21 -



SIGNED AND DELIVERED  
BY WITHIN NAMED PURCHASER

**Kwality Resorts and Hospitality Limited,**  
represented by its authorized signatory,

**Shri Kishor Baxi**

**FOR KWALITY RESORTS AND HOSPITALITY LIMITED**

**GM (LEGAL & SECRETARIAL) &  
COMPANY SECRETARY**



L.H.F.P.

R.H.F.P.



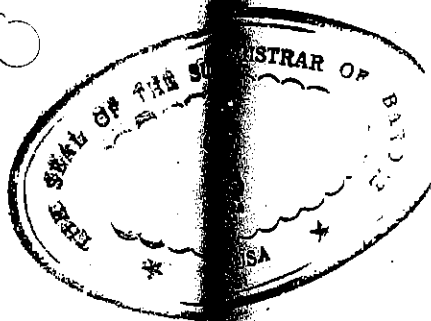
*Devi*  
- 22 -



WITNESSES

1. Francis D Souza *D Souza*

2. Pradeep D. Singhvi. *P Singhvi*



*D Souza*  
23-8



## RECEIPT

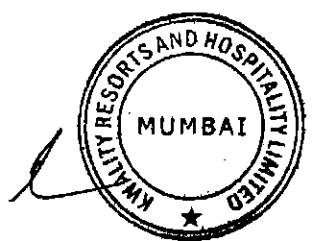
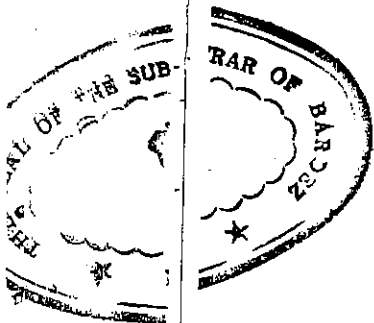
Received a sum of Rs. 38,60,001/- (Rupees Thirty Eight Lakhs Sixty Thousand One Only) from **Kwality Resorts and Hospitality Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 254C, Dr. Annie Besant Road, Worli, Mumbai 400030, represented by its authorized signatory, **Shri Kishor Baxi** towards sale of the property known as "Bethulem", bearing Survey no. 236/9 of the Revenue village of Calangute, admeasuring 600 Sq. mts, situated within the jurisdiction of village Panchayat of Calangute, Bardez, Goa.

Mapusa dated : 06/05/2008

**Shri Bernardo Agnelo Fernandes**

represented by his Attorney

**Mrs. Luiza D'Souza**



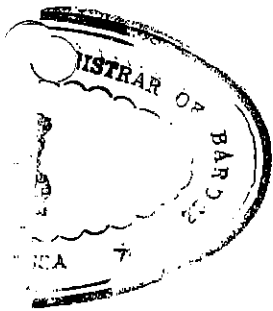


- 1) Mrs. Luiza D'souza, w/o. Mr. Francis D'souza, 45 yrs of age, service, married, s/o. Assagew, Bardez, Goa.  
Power of Attorney for  
a) Shri. Bernardo Aguielo Fernandes, s/o. Late Francisco Fernandes, 31 yrs of age, Bachelor, s/o. H.no. 195, Kabra Vaddo, Calangute, Bardez, Goa.

- 2) Kwality Resorts And Hospitality Limited, represented by its Authorized Signatory.  
Shri. Kishor Baxi, s/o. Late Bhanuprasad Baxi, 49 yrs of age, married, service, s/o. H.no. 140, A Vaastushubh, Rajmata Tijamata Marg, Andheri (E), Mumbai.  
Both the Parties are Indian Nationals.

executing party ies 1/2

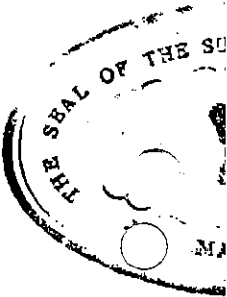
admits execution of the so called  
Sale



1) Murga



2) Murga



① Francis Mendes, 24 years, unmarried, service  
r/o Sangolda Bardg Goa.

48 yrs. married, Business.  
② Predeep D. Singhvi, 803-B. Ray Kamel Heights,  
Ray Kamel lane, Dr-S-S. Rao Rd. Parel.  
MUMBAI-400012.

