Annexure - 'A'

NO.17/1/CAN/2024-RD
REVENUE DEPARTMENT

Refer pg. 1/N.

The proposal of Collector (South) was for grant of 250 Acre land belonging to Comunidade of Loliem- Polem to Entertainment Society of Goa for setting up Film City. The minutes of extra-ordinary General body meeting of the Comunidade of Loliem resolved that consent of the components is accorded to the proposed 250 acre of land bearing Sy. No. 63/1 and 57/2 to Entertainment Society of Goa for setting up Film City. 'A'

In this regard, a complaint was received from Om V. Prabhugaonkar r/o. Loliem Canacona with request to revoke resolutions and corresponsence of Comunidade of Loliem- Polem of meeting held on 15/10/2024. Accordingly, the proposal was returned back to Collector (South) along with the complaint received from Shri Om V. Prabhugaonkar, asking to furnish the detailed report in the matter.

Now, the department is in receipt of letter dated 08/07/2024 from Collector (South), thereby forwarding the detailed report from the O/o. Administrator of Comunidade, South Zone and Attorney, Comunidade of Loliem- Polem may be please seen at pg.79/C-66/C.

Vide above report the Administrator of Comunidade, South Zone has stated that the General Body resolved that the consent of the Component is accorded to the proposed 250 acres (10 lakhs Sq. mtrs.) of úncultivable land as explained in the meeting. The land belonging to the Comunidade of Loliem Polem and the same is proposed to be leased to Entertainment Society of Goa for setting up of a Film City and Entertainment Industry.

The land will be leased out for 90 years on annual lease basis of minimum Rupees Seventy Lakhs per year (Rs.7/- per sq. mtrs) and will be increased by 5% every three years.

The Managing Committee has further resolved that the head of Managing Committee and Attorney is authorized to sign any documents/deeds/letters as may be required or deemed necessary to give effect to the above resolution.

It is also seen that Shri Om Prabhugaonkar, Ashish Prabhugaonkar, Venkatesh Prabhugaonkar and Chinmay Prabhugaonkar has objected while the resolution passed was supported by 50 members was in the meeting. Therefore the Resolution was passed by the majority components/members of the Comunidade of Loliem- Polem. The objectors duly signed the proceedings/minutes of the General Body meeting.

NO.17/1/CAN/2024-RD
REVENUE DEPARTMENT

Further, it is stated that in view of above, the objection received of Om V. Prabhugaonkar is rejected as majority of the Components/members have approved the resolution. Hence the Attorney has requested that the objection submitted as above, may be rejected by the Administrator of Comunidades of South Zone, Margao and requested Government to kindly approve the proposal as per relevant Sections of Code of Comunidade.

The file has been referred by the CEO, ESG to O/o. LD AG for advice. The LD AG has opined that the proposal is required to be approved in terms of Article 334-C of the Code of Comunidade in view of as it falls within the perview of public purpose. It may be noted that the powers under Article 334-C are exclusively with the Government.

In view of above, Government may like to decide/ approve the proposal at 'A' on pg. 3/N in terms of Article 334-C of Code of Comunidade, on long term lease for 90 years @ Rs. 70 lakhs per year with increase of 5% after every 3 years, as per resolution of the Managing Committee.

Submitted.

S.O (Rev-I) 29/7/24

U.S (Rev-I) 29/07/24

J.S (Rev) 02.08.24

Secy (Rev) 16/8

Hon'ble RM 20/8/24

U.S (Rev-I) 21/08

SO 21/8/24 JA1

Secretary (Revenue) Secretariat, Porvorim Inward No. 14000980 Date 30/07/2024

REVENUE DEPARTMENT Secretariat, Porvorim Inward No. 14000980 Date 21/08/2024

Office of the Minister for Revenue Labour & Waste Management Inward No. 22486/F Dated 21/8/24

Inward No. 3134/F Date 12/8/24

N/9

89C

NOTE

Sub: Development of Infrastructure for Film and Entertainment Industry.

The Entertainment Society of Goa was established with the vision to have an event management agency and create world class infrastructure for various national and international entertainment industry demands that will help the State of Goa to establish itself on the world map as event and entertainment industries hub.

Moreover, Goa has been formally declared by the Central Government as permanent venue for the prestigious annual International Film Festival of India (IFFI) since 2004 and has been a popular destination for shooting of Bollywood films as well as several regional language films.

Indian film industry is the largest in the world in terms of number of films produced with around 1,500 to 2,000 films produced every year in more than 25 languages. Moreover, OTT (Over-The-Top) platforms and advancement in technology have led to a significant increase in film production. Due to the ever-growing foot print of film industry in Goa, the State is also seeing an increased interest in filmmaking amongst the younger generation. However, there is an absence of designated **film production studios and film training institutes** in the State to accommodate the ever-growing demand.

The proposed film city will feature products like pre-production studios, shooting locations, backlots, post - production studios, VFX & CGI studios, supporting infrastructure, commercial space, event & concert venue, film school and accommodation units for the crew, production team and the actors.

The proposed film city with its multiple products can act as catalyst for economic and cultural development, making them valuable assets for the state's growth. The film city can attract significant investment from both domestic and international sources which would not only lead to the growth of local businesses but also contribute to an overall increase in economic development. A successful film and entertainment ecosystem can provide a wide range of direct and indirect benefits to its home market. Direct benefits include the local talents from the Film industry, and the creation of allied businesses and services required for the same. Indirect benefits range from technology and knowledge transfer to growth in tourism and social benefits, through the creation of a creative social class.

The proposed film city will provide various benefit to the state that are mentioned as follows:

Employment Creation:

The development of a film city and film school will create a significant number of jobs in the film industry, including in areas such as production, post-production, marketing, and distribution. A single film production can employ anywhere from 50 to 500 people for duration of six to twelve months, depending on the size and budget of a film.

A film city requires a range of technical jobs, such as lighting technicians, sound engineers, set designers, and visual effects artists. An integral part of the film city will be a technical training institute, locals will be trained in various skills related to film making such as lighting technicians, sound engineers, set designers, and visual effects artists. The trained technicians can later be absorbed in this film city itself and some highly trained will have an opportunity of employment at national and international level. The proposed film city can attract visitors from all over the world, which will create job opportunities in hospitality and tourism. These jobs can include tour guides, hotel staff, transportation providers, and restaurant workers. Further, the film school will create job opportunities for instructors, administrators, support staff and the students post completion of their courses.

Overall, the proposed film city is tentatively expected to generate direct employment for more than 2500 people in various segments of film city. Moreover, introduction of a film city and its allied components shall not only develop the vicinity but also create indirect employment in related sectors like hospitality, tourism, Transportation and local business. Hence the direct jobs are further expected to create indirect employment for more than 10,000 people as the direct to indirect multiplier of employment in a film city of this magnitude will be in the ratio of 1:4.

Boost to Tourism

The film industry will become a major contributor to the economy, generating revenue through ticket sales, merchandise, and tourism. The proposed film city cum film school will attract filmmakers, actors, and other film industry professionals from all over the world. This, in turn, will create opportunities for film tourism, where visitors can tour film sets and locations, attend film festivals and events, and participate in workshops and masterclasses The proposed film city is expected to create an incremental tourist footfall of more than 50,000 in the first year of its operation.

Further, Goa is known for its rich cultural heritage, including its classical dance forms, music, and cuisine. The film city cum film school can showcase this cultural richness through films and other productions, thereby promoting cultural tourism in the state

Skill development

The film city will have a film school that will provide opportunities for aspiring filmmakers and other industry professionals. They will receive training and education, which will enhance the skills and talent pool in Goa's film industry and put Goa on national map for film production. The proposed film city is expected to train more than 2,500 students within first 5 years of its operation.

