

DEED OF LEASE

This Deed of Lease is made at Panaji, Goa on this 10th day of June, 2025.

BETWEEN

The Governor of Goa (hereinafter referred to as the "Government") of the ONE PART.

AND

Comunidade of Loliem, a body formed under Legislative Diploma No. 2070 dated 15-04-1961 (Code of comunidades) represented herein by its Attorney, Mr. Bhushan Balkrishna Prabhu, Indian National, Aadhaar card No. 2493 1952 8050 having its office at Keshav Devalay Sabha Mandap, Loliem - Goa (hereinafter referred to as the "LESSOR") which expression shall unless repugnant to the context or meaning thereof include its administrators, executors, successors and assigns) of the OTHER PART;

The "Government" and "Comunidade of Loliem" are hereinafter referred to as "Party" individually and "Parties" collectively.

WHEREAS, the Lessor is the absolute owner of a parcel of land admeasuring 996.29 acres (approximately 40,31,875 square meters), situated at Village Loliem, Taluka Canacona, District South Goa, State of Goa and surveyed under sub-division No. 1 of survey no. 63 of Village Loliem, more particularly described in **Schedule-I** hereinafter written (hereinafter called as the "**said total property**");

AND WHEREAS, the Lessor dis-annexed an area of 250 acres (approximately 10,00,000 square meters) of the said total property for the purpose of leasing, more particularly described in **Schedule-II** hereinafter written (hereinafter called as the "**said parcel of land**");

AND WHEREAS, the Government of Goa is in need of a land for the purposes of **Development of a Film City along with Allied infrastructure in Goa**, which it intends to develop through a private entry on Design, Build, Finance, Operate and Transfer (DBFOT) basis and which will be selected through a tender process (hereinafter called as the "**said Project**");



AND WHEREAS, the Government vide No. ESG/23-24/Tech/Film City/9472 dated 28-12-2023 has requested the Lessor to lease to it the said parcel of land for the said project and Lessor vide resolution dated 04-02-2024 has consented to the said request of the Government and agreed to lease the said parcel of land to the Government along with necessary and sufficient access to the said parcel of land for the said project subject to certain terms and conditions.

AND WHEREAS, the Lessor has completed all formalities and has obtained Government approval vide 17/1/CAN/2024-RD/812 dated 27-08-2024 for leasing the said parcel of land for the said project.

NOW, THEREFORE, THIS DEED OF LEASE WITNESSES AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AS UNDER:

- (1) In consideration of the payment of a sum of **Rs. 70,00,000/- (Rupees Seventy Lakhs Only)** per annum as rent by the Government to the Lessor in the manner hereinafter mentioned, the Lessor hereby grant on lease to the Government the said parcel of land. The said consideration is subject to an escalation of 5% after every 3 (Three) years throughout the tenure of this lease deed.
- (2) The Lease shall be for a period of **90 (Ninety) years** commencing from the date of execution of this deed. Provided that, Government shall have the option to renew the lease for such further period and on such terms and conditions as may be mutually agreed by the parties hereto, by giving **30 days** advance written notice to the Lessor to that effect before the expiry of the said term.
- (3) The rent hereby agreed to be paid shall be paid by the Government to the Lessor within 10 (ten) days from the end of every financial year by cheque or demand draft payable at par and drawn on any Nationalised Bank in Goa in favour of the Lessor and the Lessor shall issue a rent receipt to the Government as soon as the rent is received by them.
- (4) The Government shall make a deposit of Rs. 1,00,00,000/- (Rupees One Crore Only) as Security deposit and payment of Rupees Seventy Lakhs as advance rent for one year at the time of execution of this lease deed. Security deposit of Rs.1,00,00,000/- (Rupees One Crore Only) shall be refundable without



interest upon expiry of Lease Deed or termination of present Lease Deed or adjusted for the extended period of Lease Deed or default in payment of rent upon termination of present lease.

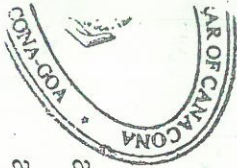
(5) The Government shall use the said parcel of land for the said project specified in the Deed or for any other NON POLLUTING project / public purpose i.e. green/ non polluted project and all incidental and allied purposes thereto and the Lessor shall not have any objection for the same.

(6) In the event of the lease hereby created is terminated as provided by these presents, the Government shall pay only a proportionate part of the rent for the fraction of the year during which it was in possession of Land upto the date of such termination.