① Mendes

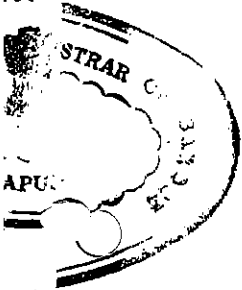
② Singhvi

*Sub-Registrar*  
SUB-REGISTRAR  
BARDEZ.

registered No. 2582  
at pages 238 to 264  
Book No. 7 Volume No. 2597  
date 08-05-2008

Sub-Registrar

UB-R



236/10-



१६ गोवा GOA 1012 Date of issue 3/9/80 015700  
Twenty Five Thousand Only  
Quality Resorts & Hospitality Ltd  
Signature of the official auditor  
Signature of the Purchaser

4432/2007  
Bader  
210 66109/1207

60  
1640.000-00  
90-00  
10-00  
16.40700-00  
21/09/80

KWALITY RESORTS & HOSPITALITY LTD  
DIRECTOR/AUTHORISED SIGNATORY

DEED OF SALE

SUB-REGISTRAR

RUB BAROER

*[Handwritten signatures]*

*[Handwritten signature]*





गोवा GOA

St. No. 1013... Place of Vend. Panaji Date of Issue 3/3/62 015702  
Value of stamp paper Twenty Five Thousand only  
Name of the purchaser Kunal, Rajendra & Rajiv, Ltd.  
Residing at Mumbai Son of  
As there is no single stamp paper for the value of Rs. Sixteen  
Lakhs Forty Thousand only  
All the stamp papers for the completion of the value is attached  
along with.

Signature of the ex officio vendor

Signature of the Purchaser



This Deed of sale is drawn and executed at Mapusa, Goa

Signature of the Vendor

Signature of the Purchaser





गोवा GOA

St. No. 1013 Place of Vend - Panaji Date of Issuance 3/9/07  
 Value of the stamp Twenty Five Thousand only  
 Purpose of the stamp Quality Resorts & Hospitality, Ltd.  
 Registered at Mumbai  
 The stamp is valid for use in the State of Goa  
 Lohiya Forty Thousand only  
 The stamp is valid for use in the State of Goa

015701

Official stamp

Signature of the Merchant



on this 6<sup>th</sup> day of September, 2007

*[Handwritten signature]*

*[Handwritten signature]*



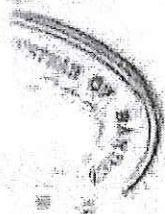


गोवा GOA

Sr. No. 1013. Place of Vend. - Panaji Date of Issue 3/9/62 015703  
Value of Stamp paper Twenty Five Thousand only  
Name of the purchaser Kwalid Resorts & Hospitality Ltd.  
Residing at Mumbai. Tax of  
As well as no single stamp paper for the value of Rs. Sixteen  
Lakhs Forty Thousand only  
All used stamp papers for the completion of the value is attached  
along with.

Signature of the official vendor

Signature of the purchaser



Between

L. P. P. P.

P. P. P.

P. P. P.





गोवा GOA

015704

St. No. 1013 Place of Vend. Panaji Date of Issue 3/9/07  
Value of stamp paper Twenty Five Thousand only  
Name of the purchaser Keshavi Resorts & Hospitality Ltd.  
Residing at Mumbai  
As there is no single stamp paper for the value of Rs. Eighteen  
Lakhs Forty Thousand only  
As such stamp papers for the completion of the value is attached

① of the ex-officio vendor

Signature of the Purchaser

(1) Smt. Maria Conceicao Edilda De Souza

*E. Conceicao*

*Marcel*

*Marcel*





गोवा GOA

Sr. No. 1013 Place of Vend: Panaji Date of Issue 3/4/02 015705  
Value of stamp paper Twenty Five thousand only  
Name of the purchaser Kunal K. Kharatkar Ltd.  
Residing at Mumbai  
As there is no single stamp paper for the value of Rs. Sixteen  
Lakhs Forty thousand only  
and legal stamp papers for the completion of the value is attached  
hereto.