Infrastructure Development

The development of a film city and film school will require significant investment in infrastructure, such as roads, utilities and housing, creating multiplier effect of such investment. With such development, the proposed region of Loliem shall be able to reap benefits of better facilities in terms of electricity and water availability. Further, the proposed film city shall lead capacity addition for Tourist Accommodation. An indoor convention facility will have capacity for 3500 persons. The Konkani Film Sector will also have access to technologically advanced equipment which will improve the overall quality of Konkani Films in future.

Cultural Exchange

The film industry is a powerful tool for cultural exchange, and the development of a film city and Film School could facilitate greater cultural exchange between Goa and other states and countries. Cultural exchange can foster regional economic growth through a boost in people-to-people interaction.

Economic and Fiscal Growth

The estimated project cost of the proposed film city is expected to be huge (few hundred crores). The investment in entertainment / tourism sector has the potential to create more jobs as compared to many other sectors. The labor to capital ratio is very favorable in entertainment / tourism sector compared to many other industries with 47.5 jobs for a Million-Rupee investment. The project would contribute to the employment from the start of its construction phase.

The film and television production activities within the state film city will generate substantial revenue. This revenue will come from various sources such as Indoor production studio rentals, outdoor sets rentals, rental of film production equipments, building spaces rentals, F&B, Budget

accommodation etc. It will also contribute to the growth of ancillary businesses such as catering, transportation, and equipment rental services. The **local panchayat will also earn through property tax and local taxes annually, through the project as well as through other allied activities.**

Feasiblity of Project and Expected Revenue for the government from the Film city

If government approves the acquisitionof the 250-acre land parcel from Loliem Comunidade (at an estimated cost of 89.88 Crores) for the development of a film city in Goa, It will be a strategic and financially prudent decision. Referring to the success of previous Public Private Partnership (PPP) initiatives in the state by various departments like Tourism, Industries, Smart City, Transport, etc. Notably, the Manohar International Airport at Mopa, which was developed through a PPP arrangement with GMR, shines as a compelling example. Wherein the government receives a share of the revenue generated from commercial operations, reflecting its profitability. This approach, along with other successful PPP models, such as those **involving upfront concession fees and revenue sharing, & annual license fees**, has been instrumental in promoting economic growth and development in the state.

The proposed film city, to be established through a Public Private Partnership, holds immense potential for economic growth and revenue generation. With the film industry's strong appeal and the unique advantages of the chosen location, it is anticipated that the Government of Goa will earn direct and indirect revenues exceeding 250 Crore over the next five years. This revenue is expected to come from various sources such as land premium from the private developer, revenue share, and indirect tax revenues. Additionally, the film city is poised to create a multiplier effect in terms of employment and tourist footfalls, benefiting the state's overall economy. Furthermore, it will stimulate the entrepreneurial ecosystem and business environment, ensuring the government's investment in land acquisition is recouped within a short span of five to ten years. To facilitate this process, a professional consultant will be appointed to work in conjunction with the Entertainment Society of Goa (ESG). It is anticipated that the acquisition of the land parcel will not only be a well-justified and lucrative investment for the Government of Goa but also a testament to Governments commitment to fostering sustainable economic growth and development in the state.

Therefore in order to fulfill the long standing demand of the film industry to put Goa prominently on the map of film making and also recognizing the potential of wider economic development through film industry, a proposal was moved to the Government for obtaining necessary administrative Government approval and the same has been approved.(may see at 6 /N)

Accordingly, the Entertainment Society of Goa issued public notices dated 11/10/2023 in papers giving 10 days inviting interested parties to approach the ESG with their land title documents for identification of land for Film City project. However, only one application has been received from the Communidade of Loliem-Polem, Canacona Taluka wherein they have shown interest to grant portion of land in Survey No. 63/1 of Village Loliem having a total area of 40,31,875 sq. mtrs. for the said proposal.

Now two options are proposed to the government for decision

Option 1: Land Acquisition, wherein the government directly acquires the land (10 Lakh sq mtr) from Loliem communidade under the procurement policy **OR**

Option 2: Leasing for 99 years, wherein the government takes the land (10 lakh sq mtr) from Communidade on lease and gives a fixed yearly lease amount to the Communidade.

Both the Costing calculations are given below for consideration and decision making.

86/C

N/12

Option 1: Land Acquisition

As per the calculation given in the Procurement Policy 2016 the total cost for procurement of land for the said proposed Film City project comes up to Rs. 89,88,19,200/-approximately.(may see calculation at 32/C).

In view of above, Government may decide if ESG can go ahead with the land acquisition of 10 lakh sq.mtrs from Loliem Communidade as per the Procurement Policy. If agreed, Government may place the funds of Rs. 89,88,19,200/- for the same to ESG and appoint a Special Land Acquisition Officer for the said project.

'X'

Option 2: Leasing land for 99 years

The Government may decide to take the land on lease for a period of 99 years, wherein the rate needs to be fixed by government. Considering recent rates of the communidade if the lease rate is considered/assumed as Rs.10 per sqmt per annum, the annual rent works out to be Rs. 1 Crore for 10 lakh sqmtr payable for the next 99 years. The Government needs to fix a lease rate with annual increment and with the prior consent of Loliem communidade to take the land on long lease as per Section 334 of Code of Communidade.

'Z'

Secondly **ESG proposes to commence the process of appointment of concessionaire and accordingly intends to appoint a professional transaction advisor for handholding ESG in the process.**

The scope of services of the transaction advisory shall broadly include:

- Conducting market study and demand assessment of the project, site survey, assessment and feasibility.
- Setting bid evaluation system and criteria, design a suitable bid process that will ensure comparable bids and suitable bidder communication.
- Based on the project costs and financial model, developing PPP project structures with estimated costs and prepare the RFP documents.
- Assisting any designated tender evaluation committee of ESG to evaluate bids in line with the bid evaluation criteria stipulated in RFP.
- Assisting with all matters pertaining to the signing of the final Concession Agreement.
- Providing all necessary administrative support for the efficient and professional management of the bidding process.

It may be kindly noted that the appointment of transaction advisors for large infrastructure projects has been earlier adopted by various government departments in the state such as Tourism Department, Transport Department, Goa Housing Board, Imagine Panaji Smart City Development Corporation, etc.

ESG opines that appointment of a transaction advisor for this project ensures success of the transaction and avoid slope-sided contracts, thereby protecting interest of Government and public. Further, the **cost of services rendered by the transaction advisor shall be paid by the appointed private concessionaire for the Project itself**, accordingly, there will not be any financial burden on the state exchequer too. **Hence government may agree for floating a tender for appointment of a transaction advisor.**

'Y'

In view of the merits of the project, proposal is submitted for kind consideration and decision on either Option 1 or Option 2 as explained above and if approved, floating a tender to appoint consultant/transaction advisor by following codal formalities.

OSD ESG (Film City)

N/13

85-C

CEO(ESG)

Submitted for decision on 'X' and kind approval of proposal at 'Y' on pre-page. N/12.

2/11/2023

Director (I&P)

3/11/23

Secretary (I&P)

03.11.2023

SECRETARY I&P
Inward No. 4223
Date 03/11/23

'Y' on Pre-page is approved.

~~Hon. Minister~~
Hon. Chief Minister

Ld AG may opined. 'C'
Resp to option-2.

3/11/23.

CEO/ESG

3/11/2023

OSD (ESG)

N/15

84/C

NOTE

Subject : Appointment of a Consultant/ Transaction Advisor for the Film City Project.

May please peruse the notings at N/9- N/13, wherin proposal was moved for administrative approval of Consultant/ Transaction Advisor for the Film city Project. The proposal was administratively approved by the Hon'ble Chief Minister at N/13.