(7) The Lessor hereby covenant that it has full right and authority to lease the said parcel of land to the Government and the Government shall peacefully hold, enjoy, use and possess the said parcel of land hereby transferred/leased to it for its own use and benefits or sub-let the parcel of land to any Private Concessionaire till the expiry of the period of lease. In the event of any defect in the Lessor's title, right and authority to lease the said parcel of land to the Government, the Lessor hereby undertakes to indemnify the Government against any loss whatsoever that may be suffered by the Government on account of the defective title of the Lessor in respect of the said parcel of land.

(8) All the existing and future taxes and all other financial liabilities whatsoever in respect of the said parcel of land shall be duly paid by the Lessor.

(9) The Government shall be entitled to construct the necessary infrastructure or other civil structures, beautification of the parcel of land, developing garbage, sewage and solid waste management, rain water harvesting, obtaining electricity and water connections, provision of signages etc. and any other allied activities including parking, amenities for visitors, lighting for the said purpose, either by itself or through a Private Concessionaire on the said parcel of land and shall be at liberty to remove the above said facilities at the expiry of the period of lease or on termination of the lease, as the case may be, and the Lessor shall not have any objection for the same or any right to the facilities developed on the said parcel of land by the Government or through



any Private Concessionaire as appointed by Government or its executing agency.

(10)The Government, by itself or through any Private Concessionaire as appointed by the Government's executing agency, may develop said project. Lessor shall neither have any right nor try to influence the Government in any manner in the appointment of any third party for developing the said project during the tenure of lease.

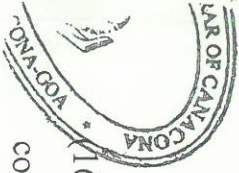
(11)The Lessor shall as and when required provide any requisite NOCs for provision of utilities such as electricity, fire, water, etc. to the Government or to the Private Concessionaire appointed by Government's executing agency, for facilitating uninterrupted development of said project on the said parcel of land during the tenure of the lease.

(12)In case the said parcel of land or any part thereof cannot be used for said project by fire, acts of God, riots or other civil commotion, enemy action and or other causes, not within the control of the Government, the annual rent hereby reserved shall not become payable for such period unless the said parcel of land is restored to its original condition and could be used by the Government.

(13)The Government shall not be liable for loss of profit or loss of goodwill of the Lessor arising from its occupation of the said parcel of land or for any amount of compensation in respect of the said parcel of land other than the rent payable as aforesaid and the Lessor shall make no claim in respect thereof.

(14)The Lessor hereby agrees with the Government that the latter's paying the annual rent hereby reserved and observing and performing the conditions and stipulations herein contained and/ or on the Government's part to be observed and performed, the Government shall peacefully hold, possess and enjoy the said parcel of land during the period of lease, without any interruption or disturbance from or by the Lessor or any person claiming by or through or under it.

(15)The Government shall be entitled to terminate this Deed of Lease at any time by giving to the Lessor three months previous notice in writing of its intention to do so.



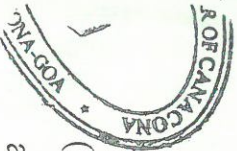
(16) Any notice to be given by the Government under these presents, in connection with the said parcel of land shall be considered as duly given if sent to the Lessor through the post by a registered letter addressed to the Communidade of Loliem, Keshav Devalay Sabha Mandap, Loliem - Goa and any notice to be given to the Government shall be considered as duly given if sent by the Lessor through the post by a registered A.D. letter addressed to the Director, Directorate of Information & Publicity, Panaji - Goa. Any demand or notice sent by post in other cases shall be assumed to have been delivered in the usual course of post.

(17) The parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this deed of lease or its interpretation thereof.

(18) In the event of any dispute or difference of opinion arising between the parties, the same shall be referred to the Secretary to the Government of Goa in the Revenue Department and the decision of the Secretary to the Government of Goa shall be final and binding on the parties.

(19) Except where otherwise provided in this Deed of lease, all questions and disputes relating to or concerning the terms of the Deed of lease or as to any other question, claim, right, manner, or thing whatsoever in any way arising out of or relating to the Deed of lease, whether arising during the progress of said Project or after the cancellation, termination, completion of the Deed of lease or abandonment of said parcel of land thereof, shall be referred to a Civil Court and to be filed in the Court of competent jurisdiction in Panaji, within the State of Goa, after rejection of any of the Lessor's claims by Secretary to the Government of Goa, in the Revenue Department.