Signature of the Office vendor

Signature of the Purchaser

Proença, wife of George Roque do Rosario de Souza

to Power

Proença

Proença



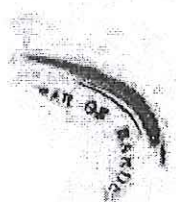


गोवा GOA

NO. 1013 Place of Vend. - Dada. Date of Issue 7/9/2013 015706  
 Amount of Stamp Twenty Five Thousand only  
 Purpose for which used (Kawaly, Resorts & Hospitality, etc.)  
 Amount of Stamp Mumbai Date of Issue  
 As per the single stamp put on for the value of Rs. Twenty  
 Lakhs Forty Thousand only  
 All other stamp papers for the completion of the value to be attached  
 with this.

Signature of the official vendor

Signature of the purchaser



Proenca, 61 years of age, married, of Indian National and

Proenca

Proenca









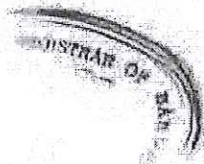
गोवा GOA

015708

Sr. No. 1013. Place of Vendor Panaji Date of issue 3/19/63  
Value of stamp paper Twenty Five Thousand only  
Name of the purchaser Jewellery, Bazar, 4 Hospital, 1st  
Residing at Mumbai  
As there is no stamp paper for the value of Rs. Sixteen  
Lakhs, Forty Thousand only.  
Additional stamp papers for the completion of the value is attached

Signature of the official vendor

Signature of the Purchaser



referred to as "the Vendor No.1" of the First Part;

Signature

Signature

Signature





गोवा GOA

ST. No. 1613 Place of Vend: Parali Date of issue 3/5/87 015710  
 Value of item for Rent, Room, Thowrand, and  
 Name of the purchaser Kanchan, Resorts + Hospitality, Del.  
 Residing at Mumbai. Pan of  
 As there is no single stamp paper for the value of Rs. 25000  
 Lakhs, Forty, Thowrand, only  
 Additional stamp papers for the completion of the value is attached  
 along with.

Signature of the ex-officio vendor

Signature of the Dischargee



And

Assen

Assen

Assen





गोवा GOA 1012 Name of Vendor: Panaji Date of Issue: 3/10/03 015709

Amount: Twenty Five Thousand only  
 Purpose: (Kavalis), Resorts & Hospitals, Dole  
 Receipt of: members, Tax of  
 As there is no stamp paper for the value of Rs. Twenty  
 Lakhs, Fifty Thousand only  
 Additional stamp papers for the completion of the value is attached  
 along with.

Signature of the official vendor

Signature of the Purchaser



(2) Shri. George Roque do Rosario de Souza

*George Roque do Rosario de Souza*

*[Signature]*

*[Signature]*





गोवा GOA

No. 1013, Place of Vend - Panaji Date of issue 3/9/07 015711

Value of stamp paper Twenty Five thousand only

Name of the purchaser Quality Resorts & Hotel, Vol.

Residing at Mumbai City of

As there is no single stamp paper for the value of Rs. Sixteen

Lakhs, Forty thousand only

Additional stamp papers for the completion of the value is attached

Signature of the official vendor

Signature of the purchaser



Proenca, 71 years of age, of Indian National and

Signature of Proenca

Signature of Proenca

Signature of Proenca





गोवा GOA. St. No. 1913. Place of Vend. Panaji. Date of Issue 5/5/02. 015712  
Value of stamp paper Twenty Five Thousand only  
Name of the purchaser Kumbhar, Resorts & Hospitality, Ltd.  
Residing at Mumbai. Son of  
As there is no single stamp paper for the value of Rs. Sixteen  
Lakhs Forty Thousand only  
Additional stamp papers for the completion of the value is attached  
along with.  
Signature of the ex officio vendor Signature of the Purchaser



resident of Calangute, Bardez, Goa, and hereinafter

E. P. P. P.

P. P. P.

P. P. P.





गोवा GOA

015713

Sr. No. 1012. Place of Vend. Panaji. Date of Issue 3/9/02  
Value of stamp paper Twenty Five Thousand only  
Name of the purchaser Rev. Fr. R. Hospital, Ltd.  
Residing at Mumbai. Son of  
As there is no single stamp paper for the value of Rs. Five thousand  
Additional stamp papers for the completion of the value is attached  
along with.