As such ESG had issued as meeting notice on 03/11/2023 vide ESG/23-24/Admin/Committees/8886 placed at 33/C, wherein the meeting was conveyed of the Tender drafting committee on 6th Nov 2023 at 10.30 am at the ESG conference room.

The Following were the members of the Tender Drafting committee

1) General Manager, ESG (Chairman)
2) Internal Auditor, EGS (member)
3) Deputy Director Accounts, ESG (Member)
4) Legal Advisor, ESG (Member)
5) OSD Film City

The tender committee met at the schedule time and a tender document was designed after much discussion and deliberation for the appointment of a consultant for providing Transaction advisory services for development of Film city in Goa.

The final draft is wetted by the committee members. The same is placed at 34/C- 50/C for perusal.

Also the notice inviting request for proposal via e-tendering mode to be published in Newspapers as per procedure is placed at 51/C.

Submitted for government approval.

ENTERTAINMENT SOCIETY OF GOA
OUTWARD NO. 1335/F
DATE 10/11/2023

OSD (ESG)

CEO (ESG) 10/11/2023

Director (I&P) 10/11/23

Secretary (I &P) 10/11/23

Secretariat Porvorim
Inward No. 7461/2
Date: 10/11/23

Hon'ble Chief Minister 10/11/23

Secy (I&P) (LD) 14/11/23 14.11.2023 Director

T&P 4302 14/XI/23

9-13P 14/11/23

83/C

N/16

CEO (ESG)

Kindly refer to the noting of Hon'ble CM/chairman ESG at N/13. In this regard, it is requested that Ld AG may opine on the option-2 marked as Z for leasing of Communidade land for 99 years for development of film city in Goa.

17/11/2023

Ld AG.

ENTERTAINMENT SOCIETY OF GOA
INWARD NO. 1281
DATE 17/11/2023

Office of the Advocate General
Entry No. 590
Date: 20/11/23

N/17

82

CHAMBER OF THE ADVOCATE GENERAL

November 24, 2023

Option No. 1 i.e. procurement of land under the Procurement policy appears to be tedious, expensive and time consuming, hence it may not be a feasible thing to do. Option No. 2 proposed by the OSD ESG i.e. taking the land on a long term lease is a feasible option.

Art 334-C of the Code of Comunidade provides as follows;

*Art. 334-C— **Notwithstanding anything contained in this Code**, the Government may with the prior consent of the concerned Comunidade, grant land by way of long lease for any Government project or any public purpose, for such period **and on such terms and conditions as it may deem fit**, to any Government Department, Government undertaking, Government institution or statutory body constituted by Government.*

Explanation.— For the purpose of this article, the words "public purpose" shall have the same meaning as assigned to them under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettelment Act, 2013 (Act No. 30 of 2013).

The said provision empowers the Government to take land with the consent of the Comunidade on a long term lease. The said provision commences with a non obstante clause. The said provision has been

N/18

enacted notwithstanding anything contained in the Code of Comunidade, therefore even the provisions of Art. 332 which is ordinarily to be followed in the grant of leases by the Comunidade will not be required to be followed in the present case for the determination of the amount of foro to be fixed. Therefore, a fair rent may be determined by the Government of Goa.

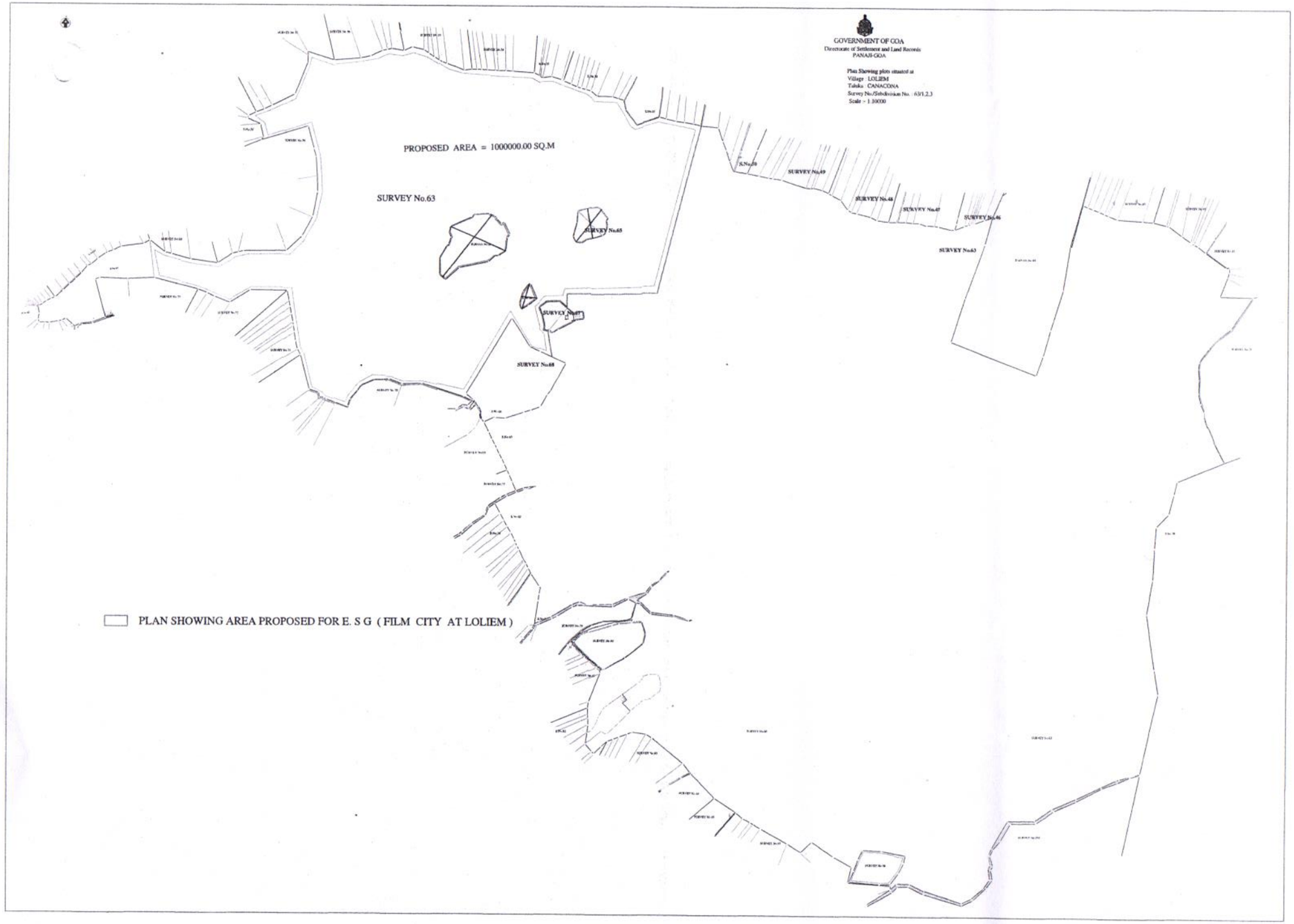
Accordingly, Government may proceed in terms of Option No. 2.

(DEVIDAS J. PANGAM)
ADVOCATE GENERAL

C.E.O (ESG)

20/11/2015

OSD (Felix)


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA
Plan Showing plots situated at
Village : LOLIEM
Taluka : CANACONA
Survey No./Subdivision No. : 63/1,2,3
Scale : 1:10000
PROPOSED AREA = 1000000.00 SQ.M
SURVEY No.63
SURVEY No.65
SURVEY No.67
SURVEY No.68
SURVEY No.49
SURVEY No.48
SURVEY No.47
SURVEY No.46
SURVEY No.63
PLAN SHOWING AREA PROPOSED FOR E. S G (FILM CITY AT LOLIEM)

08/07

SA2, p/2 chk

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT, MARGAO-GOA
Civil Administration Branch, Collectorate Bldg., Margao – Goa.
E-mail: cab-cols.goa@nic.in

No.52/16/2024 /APP/CAB/ Part-II/ 567 Dated:8/07/2024.