(20) The Lessor hereby agrees that in case of any dispute between the Lessor and the Government, the Government or its executing agency shall not be restrained from provision, execution and / or completion of said Project during the existence of the dispute or during the pendency of proceedings. It is expressly agreed between the parties that no injunction shall be sought as against the Government for hindering the said Project during the pendency of the proceedings before the Civil court.



(21) The Government hereby agrees to bear the costs, charges and expenses on account of the stamp duty and registration fees, if any, payable on this Deed of Lease.

(22) Only the Courts in the State of Goa shall have jurisdiction to adjudicate on the matters covered under this Deed of Lease.

(23) The Government reserves the right to add/ amend/ substitute/ delete any of the terms and conditions laid down in this Deed of Lease either after hearing the Lessor or suo motto.

(24) This Deed of Lease shall be executed in two counterparts i.e. one original and the other duplicate. The original copy of this Deed of Lease shall remain with the Government and duplicate thereof with the Lessor.

SCHEDULE-I:

All that parcel of land admeasuring 996.29 acres (40,31,875 square meters), surveyed under survey no. 63 and sub-division No. 1 of Village Loliem, Taluka Canacona, District South Goa and State of Goa and is bounded as under: -

East - 38/0, 39/0 of Village Loliem

West - 57/2, 3, 3-A, 3-E, 3-B, 6

58/1, 1-A, 2, 3, 3-A, 4, 4-A, 4-B, 5

59/1, 2, 4, 5, 6, 7

60/1, 2, 3, 4

61/9

63/2

70/1

71/1, 2, 3, 4, 5, 6, 7, 8

72/1, 2, 3, 4

73/2 of Village Loliem

South - 70/2, 3, 4, 5, 6, 9

68/1, 63/3

69/4



12

78/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 20, 22

79/1

80/1, 2

81/6, 7, 8, 9

82/1, 2, 3, 4, 5, 6, 7, 8

83/1, 2, 3, 4, 5, 6, 8

84/1

85/1

87/1, 2, 3, 4, 6, 7, 9, 10

88/0 of Village Loliem

North - 41 / 8, 9, 10, 11

42 / 1, 2, 3, 4, 5, 6, 7-A, 8

43/1, 2, 3, 4, 5, 6, 7, 8, 9

45/0

46/1, 2, 3, 4, 5, 6, 7

47/1, 2, 3, 4, 5

48/1, 2, 3, 4, 5, 6, 7, 8

49/1, 2, 3, 4, 5, 6, 7, 8, 9

50/1, 2, 3, 4, 5, 6, 7

51/1, 2, 3, 4, 5, 6

52/2, 3, 4, 5, 6, 7, 8, 9

53 / 1, 2, 3, 4, 5, 6

54/1, 2, 3, 4, 5, 6, 7, 1-A

55 / 1, 2, 3, 4, 5, 6, 7

56/1, 2, 3, 4, 5

57/ 1 of Village Loliem

NS 7



SCHEDULE-II:

All that parcel of land admeasuring 250 acres (approximately 10,00,000 sq. mts.), which is part of the said total property as specified in Schedule-I above, surveyed under Survey no. 63 and sub-division No. 1 of Village Loliem, Taluka Canacona, District South Goa and State of Goa and is bounded as under and delineated in red colour on the plan Annexed to this Deed, and which shall form an integral part of this Deed.

NORTH BY: Sy. no. 56/1 to 5, 55/1 to 7, 54/1-A, 1 to 7, 53/1 to 6, 52/2 to 10, 57/1

SOUTH BY: Remaining part of Sy. no. 63/1, 67/1, 68/1, 70/1 to 9, 71/1 to 8

EAST BY: Remaining part of Sy. no. 63/1

WEST BY: Sy. no. 51/1, 2, 3, 6, 58/1 to 5, 59/1, 2, 4, 5, 6, 7, 60/2, 3, Remaining part of 63/1

IN WITNESS WHEREOF the parties hereto have signed this Deed of Lease on the day, month, and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