Signature of the ex officio vendor

Signature of the Purchaser



referred to as "the Vendor No.2" of the Second Part;

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*





गोवा GOA  
 St. No. 1013 Place of Vend: Panaji Date of issue: 2/9/97 015714  
 Value of stamp paper Twenty Five Thousand only  
 Name of the purchaser Kivali, Kivita & Hospitalist, Ltd.  
 Residing at Mumbai Son of  
 As there is no single stamp paper for the value of Rs. Sixteen  
 Lakh Four Thousand only  
 Additional stamp papers for the completion of the value is attached  
 along with.  
 Signature of the official vendor Signature of the purchaser



The Vendor No.1 and the Vendor No.2 are hereinafter

to Person

Signature

Signature





गोवा GOA

1013

Place of Vendor

Date of issue

3/4/02

015715

Value of stamp paper Twenty Five Thousand only  
 Name of the purchaser Kushal Sports & Hospitality Ltd  
 Residing at Mumbai  
 As there is no stamp paper of the value of Rs. Twenty  
Lakh Forty Thousand only  
 additional stamp paper for the completion of the value is attached  
 along with.

Signature of the official vendor

*[Signature]*  
 Signature of the Purchaser



collectively referred to as "the Vendors") (which

*[Signature]*

*[Signature]*

*[Signature]*





गोवा GOA

015716

Sr. No. 1013, Place of Vend: Panaji, Date of issue 3/9/03  
 Value of stamp paper Twenty Five Thousand only  
 Name of the purchaser: Quality, Quantity & Hospitality Ltd.  
 Registered at: Mumbai  
 At Goa is no other stamp paper for the value of the stamp  
 Value of stamp paper for the completion of the stamp is attached  
 with this.

②  
 Declaration of the official vendor

Signature of the Purchaser  
*[Signature]*



expression shall unless repugnant to context or meaning

*E. P. P. 07*

*[Signature]*

*[Signature]*





गोवा GOA

015717

1913  
Place of Vendor Panaji Date of issue 2/9/13  
Value of stamp paper Twenty Five Thousand only  
Name of the purchaser Kwality Assets & Hospitality Ltd.  
Residence of the purchaser Mumbai Son of  
As there is no single stamp paper the value of the stamp paper is  
Twenty Five Thousand only  
Additional stamp papers for the completion of the value is attached  
along with

Signature of the ex officio vendor

Signature of the Purchaser



thereof mean and include their respective heirs, legal

G. P. S. M.

Signature





गोवा GOA

Sr. No. 1013. Place of Vend. - Panaji. Date of issue 31.10.21. 015721  
 Value of the paper Twenty five thousand only  
 Name of the purchaser Kovaly Resorts & Hospitality Ltd  
 Result of the Auction Mailed  
 AS per the value of Rs. Sixteen  
 Lakh Forty thousand only  
 Additional paper for the completion of this form is attached  
 along with

Signature of the Officer vendor

Signature of the Purchaser



representatives, executors, and administrators).

G. P. S. S.

Prova

Kurse





गोवा GOA

No. 1613 Place of Vendor Panaji Date of issue 31/9/07 015724  
Value of stamp paper Twenty five thousand only  
Name of the purchaser Quality Resorts & Hospitality Ltd  
Address of the purchaser Mumbai  
Amount in words Sixteen  
Lakh forty thousand only  
A receipt stamp for the amount of Rs. 16,40,000 is attached  
to this.

Signature of the Vendor

Signature of the Purchaser

AND

E. Parveen

Signature

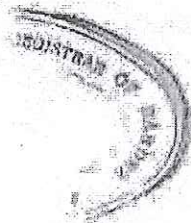
Signature





गोवा GOA

Ser. No. 1013 Place of Vend. Panaji Date of issue 21.9.07 015725  
 of twenty five thousand only  
 Quality Resorts & Hospitality Ltd.  
 Mumbai  
 Sixteen  
 Lakh Forty thousand only  
 is attached  
 Signature of the - Photo reader  
 Signature of the - Warehouse



Kwality Resorts and Hospitality Limited, a company

*E. P. P. P.*

*Handwritten signature*

*Handwritten signature*



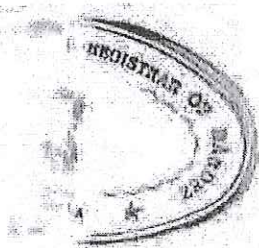


गोवा GOA, No. 1912, Place of Vendor - Panaji, Date of Issue 3/2/82 015718

Value of the stamp paper ... Twenty Five Thousand only  
 Name of the purchaser ... Quality ...  
 Reason for ...  
 As ... in the ... of the ...  
 Value of the ...  
 And ... papers for the completion of the ... by ...