To,
The Under Secretary(Rev-I),
Secretariat, Porvorim-Goa.

Sub:- Regarding requirement of 250 acre land for entertainment of Society of Goa for setting up Film City.
Ref:-17/1/CAN/2024-RD/325 dated 21/3/2024.

Sir,

With reference to your above letter , I am directed to forward herewith letter No.ACSZ/58/Loliem-Polem/2023-2024/168 dated 28/6/2024, alongwith the detailed report received from the Office of the Administrator of Communidades of South Zone, Margao-Goa, for further necessary action.

This is issued with the approval of the Collector(S).

Yours faithfully,

(Sharmila Gaunkar)
Dy. Collector (L.A.)
South Goa

Encl: As above.

78(c

OFFICE OF THE ADMINISTRATOR OF COMUNIDADES
SOUTH ZONE

A-Wing, First floor, Old Collectorate Building, Margao–403601

No. ACSZ/58/Loliem-Polem/2023-2024/ 168 **Date:-28/06/2024**

To,
The Collector South Goa District,
Civil Administration Branch, Margao Goa.

Collectorate of South Goa
Margao
Date: 28/06/24
Inward: 14190
Section: CAB

Sub: Request to revoke unlawful resolution and correspondence of Comunidade of Loliem Polem

Ref: 1. Letter File No. Misc/2023/CAB/Part-III/57 dated 17/01/2024
2. Letter File No. 52/16/2015/APP/CAB/Part-I/369 dated 19/04/2024.

Sir,

With reference to above cited subject and in said connection it is submitted as follows;

That the above mentioned letters were forwarded to Comunidade of Loliem-Polem for their comments and accordingly the Attorney of Comunidade of Loliem-Polem has submitted his reply

That the Om Prabhugaonkar had filed objection addressed to the office of the Minister of Revenue, Government of Goa and others on 20/12/2023 which was discussed in the General Body meeting of the Comunidade of Loliem-Polem. dated 04/02/2024.

The General Body resolved that the consent of the Component is hereby accorded to the proposed 250 acres (10 lakhs Sq. mtrs.) of uncultivable land as explained in the meeting. The land belonging to the Comunidade of Loliem Polem and the same is to be leased to Entertainment Society of Goa for setting up of a Film City and Entertainment Industry.

The land will be leased out for 90 years on annual lease basis of minimum Rupees Seventy Lakhs per year (Rs.7/- per sq. mtrs) to be increased by 5% every three years. Security deposit of minimum of one year may be requested from ESG. Government may kindly

approve the same as per relevant sections of the Code of Comunidade.

Resolved further that the head of Managing Committee and its Attorney is hereby authorized to do such other acts and things and sign any documents/deeds/letters as may be required or deemed necessary to give effect to this above resolution.

Objection was received from Om Prabhugaonkar, Ashish Prabhugaonkar, Venkatesh Prabhugaonkar and Chinmay Prabhugaonkar.

The resolution passed supported by 50 members and objection raised by only 4 members present in the meeting.

Therefore the Resolution is passed by the majority components/members of the Comunidade of Loliem Polem.

The objectors duly signed the proceedings/minutes of the General Body meeting

In view of above the objection received vide above of Om V. Prabhugaonkar is rejected by majority of the Components/members.

Hence the Attorney has requested that the objection submitted as above may be rejected by the Administrator of Comunidades of South Zone, Margao. The copy of the same is enclosed herewith.

Encl.as above,

Yours faithfully.

(Pradeep S. Naik)
Administrator of Comunidades of
South Zone, Margao

OFFICE OF THE ADMINISTRATOR
SOUTH ZONE, MARGAO-GOA
Entry No.: 686 Page No.: 11
Book No.: 398 Date: 26/6/24

From:
The Attorney,
Comunidade of Loliem-Polem
Date:26/06/2024

To,
Administrator of Comunidades of
South Zone,
Margao Goa.

Sub: Request to revoke unlawful resolution and correspondence of Comunidade of Loliem Polem

Ref: 1. Letter File No. Misc/2023/CAB/Part-III/57 dated 17/01/2024
2. letter No. ACSZ/58/Loliem-Polem/2023-2024/806 dated 05/01/2024
3. Letter File No. 52/16/2015/APP/CAB/Part-I/369 dated 19/04/2024

Sir,

With reference to the above it is submitted as follows.

That the Om Prabhugaonkar had filed objection addressed to the Minister of Revenue, Government of Goa and others on 20/12/2023 was discussed in the General Body meeting of the Comunidade of Loliem-Polem. Dated 04/02/2024.

The General Body resolved that the consent of the Component is hereby accorded to the proposed 250 acres(10 lakhs Sq. mtrs.) of uncultivable land as explained in the meeting. The land belonging to the Comunidade of Loliem Polem and the same is to be leased to Entertainment Society of Goa for setting up of a Film City and Entertainment Industry.

The land will be leased out for 90 years on annual lease basis of minimum Rupees Seventy Lakhs per year (Rs.7/- per sq. mtrs) to be increased by 5% every three years. Security deposit of minimum of one year may be requested from ESG. Government may kindly approve the same as per relevant sections of the Code of Comunidade.

Resolved further that the head of Managing Committee and its Attorney is hereby authorized to do such other acts and things and sign any documents/deeds/letters as may be required or deemed necessary to give effect to this above resolution.

Objection was received from Om Prabhugaonkar, Ashish Prabhugaonkar, Venkatesh Prabhugaonkar and Chinmay Prabhugaonkar.

The resolution passed supported by 50 members and objection raised by only 4 members present in the meeting.

Therefore the Resolution is passed by the majority components/members of the Comunidade of Loliem Polem.

The objectors duly signed the proceedings/minutes of the General Body meeting

In view of above the objection received vide above of Om V. Prabhugaonkar is rejected by majority of the Components/members.

Hence the objection submitted as above may be rejected by the Administrator of Comunidades of South Zone,

Yours faithfully,

(Ramakant Vithal Prabhugaonkar)

Attorney, Comunidade of Loliem Polem

Attorney
Loliem - Polem
Comunidades

Enclosu.
copy of Resolution
1) 15th oct 2023
2) 11th feb 2024

proceeding of the Extra-ordinary meeting of the General Body of the comunidade of Lohem-polem., held on 4th day of February 2024 at 10.30 a.m. in the Sabhamandap of Shree keshav Devalaya, Lohem there remained present Shri vishwajit ~~Sonir~~ Sairu Varik president, Shri Govind alias Nishant R. prabhu Dessai Treasurer, Shri Ramakant vithal prabhu Gaonkar Attorney and myself Shri Uday k. Desai Esmvas/L.D.C of this comunidade, in order to conduct extra-ordinary General Body meeting scheduled today by a notice published in the official Gazettee No. 42 series III dt 18th January 2024 besides other notices displayed in public places & newspaper and at the door of the office of this comunidade, in order to give its approval on development of infrastructure for film and entertainment industry, by Entertainment society of Goa on lease basis for ninety nine years in the property belonging to the comunidade of Lohem-polem, bearing survey number 57/2 and 63/1 respectively, of village Lohem of Canacona Taluka admeasuring an area of 10 lakhs sq. mts.

At the scheduled time the following components/members remained present to participate in General Body meeting.