BY Shri Dipak Motilal Bandekar

Director, Department of Information and Publicity, Goa

And Ex –Officio Joint Secretary to the Government of Goa,

For and on behalf of the Governor of Goa

SIGNED, SEALED AND DELIVERED

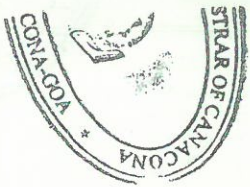
BY THE WITHIN-NAMED LESSOR,

Shri Bhushan Balkrishna Prabhu

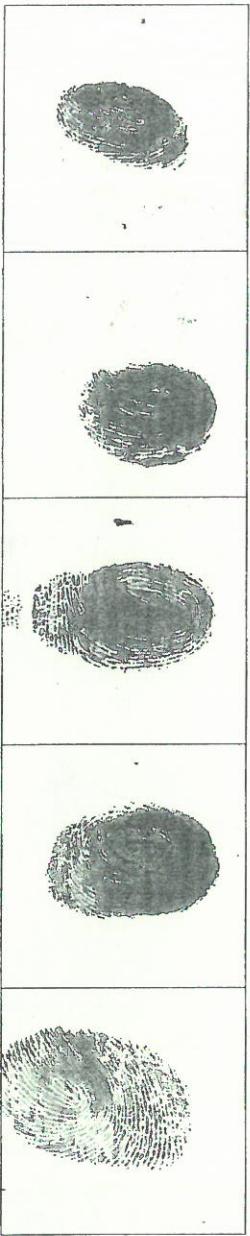
Attorney of Comunidade of Loliem,

Village Loliem, Taluka Canacona, District South Goa

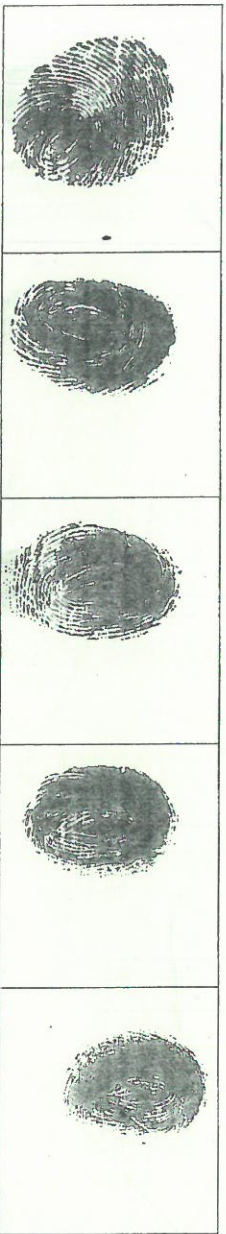
For and on behalf of the Comunidade of Loliem



LHTP of Bhushan Prabhu Gaonkar





RHTP of Bhushan Prabhu Gaonkar



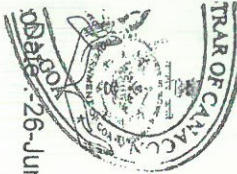
WITNESSES

1. Ramakant V. Prabhu Gaonkar
2. Madhavi V. Pratiksha Gaonkar







Date: 26-Jun-2025

Document Registration Summary 1

Office/2025-CAN-191

- Market Value: ₹180000000/-
- Consideration Amount: ₹0 /-
- Paid Stamp Duty: ₹300 /-

Receipt :

On Date 26-06-2025 Presented at Office of the Civil Registrar-cum-Sub Registrar, Canacona

Receipt Date : -

Signature of Presenter

Presenter Name: Bhushan Prabhugaonkar

Processing Fee ₹300

Office of the Civil Registrar-cum-Sub Registrar,
Canacona

Total

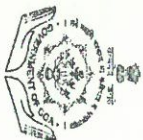
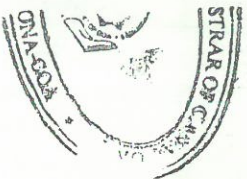
₹300

[Signature]
SUB REGISTRAR
CANAONA

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Processing Fee	300	300	0	Payment to ITG	Bhushan Prabhugaonkar	Payment Reference : pay_QlOXloFdgiKWZk Receipt Number : bc3f86bd116aa915d1a2	300
Sub Total	300	300	0				

Article : Lease - 34

Fee Rule	Fee Exemption
Deeds executed by and In Favour of Govt Dept	/-



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Canacona

Print Date & Time : - 26-Jun-2025 10:49:39 am

Document Serial Number :- 2025-CAN-191

Presented at 10:31:43 am on 26-Jun-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Canacona along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Processing Fee	300
	Total	300

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Bhushan Prahugaonkar , Father Name:Balkrishna Prabhugaonkar, Age: 63, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - Hno.407, NEAR the Church Agas Loliem Canacona, Address2 - , PAN No.: ADPPPB0647L			