Signature of the official vendor

Signature of the ...



Incorporated under the Companies Act, 1956, having its

E. P. ...

...

...





SIGNED AND DELIVERED

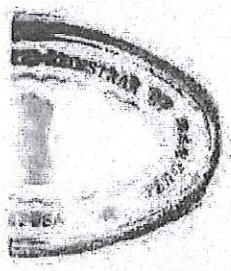
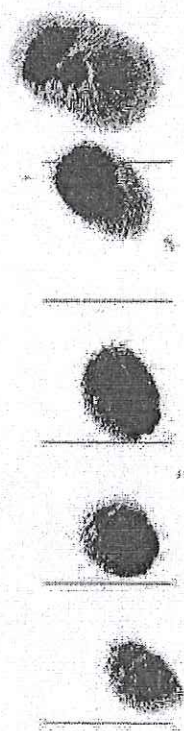
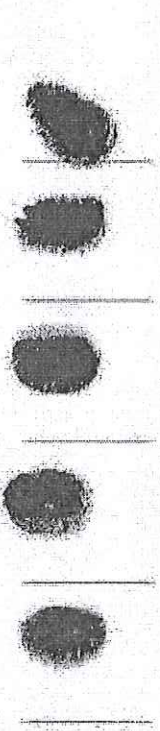
BY WITHIN NAMED VENDOR NO.1

Smt. Maria Conceicao Edilda De Souza Proenca

*[Signature]*

L.H.F.P.

R.H.F.P.



*[Signature]*

*[Signature]*

*[Signature]*

12



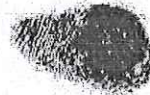
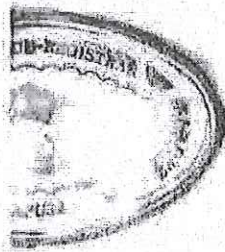
SIGNED AND DELIVERED

BY WITHIN NAMED VENDOR NO.2

Shri George Roque do Rosario de Souza Proenca

L.H.F.P.

R.H.F.P.



E. Proenca

Shri George Roque do Rosario de Souza Proenca



SIGNED SEALED AND DELIVERED  
BY WITHIN NAMED PURCHASER

Kwality Resorts and Hospitality Ltd.,

represented by its Director

Shri Raman Mehra

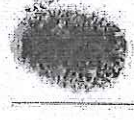
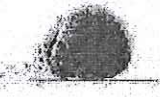
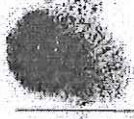
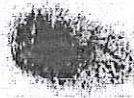
KWALITY RESORTS & HOSPITALITY LTD

DIRECTOR / AUTHORIZED SIGNATORY



L.H.F.P.

R.H.F.P.



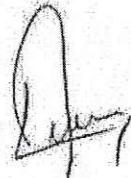
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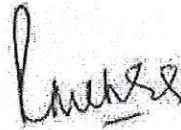


WITNESSES

1. Mr. SAUD MOENKA 

2. Mr. Pradeep Singhi 













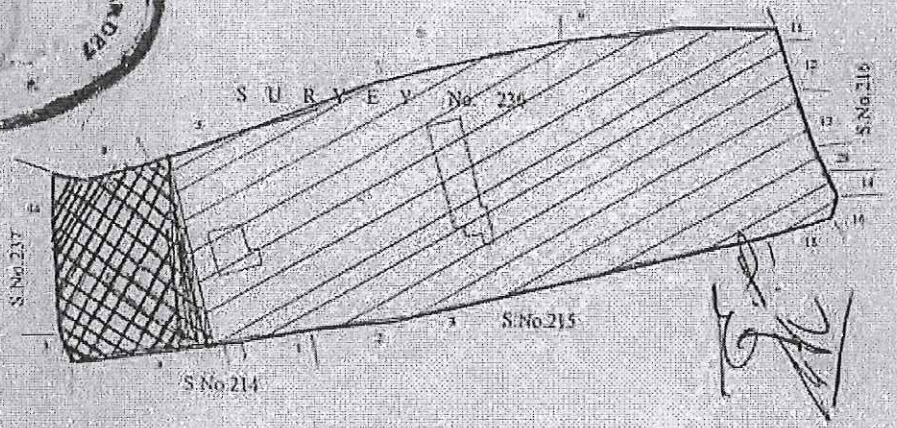
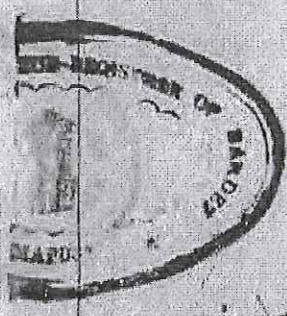
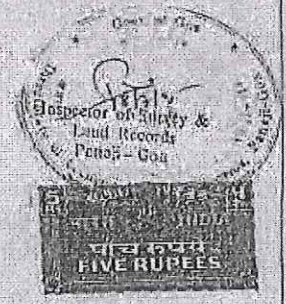
20