1) Vishwajit Varik
2) Nishant alias Govind prabhu Dessai
3) Ramakant V. prabhu Gaonkar
4) Bhushan B. prabhu Gaonkar
5) Chandrakant Bhiku prabhu Gaonkar
6) Govind Bhiku prabhu Gaonkar
7) Krishna vamon prabhu Gaonkar
8) Guruprasad Anant prabhu Dessai
9) pramod D. prabhu Dessai
10) Vishwas Anant prabhu Dessai
11) Yash Bhushan prabhu Gaonkar
12) Santosh venkatesh prabhu Dessai

13) Darshan B. prabhu Gaonkar
14) Sidhant Santosh prabhu Dessai
15 Narayan Manjunath prabhu Dessai
16. mahesh vasudev varik
17 Sandesh Umesh Varik
18. Baburao Vamon prabhu Gaonkar
19. Sanchet R. Prabhu Gaonkar
20 Dattaraj K. Prabhu Gaonkar
21 Arvind yeshwant prabhu Gaonkar
22. Eknath vishnu Prabhu Gaonkar
23 Ulhas Vishnu Prabhu Gaonkar
24. Narayan Jaiwant prabhu Vadolkar
25. Rajesh Narayan Vadolkar
26 SHAILESH NARAYAN VADOLKAR
27. pradeep Gopal prabhu Dessai
28. Ashish Narayan vadolkar
29. Nivas Vassude prabhu Dessai
30. pudu vamon P. Shastri
31. Ashok Vithal prabhu Gaonkar
32. Durgesh keshav prabhu Gaonkar
33. suraj sudhakar prabhu Dessai
34. Sudip Subhash Prabhudessai
35. Satyajit Arvind Prabhu
36. subhash Raya prabhu Dessai
37. Om venkatesh prabhu Gaonkar
38. Suresh alias Ram Datta prabhu Gaonkar
39. Lalchandrai R. PrabhuDesai
40. sanjay srikant prabhu Gaonkar
41. Chinmay R. Prabhugaonkar
42. Shrinivas/Shaunak R. Prabhu Gaonkar
43. Purnanand Govind Prabhu Gaonkar
44 Durgadas venkatesh Prabhu
45 Dattaprasad S. Prabhu Desai
46 Ashish Venkatesh Prabhu Gaonkar
47 Paresh Mahesh Varik
48 Rahul Durgadas Prabhu

49. Vedant Sanjay Prabhu Gaonkar
50. Aniket Ekanath Prabhu
51. Chetan C. Prabhu Gaonkar
52. Venkatesh Narayan prabhu Gaonkar
53. Raj Nivas Prabhudesai
54. Anant Gopal prabhu Dessai

There after the president verifying the number of components present which were sufficient to make quorum for the meeting declared opened the meeting for all legal purpose and explained to the General body the purpose and agenda of todays meeting.

First1- Resolved that the consent of components is hereby accorded to the proposed 250 acres/10 lakh sq. mtr. of unculturable land as explained in the meeting. The land belonging to comunidade of Loliem polem and the same is to be leased to entertainment society of Goa for setting up a film city and entertainment industry. The land will be leased out for 90 years on annual lease basis of minimum Rupees seventy lakhs per year (Rs. 7=00 per sq. mtr.) to be increased by 5% every three years. Security Deposit of minimum one year may be requested from ESG. Government may kindly approve the same as per relevant sections of the code of comunidade

Resolved further that the head of managing committee and its attorney is hereby authorized to do such other acts and things and sign any documents/deeds/Letters as may be required or deemed necessary to give effect to this above resolution.

objections was received by from Om prabhu Gaonkar, Ashish prabhu Gaonkar, Venkatesh prabhu Gaonkar & Chinmay prabhu Gaonkar. Resolution passed supported by fifty (50) members and objection raised by only four members present in the meeting

Therefore Resolution is passed by the majority components/members of the comunidade of Loliem-polem

These proceedings are signed below by the president treasurer, Attorney and the component present till the end of writing the present minute and by me the escrivão after reading & confirming its contents.

President —
Treasurer —
Attorney —
Escrivão —

Pramod D. P. Desai
Govind B. D. Gaonkar
Suraj S. Prabhu Desai
Lalchandrai P. Prabhu Desai
Tr[illegible] P. D[illegible]
Vishwas A. prabhu Desai
Sudip Subhash Prabhudessai
Subhash Raya Prabhudesai
Krishna Vaman Prabhu Gaonkar
Vedant Sanjay Prabhu Gaonkar
Durgadas Venkatesh Prabhu
Nivas V. Prabhudesai
Sanjay S. Prabhu Gaonkar
Raj N. Prabhudesai
Suresh [illegible] Prabhu Gaonkar
Rahul Durgadas Prabhu
Narayan Jayant Prabhu Vadolkar
Balkrishi Vaman Prabhugaonkar
Ashish N. Vadolkar
Rajesh N. Vadolkar
SHAILESH VADOLKAR
Durgesh Badhu Gaonkar
Shrinivas/Shaunak Ramakant Prabhu Gaonkar
Sanchit R. Prabhu Gaonkar
Ashok V. Prabhu Gaonkar

Sandesh V. Varik.
Dattaraj Prabhu Gaonkar
Aniket Ekanath Prabhu
Purvanand Govind Prabhu Gaonkar
Pradip G. Prabhudesai
Anand G. Prabhudesai
Chandrakant B. Prabhu
Mahesh V. Varik.
Paresh Mahesh Varik
Ulhas Vishnu Prabhu Gaonkar
Chetan C. Prabhu Gaonkar
Dattaprasad Prabhu Desai
Satyajit Arvind Prabhu
Arvind Yeshwant Prabhu
Darshan B. Prabhu Gaonkar
Pushkar R. Prabhu Dessai
Sidharth S. Prabhu Desai
Santosh V. Prabhu desai
Bhushan B. Prabhu Gaonkar
Yash B. Prabhu Gaonkar
Om V. PRABHU GAONKAR
Ashish V. Prabhugaonkar
Venkatesh N. Prabhugaonkar
Chinmay R. Prabhugaonkar
Eknath V. Prabhu Gaonkar

(Uday K Desai)
Esanvaio / L.D.C

proceedings of the Extra-ordinary meeting of the General Body of the comunidade of Loliem-polem, held on 15th day of october 2023, at 10.00 a.m. in the sabhamandap of shree Keshav Devalaya Loliem Canacona there remained present shri vishwajit S. Varik - president, shri Govind alias Nishant R. prabhu Dessai - Treasurer, shri Ramakant V. prabhu Gaonkar - Attorney and myself shri Uday K. Desai escrivão/ L.D.C of this comunidade, in order to conduct extra-ordinary General Body meeting scheduled today by a notice published in official Gazette No. 28 Series III dt. 12/10/2023 besides other notices ~~published~~ displayed in public places & at the door of the office of this comunidade, in order to discuss and give its opinion on the following subject.

1. Requirement of 250 Acre land for entertainment society of Goa for setting up Film city.
2. AOB.

At the scheduled time the following components/members remained present to participate in General Body meeting.