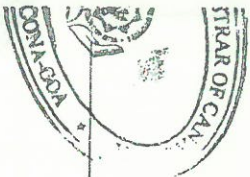
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Bhushan Prahugaonkar , Father Name:Balkrishna Prabhugaonkar, Age: 63, Marital Status: Married , Gender:Male, Occupation: Business, Hno.407, NEAR the Church Agas Loliem Canacona, PAN No.: ADPPPB0647L			

Witness:

I/We individually/Collectively recognize the Lessor, Lessee,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vishwajit Varik, Age: 55, DOB: , Mobile: 9158046222 , Email: , Occupation: Business , Marital status : Married , Address:403728, Loliem, Canacona, SouthGoa, Goa			
2	Name: Ramakant Prabhu Gaonkar, Age: 64, DOB: , Mobile: 7798929599, Email: , Occupation: Business , Marital status : Married , Address:403728, Loliem, Canacona, SouthGoa, Goa			

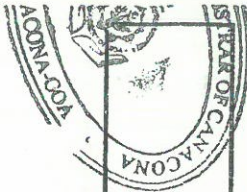


[Signature]
Sub Registrar
SUB-REGISTRAR
CANADIANA

Document Serial Number :- 2025-CAN-191

Fee Rule	Fee Exemption
Deeds executed by and In Favour of Govt Dept	/-

Document Serial No:-2025-CAN-191



Book :- 1 Document

Registration Number :- **CAN-1-183-2025**

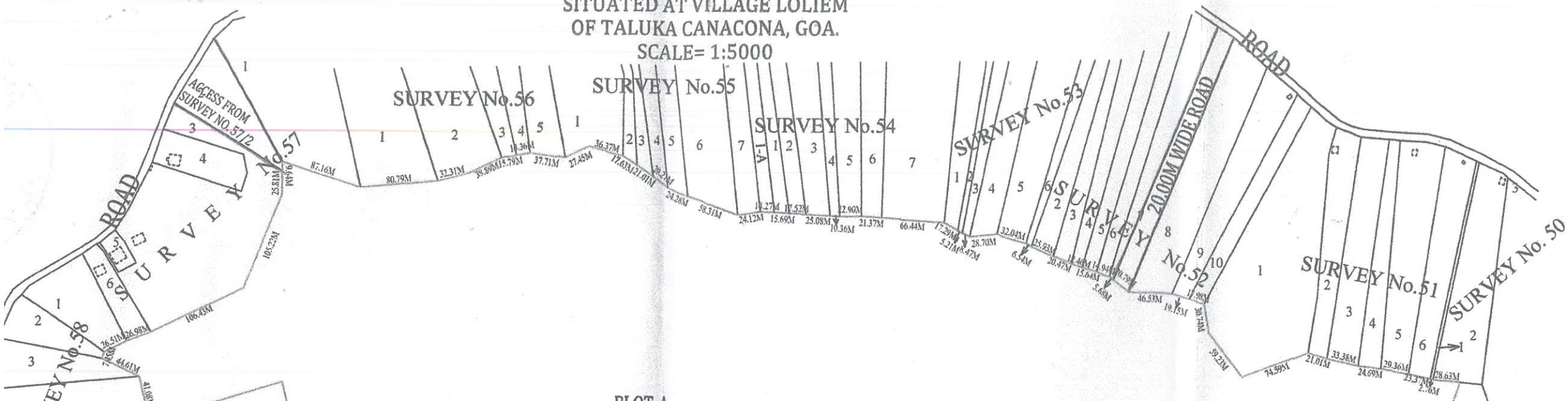
Date : 26-Jun-2025


Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Canacona)
SUB-REGISTRAR
CANACONA

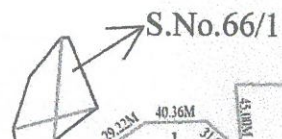
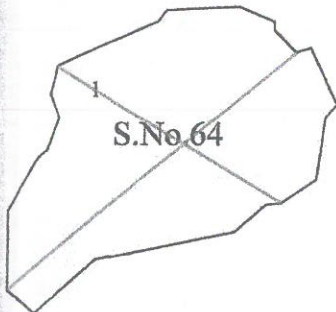


AREA OF PLOT-A = 1000000.00 SQ.M

PLAN
SHOWING PLOT-A OF AREA 1000000.00 SQ.M
IN PROPERTY UNDER SURVEY NO. 63/1
SITUATED AT VILLAGE LOLIEM
OF TALUKA CANACONA, GOA.
SCALE= 1:5000



PLOT-A
1000000.00 SQ.M



63/1



SURVEY NO. 63/1