Annexure 1

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



Plan showing plots situated at  
Calangute - Village  
BARDEZ - Taluka  
S.No./Sub. Div. No. 236/ II  
Scale 1/1000



*Handwritten signature*

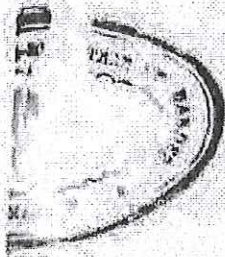
Computer Generated On 18-07-2003

Compared by *[Signature]*  
11/7/03



Mr. George Roque do Rosario  
de Souza Pereira, 71 years, Italian  
of Calangute, Borda

3) Shri. Raman Mehra, 50 Pannath  
Mehra, 45 years, married, business,  
Indian, 870 Mumbai. Director of  
Kwality Resorts and Hospitality Ltd.



**CONFIDENTIAL**

minutes attention of the 130 million

4

21

31

KWALITY RESORTS & HOSPITALITY LTD

DIRECTOR / AUTHORIZED SIGNATORY



1/ Saulo Prames age 37- sub George  
from Monte Carlo Alcalá de Henares  
2/ Pradeep Singhvi age 47- sub Darabhai  
Pradeep Singhvi Pradeep Singhvi  
State that the Pradeep Singhvi know  
the above Pradeep Singhvi  
and identify him/th

1/ Mr. SAUL PRAMES

4/ Mr. Pradeep Singhvi Pradeep Singhvi

Mapusa 06/09/2002

SUB-REGISTRAR  
BARCELONA

registered No. 4538  
at pages 153 No. 26  
Book No. 5 Volume No. 2274  
date 06/09/02

Sub-Registrar







100005244624

**FORM I & XIV**

नमुना नं १ व १४

Date : 08/02/2016

Page 1 of 1

Taluka BARDEZ

तालुका

Village Calangute

गांव

Name of the Field Bethulem

शेताचे नांव

Survey No. 236

सर्वे नंबर

Sub Div. No. 9

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.06.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.06.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.06.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Kwality Resorts and Hospitality Limited		32949	

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

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

**Details of Cropped Area पिकाखालील क्षेत्राचा तापशील**

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

End of Report

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

OFFICER IN CHARGE  
LAND RECORDS

VIDE GOVERNMENT ORDER

26/1/2001 - RD (7376)

DATED 22/10/2001

Ethinx Infocom Private Limited

Place: Mapusa-Goa



100005244679

# FORM I & XIV

नमुना नं १ व १४

Date : 08/02/2016

Page 1 of 1

Taluka BARDEZ  
तालुका  
Village Calangute  
गांव  
Name of the Field Bethulem  
शेताचे नांव

Survey No. 236  
सर्वे नंबर  
Sub Div. No. 10-A  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice वरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.84.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.84.50

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.03.50	0000.00.00	0000.03.50	0000.88.00

Dy. Coll. Order no. 15/313/2007/Part/Land/DC-II  
dtd. 19/01/2009.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कळोदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Kwality Resorts And Hospitality Limited		32895	8800.00 sq. mtrs.

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

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

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	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 जामीन 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.