1) Vishwajit S. Varik.
2) Govind alias Nishant R. prabhu Dessai.
3) Darshan Prabhugaonkar
4) Damodar Prabhudesai
5) Deep Prabhudesai
6) Chetan C. Prabhu Gaonkar
7) Balaraai Vaman Prabhu Gaonkar
8) Dattaprasad Prabhu Desai
9) Durga Das V. Prabhu
10) Rahul D. Prabhugaonkar
11) Govind B. P. Gaonkar
12 Yash B. Prabhugaonkar
13. Pradeep B. Prabhu Gaonkar
14. Madhu V. Prabhu Gaonkar
15 Pradeep Prabhudesai
16. Satendra A. Prabhu
17 Lakshman Dattaprasad Prabhudesai
18 Shankaram A. Prabhugaonkar

19) Mahesh V. Varik
20) Vipin K. Prabhu Gaonkar (Durgesh)
21) Chandrakant B. Prabhu
22) OM V. PRABHU GAONKAR
23) Narayan Damodar Prabhu Desai
24) Mohan B. Prabhu Gaonkar
25 Paresh Mahesh Varik
26 Ulhas V. Prabhu Gaonkar
27 Satyajit A. Prabhu
28 Aniket E. Prabhu
29. Shrinivas/Shaunak R. Prabhu Gaonkar
30 Sanchet R. Prabhu Gaonkar
31. Ashok V. Prabhu Gaonkar
32 Umapresad A. P. Desai
33 purnanand G. prabhu Gaonkar
34 Eknath V. Prabhu
35 Vishvas A. prabhu Desai
36 SHAILESH N PRABHU VADOLKAR
37 Ashish N. Wadolkar
38 Subhash Raya Prabhu Desai 15/10/23
39 Sudip Subhash Prabhudessai 15/10/23
40. Ramakant V. prabhu Gaonkar
41. Suraj S. prabhu Dessai

There after the president verifying the number of components present which were sufficient to make the quorum for the meeting declared opened the meeting for all legal purpose & explained to the General body the purpose and agenda of todays meeting.

First :— Resolved that consent of the components be and is hereby accorded to proposed 250 acres of un-cultivable land belongs to comunidade of Loliem polem to Entertainment society of Goa for setting up film city and required infrastructure on lease basis for the period of 30 years. The name of property is Agshot & Caroi bearing ~~number~~ survey number 63/1 and 57/2 respectively situated at Loliem village of Canacona Taluka, on

62 67(c

the terms and conditions set out as per comunidade code.

Resolved further that head of managing committee and its attorney be and is hereby authorised to do all such other act(s), thing(s), and deeds(s) as may be required or deemed necessary to give effect to the above resolution.

Second:- Resolved that consent of the components be and is hereby accorded to proposed 494 acres of un-cultivable land belongs to comunidade of Loliem polem to WAPCOS Limited for setting up wind solar Hybrid park on lease basis for the period of 30 years. The name of property is Agshot bearing survey No. 63/1 situated at Loliem village of Canacona Taluka on the term and conditions set out as per comunidade code.

Therefore all the members unanimously approve the application of Entertainment & society of Film city & Wapcops Limited.

The members of the General Body have gone through the conditions prepare & ~~other~~ after discussing fully conditions have been approved by those members of the general Body & they have ~~this matter~~ requested to inform the same for taking necessary approval in this matter

These proceedings are signed below by the president Treasurer, Attorney & the component present till the end of writing the present minute & by me the Escrivao after reading & confirming its contents

President —
Treasurer —
Attorney —
Escrivao —

Darshan-
Damodar
Deep
Shantaram

Yash B. Prabhugaonkar
Pradeep Prabhudesai
Govind B. Prabhu Gaonkar
Suraj C. Pratim Desai
Sudip Subhash Prabhudessai — 15/10/25
purnanand B. prabhu Gaonkar
Vishvas A. prabhu Desai
Ulhas V. Prabhu Gaunkar
Vipin K. Prabhu Gaunkar
Subhash Raya Prabhu Desai
Bhuhan Prabhu Gaonkar
Durgadas V. Prabhu
Rahul D. Prabhugaonkar
Satendra A. Prabhu
Amar V. P. Gaonkar
Mahesh V. Varik
Bridesh V. Varik
Shrinivas/Shaurak R. Prabhu Gaonkar
Dattaprasad Prabhu Desai
Sancheet R Prabhu Gaonkar
Paresh Varik
Lalchand Prabhu Desai
Narayan Damodar Prabhu Desai
Ashish Narayan Wadolkar
SHAILESH N P WADOLKAR
Aniket E. Prabhu
Eshwaraj V. Prabhu
Madhav V. P. Sheesh

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT, MARGAO-GOA
Civil Administration Branch, Collectorate Bldg., Margao – Goa.
E-mail: cab-cols.goa@nic.in

No.52/16/2015 /APP/CAB/ Part-I/ 369 Dated: 19/04/2024.

To,
The Administrator of
Communidades of South Zne,
Margao-Goa.

1415883 88
24/04/2024

Sub:- Regarding requirement of 250 Acre land for Entertainment Society of Goa for setting up Film City.

Sir,

With reference to your letter No.ACSZ/58/Loliem-Polem/2023-2024/599 dated 14/11/2023, on the above cited subject, find enclosed herewith a letter no.17/1/CAN/2024-RD/325 dated 21/3/2024, received from the Office of Under Secretary(Revenue-I), Secretariat, Porvorm-Goa, alongwith the complaint dated 20/12/2023 from Shri. Om V. Prabhugaonkar, r/o H.No.220, Mashem, P.O. Loliem, Canacona Taluka alongwith its enclosures.

In this context, you are requested to furnish a detailed report in the matter within 10 days from the receipt of this letter for further necessary action.

Yours faithfully,

16/04/2024
(Sandra D'Souza)
Dy. Collector (L.A.)
South Goa

Encl: As above.
Copy to: 1.The Under Secretary (Rev-I) Secretariat, Porvorim-Goa.
2.Shri. Om V. Prabhugaonkar, r/o H.No.220,Mashem, P.O.Loliem, Canacona-Goa.

1411580967
12/03/2024

GOA@60

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT, MARGAO-GOA
Civil Administration Branch, Collectorate Bldg., Margao – Goa.
E-mail: cab-cols.goa@nic.in

No.52/16/2024 /APP/CAB/ Part-II/mo-232 Dated: 01/03/2024.

To,
The Under Secretary(Rev-I),
Secretariat, Porvorim-Goa.

Sub:- Reg. development of infrastructure for film and entertainment industry by Entertainment Society of Goa, in the property under Survey No.57/2 &63/1belonging to Loliem-Polem Communidade.

Sir,

I am directed to forward herewith letter No.ACSZ/58/Loliem-Polem/2022-2023/843 dated 16/2/2024, received from the Office of the Administrator of Communidades of South Zone, Magao-Goa, alongwith the proceeding of the extra ordinary meeting of the Communidade (General Body) of Loliem-Polem held on 4th February, 2024,on the above cited subject for Government approval.

This is issued with the approval of the Collector(S).

Yours faithfully,
01/03/2024
(Sandra D'Souza)
Dy. Collector (L.A.)
South Goa

Encl: As above.

OFFICE OF THE ADMINISTRATOR OFCOMUNIDADES
SOUTH ZONE

A-Wing 1st Floor Old Collectorate Building MARGAO – SALCETE – GOA – 403601

No. ACSZ/58/Loliem-Polem/2022-2023/843 **Date: -** 16 **/02/2024**

To,
The Collector South Goa District,
Civil administration Branch,
Margao-Goa.

Collectorate of South Goa
Margao
19/02/24
4261

Sir,

This office is in receipt of proceeding of the extra-ordinary meeting of the Comunidade(General Body) of Loliem-Polem held on 4th February 2024 regarding its approval on development of infrascture for film and entertainment industry by Entertainment Society of Goa . Copy placed at Annexure 'A'

The same is submitted for perusal and further necessary action.

Encl. as above

Yours faithfully,

(**Pradeep S. Naik**)
Administrator of Comunidades
South Zone, Margao.

Copy to:
1. The Attorney of the Comunidade of Loliem-Polem.
2. The Chief Executive Officer, Goa Entertainment Society , Maquinze Palace, Old GMC Complex, Campal Panaji Goa.

62/C

OFFICE OF THE ADMINISTRATOR OF COMUNIDADES OF SOUTH ZONE, MARGAO-GOA
Entry No.: 4190 Page No.: 80
Inward No.: 597 Date: 5/2/24

Office of the comunidade
of Loliem-polem.

Dated: 5/02/2024.

To,
The Administrator of comunidades
of south zone, margao-Goa.

Sir,

I am submitting herewith a xerox copy of resolution of the Extra-ordinary General Body meeting of the comunidade of Loliem-polem, towards in order to give its approval on development of Infrastructure for film and entertainment industry, by Entertainment society of Goa on lease basis for ninety years in the property belonging to the comunidade of Loliem-polem, bearing survey No.'s 57/2 & 63/1 respectively of village Loliem Canacona Taluka, admeasuring an area of 10 lakhs 89. mts.

This is for your kind information and necessary approval.

Yours faithfully

(Uday K. Desai)
Escrivão/L.D.C.

G/C

may be return back to communidade to comply the Article 66 of code of communidade. Further they may also requested to submit their application as per Article 329 read with Article 334(c) there by enclosing all reveleverent document and also comply Rule 12 alongwith vaccant certificate as per rule 12. of notification of code of communidade.

Further as regards execution of lease and sale deed on behalf of communidade the revenue department vide letter ~~dated~~ No. 17/2/AHJ/2009-RD/280 dated 30/3/2022 wherein they have authorised Administrator to excute the leases or sale deeds on behalf of the communidades.

9/02/2024

M/C

09/02/2024

~~Adm~~ Proposal may be submitted as per the provision of code of communidades.

M/C

12/2/2024

proceeding of the Extra-ordinary meeting of the General Body of the comunidade of Lohem-Polem, held on 4th day of February 2024 at 10.30 a.m. in the Sabhamandap of Shree keshav Devalaya, Lohem there remained present Shri vishwajit ~~Sonir~~ Sairu Varik president, Shri Govind alias Nishant R. prabhu Dessai Treasurer, Shri Ramakant vithal prabhu Gaonkar Attorney and myself Shri Uday K. Desai Esinvas/L.D.C of this comunidade, in order to conduct extra-ordinary General Body meeting scheduled today by a notice published in the official Gazettee No. 42 series III dt 18th January 2024 besides other notices displayed in public places & Newspaper and at the door of the office of this comunidade, in order to give its approval on development of infrastructure for film and entertainment industry by Entertainment society of Goa on lease basis for ninety nine years in the property belonging to the comunidade of Lohem-polem, bearing survey number 57/2 and 63/1 respectively, of village Lohem of Canacona Taluka admeasuring an area of 10 lakhs sq. mts.

At the scheduled time the following components/members remained present to participate in General Body meeting.

1) Vishwajit Varik
2) Nishant alias Govind prabhu Dessai
3) Ramakant V. prabhu Gaonkar
4) Bhushan B. prabhu Gaonkar
5) Chandrakant Bhiku prabhu Gaonkar
6) Govind Bhiku prabhu Gaonkar
7) Krishna vamon prabhu Gaonkar
8) Guruprasad Anant prabhu Dessai
9) Pramod D. prabhu Dessai
10) Vishwas Anant prabhu Dessai
11) Yash Bhushan prabhu Gaonkar
12) Santosh venkatesh prabhu Dessai

13) Darshan B. prabhu Gaonkar
14) Sidhant Santosh prabhu Dessai
15. Narayan Manjunath prabhu Dessai
16. mahesh vasudev varik
17 Sandesh Umesh Varik
18. Baburao Vamon prabhu Gaonkar
19. Sancheet R. Prabhu Gaonkar
20 Dattaraj K. Prabhu Gaonkar
21 Arvind yeshwant prabhu Gaonkar
22. Eknath vishnu prabhu Gaonkar
23 Ulhas Vishnu Prabhu Gaonkar
24. Narayan Jaiwant prabhu Vadolkar
25. Rajesh Narayan Vadolkar
26 SHAILESH NARAYAN VADOLKAR
27. pradeep Gopal prabhu Dessai
28. Ashish Narayan vadolkar
29. Nivas Vasudev prabhu Dessai
30. putu vamon P. Shastri
31. Ashok Vithal prabhu Gaonkar
32. Durgesh keshav prabhu Gaonkar
33. Suraj sudhakar prabhu Dessai
34. Sudip Subhash Prabhudessai
35. Satyajit Arvind Prabhu
36. subhash Raya prabhu Dessai
37. Om venkatesh prabhu Gaonkar
38. Suresh alias Ram Datta prabhu Gaonkar
39. Lalchandrai R. PrabhuDesai
40. Sanjay srikant prabhu Gaonkar
41. Chinmay R. Prabhugaonkar
42. Shrinivas/Shaunak R. Prabhu Gaonkar
43. Purnanand Govind Prabhu Gaonkar
44 Durgadas Venkatesh Prabhu
45 Dattaprasad S. Prabhu Desai
46 Ashish Venkatesh Prabhu Gaonkar
47 Paresh Mahesh Varik
48 Rahul Durgadas Prabhu

49. Vedant Sanjay Prabhu Gaonkar
50. Aniket Ekanath Prabhu
51. Chetan G. Prabhu Gaonkar
52. Venkatesh Narayan prabhu Gaonkar
53. Raj Nivas Prabhudesai
54. Anant Gopal prabhu Dessai

There after the president verifying the number of components present which were sufficient to make quorum for the meeting declared opened the meeting for all legal purpose and explained to the General body the purpose and agenda of todays meeting.

First1- Resolved that the consent of components is hereby accorded to the proposed 250 acres/10 lakh sq. mtr. of un-cultivable land as explained in the meeting. The land belonging to comunidade of Loliem polem and the same is to be leased to entertainment society of Goa for setting up a film city and entertainment facilities. The land will be leased out for 90 years on annual lease basis of minimum Rupees seventy lakhs per year (Rs. 7200 Per sq. mtr.) to be increased by 5% every three years. Security Deposit of minimum one year may be requested from ESG. Government may kindly approve the same as per relevant sections of the code of comunidade

Resolved further that the head of managing committee and its attorney is hereby authorized to do such other acts and things and sign any documents/deeds/Letters as may be required or deemed necessary to give effect to this above resolution.

Objections was received by from Om prabhu Gaonkar, Ashish prabhu Gaonkar, Venkatesh prabhu Gaonkar & Chinmay prabhu Gaonkar. Resolution passed supported by fifty (50) members and objection raised by only four members present in the meeting.

Therefore Resolution is passed by the majority components / members of the comunidade of Loliem-pulem

These proceedings are signed below by the president Treasurer, Attorney and the component present till the end of writing the present minute and by me the Escrivão after reading & confirming its contents.

President —
Treasurer —
Attorney —
Escrivão —

Pramod D. P. Desai
Govind B. D. Gaonkar
Suresh S. Prabhu Desai
Lalchandrai P. Prabhu Desai
Tr[illegible] P. Desai
Vishwas A. prabhu Desai
Sudip Subhash Prabhudessai
Subhash Raya Prabhudesai
Krishna Vaman Prabhu Gaonkar
Vedant Sanjay Prabhu Gaonkar
Durgadas Venkatesh Prabhu
Nivas V. Prabhudesai
Sanjay S. Prabhu Gaonkar
Raj N. Prabhudesai
Suresh Dalla Prabhu Gaonkar
Rahul Durgadas Prabhu
Narayan Jaywant Prabhu Vadolkar
Balkrishi Vaman Prabhugaonkar
Ashish N. Vadolkar
Rajesh N. Vadolkar
SHAILESH VADOLKAR
Durgesh Prabhu Gaonkar
Shrinivas/Shaunak Ramakant Prabhu Gaonkar
Sanchit R. Prabhu Gaonkar
Ashok V. Prabhu Gaonkar

Sandesh V. Varik.
Dattaraj Prabhu Gaonkar
Aniket Ekanath Prabhu
Purvanand Govind Prabhu Gaonkar
Pradip G. Prabhudesai
Anil G. Prabhudesai
Chandrakant B. Prabhu
Mahesh V. Varik.
Paresh Mahesh Varik
Ulhas Vishnu Prabhu Gaonkar
Chetan C. Prabhu Gaonkar
Dattaprasad Prabhu Desai
Satyajit Arvind Prabhu
Arvind Yeshwant Prabhu
Darshan B. Prabhu Gaonkar
Pushkar R. Prabhu Dessai
Sidharth S. Prabhu Desai
Santosh V. Prabhu desai
Bhushan B. Prabhu Gaonkar
Yash B. Prabhu Gaonkar
Om V. PRABHU GAONKAR
Ashish V. Prabhugaonkar
Venkatesh N. Prabhu Gaonkar
Chinmay R. Prabhugaonkar
Eknath V. Prabhu Gaonkar

(Uday K. Desai)
Escrivão / L.D.C.