OFFICER IN CHARGE  
LAND RECORDS  
VIDE GOVERNMENT ORDER  
26/1/2001 - RD (7376)  
DATED 22/10/2001  
EthiX Infocom Private Limited  
Place: Mapusa-Goa



**FORM I & XIV**

समुदाय नं १ व १४

Date: 11/10/2018

Taluka BARDEZ

Page 1 of 1

## ଆହୁରି

Village Calangute

Survey No. 236

**सर्वे नमः**

मास

Sub Div. No. 7

Name of the Field

## हिमालय नगर

**पितास्ये नाम**

## Tenure

सत्ता प्रकाशः

Cultivable Area (Ha./Ac./Sq.Mtrs) लागू क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बाग़ायत	Rice ढरी	Khajan खजान	Ker. कर	Morad मोरद	Total Cultivable Area एकूण सामय क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00
Un-cultivable Area (Ha. Ars. Sq. Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)						0000.00.00

Un-cultivable Area (Ha. Acre Sq. Mtrs) नापिक क्षेत्र (हे. आर. बी. मी.)  
Pot Kharab पोड खराब

**Pot Kharab**      **पोट खराब**

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकुल नायिक जमीन
0000.00.00	0000.08.75	0000.08.75

**Grand Total**

0000.08.75

Remarks: 00

RE/CNV/EAR/185/2000-3 from the office of the  
Collector, North Goa, District, Panaji Goa

## Assessment

**Rs. 0.00**

**Ford**

Rs. 0.00

**Predla**

## Rent

Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	Kwality Resorts and Hospitality Limited		32952	

S.No.	Name of the Tenant मुकाबे माल	Khata No.	Mutation No.	Remarks
1	Nil	खाते नंबर	फेरफार नं	बैरा
Other Rights इतर हक्क				

Other Rights इसर हय

Name of Person holding rights and nature of rights:



Installation No.

Remarks
---------

**श्री**

[illegible]

Details of Cropped Area पिकाबाळील क्षेत्राचा तापशील										
Year वर्ष	Name of the Cultivator सावण करणाऱ्याचे नाव	Mode रीत	Season मौसम	Name of Crop पिकाचे नाव	Irrigated वाढावस Ha./Ac. Sq. Mi. ह. अ. च. मी.	Unirrigated जिराव Ha./Ac. Sq. Mi. ह. अ. च. मी.	Land not Available for cultivation जमिन उपयुक्त Nature प्रकार Area क्षेत्र Ha./Ac. Sq. Mi. ह. अ. च. मी.		Source of irrigation सिंचनाचा प्रास	Remarks टीपा
	Nil									

End of Report

**End of Report**

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

[illegible]





100002722702

## FORM I &amp; XIV

नमूना नं १ व १४

Date: 11/10/2013

Taluka BARDEZ

Page 1 of 1

Village Calangula

Survey No. 238

सर्वे नंबर

Name of the Field

Sub Div. No. 8

हिस्सा नंबर

शेताचे नांव

Tenure

सत्ता प्रकार

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

Dry Crop निरपत	Garden बागवत	Rice हरी	Khajan खजान	Ker कर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.07.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.07.50

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 आमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.07.50

Remarks शेरा

Dy. Coll. order no. 15/185/2003/Genl Land DC-II  
dt. 28/10/2010

Assessment: Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
आकार	फोर	प्रेडियल	रेट

S.No.	Name of the Occupant कच्चेदाराने नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Kwally Resorts and Hospitality Limited		25261	
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 करणाराचे नांव व हक्क प्रकारMutation No.  
फेरफार नंRemarks  
शेरा

Nil										
Details of Cropped Area पिकाबाबतची क्षेत्राचा तापशील										
Year वर्ष	Name of the Cultivator लागण करणाराचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागावत Ha, Ars, Sq, Mtrs हे. आर. चौ. मी.	Unirrigated बिरावत Ha, Ars, Sq, Mtrs हे. आर. चौ. मी.	Land not Available for cultivation - जमिन जाहीर		Source of Irrigation विवरणाचा जरी	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha, Ars, Sq, Mtrs हे. आर. चौ. मी.		
	Nil									
End of Page										

End of Report

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

OFFICE OF THE  
LAND RECORDS  
OFFICER  
BARDEZ  
28/12/11 RD 17  
dated 27/10/2013  
with Infocom Private Limited  
Date of Issue 11/10/13  
27/10/2013



CAVALA RESORT  
CASINO PALMS

NAZRI RESORT

CAPE TOWN CAFE  
FIESTA  
TITO'S  
CAFE  
MAMBOS

KEYS RONIL RESORT  
THE BAGA MARINA  
BEACH RESORT

CHALSTON BEACH RESORT

  
**ACRON SEAWINDS**  
QUALITY APARTMENTS IN BAGA - ARPORA