(Uday K. Desai)
Escrivão / L.D.C.

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT, MARGAO-GOA
Civil Administration Branch, Collectorate Bldg., Margao – Goa.
E-mail: cab-cols.goa@nic.in

No.52/16/2015 /APP/CAB/ Part-I/ 1052 Dated:06/11/2023.

REVENUE DEPARTMENT
Secretariat, Porvorim
Inward No.: 14156 4786
Date: 11/12/2023

To,
The Under Secretary (Rev-I),
Secretariat,Porvorim-Goa.

Sub:- Regarding requirement of 250 Acre land for entertainment Society of Goa for setting up Film City.

Sir,

Please find enclosed herewith a copy of letter No.ACSZ/58/Loliem-Polem/2023-2024/599 dated 14/11/2023, on the above cited subject,alongwith the proceeding of the extra ordinary meeting of the Communidade(General Body) of the Communidade of Loliem-Polem held on 15th day of October 2023.

As per the above letter it is informed that the Communidade(General Body) has resolved that consent of the components be and is accorded to proposed 250 acre of uncultivated land belonging to Communidade of Loliem-Polem to entertainment Society of Goa for setting up film city and required in fracture on lease basis for the period of 30 years , the name of property known as Agshot & Caroi bearing survey no.63/1 and 57/2 respectively, situated at Loliem-Polem, Village of Canacona Taluka, on terms and conditions set as per Communidade Code.

In view of the above, I am directed to forward proposal to the Government for its decision please.

This is with the approval of the Collector, South Goa.

Yours faithfully,

(Sharmila Gaunkar)
Dy. Collector (L.A.)
South Goa

Encl: As above.
Copy to: The Chief Executive Officer, Goa Entertainment Society, Maquinze Palace, OLD GMC Complex, Campal Panaji-Goa.

OFFICE OF THE ADMINISTRATOR OF COMUNIDADES
SOUTH ZONE

A-Wing, First floor, Old Collectorate Building, Margao–403601

No. ACSZ/58/Loliem-Polem/2023-2024/ 599 Date: 14/11/2023.

Collectorate of South Goa
Margao
Date: 15/11/23
Inward No.: 24620
Section: Cab

To,
The Collector,
South Goa District,
Civil Administration Branch,
Margao-Goa.

Sir,

This Office is in receipt of proceeding of the extra-ordinary meeting of the Comunidade (General Body) of the Comunidade of Loliem Polem held on 15th day of October 2023 regarding requirement of 250 Acre Land for entertainment Society of Goa for setting up Film City. Copy placed at Annexure "A"

The Comunidade (General Body) has resolved that consent of the components be and is hereby accorded to proposed 250 acre of un-cultivated land belonging to Comunidade of Loliem-Polem to entertainment Society of Goa for setting up film city and required in fracture on lease basis for the period of 30 years. The name of property is Agshot & Caroi bearing survey no.63/1 and 57/2 respectively, situated at Loliem-Polem, village of Canacona Taluka, on terms and conditions set as per Comunidade Code.

The Comunidade (General Body) has resolved further that head of Managing Committee and its attorney be and is hereby authorized to do all such other act (s), thing (s) and deeds (s), as may be required or deemed necessary to give effect to the above resolution.

It is submitted that the Comunidade was convened for as extra-ordinary meeting of the components vide notice dated 11/10/2023 published in Official Gazette dated 12/10/2023, series III No.28 copy placed at Annexure "B". Notice published in daily "Gomantak" by Chief Exective Officer, Entertainment Society of Goa, (Annexure "C") survey land record Form I & XIV, (Annexure "D") & Sketch Plan (Annexure "E").

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Further it is submitted that the Comunidade of Loliem-Poliem (General Body) has principally agreed to accord on the terms & conditions set out as per Comunidade Code.

In view of the above the proposal may be forwarded to the Government for information & needful action.

Yours faithfully,

Encl: As above.

(Pradeep S. Naik)
Administrator of Comunidades of
South Zone, Margao.

Copy to: The Chief Executive Officer, Goa Entertainment Society, Maquinze Palace, Old GMC Complex , Campal Panaji Goa

Bhushan Prabhu Gaonkar

THE SEAL OF THE SUB-REGISTRAR OF CANACONA
CANACONA-GOA

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 entity 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 Lesser 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

AR OF CANACONA

CONA-GOA

/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

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

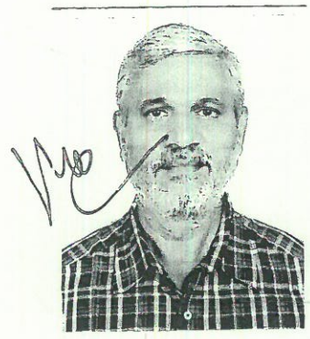
BY THE WITHIN-NAMED LESSOR,

Shri Bhushan Balkrishna Prabhu

Attorney of Comunidade of Loliem,

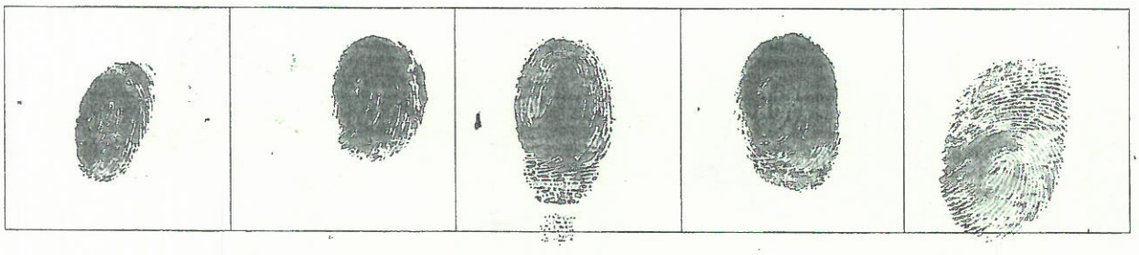
Village Loliem, Taluka Canacona, District South Goa

For and on behalf of the Comunidade of Loliem

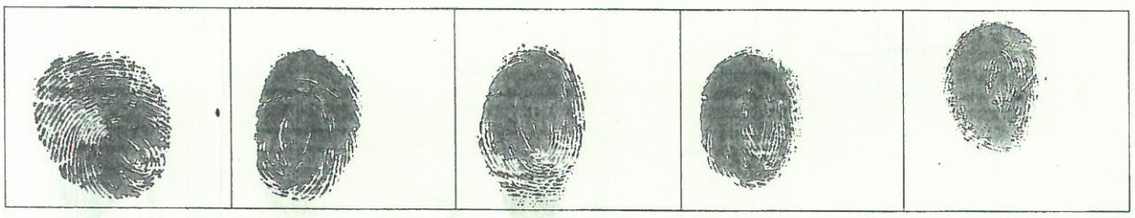


STRAR OF CANACONA
CONA-GOA

LHTP of Bhushan Prabhu Gaonkar



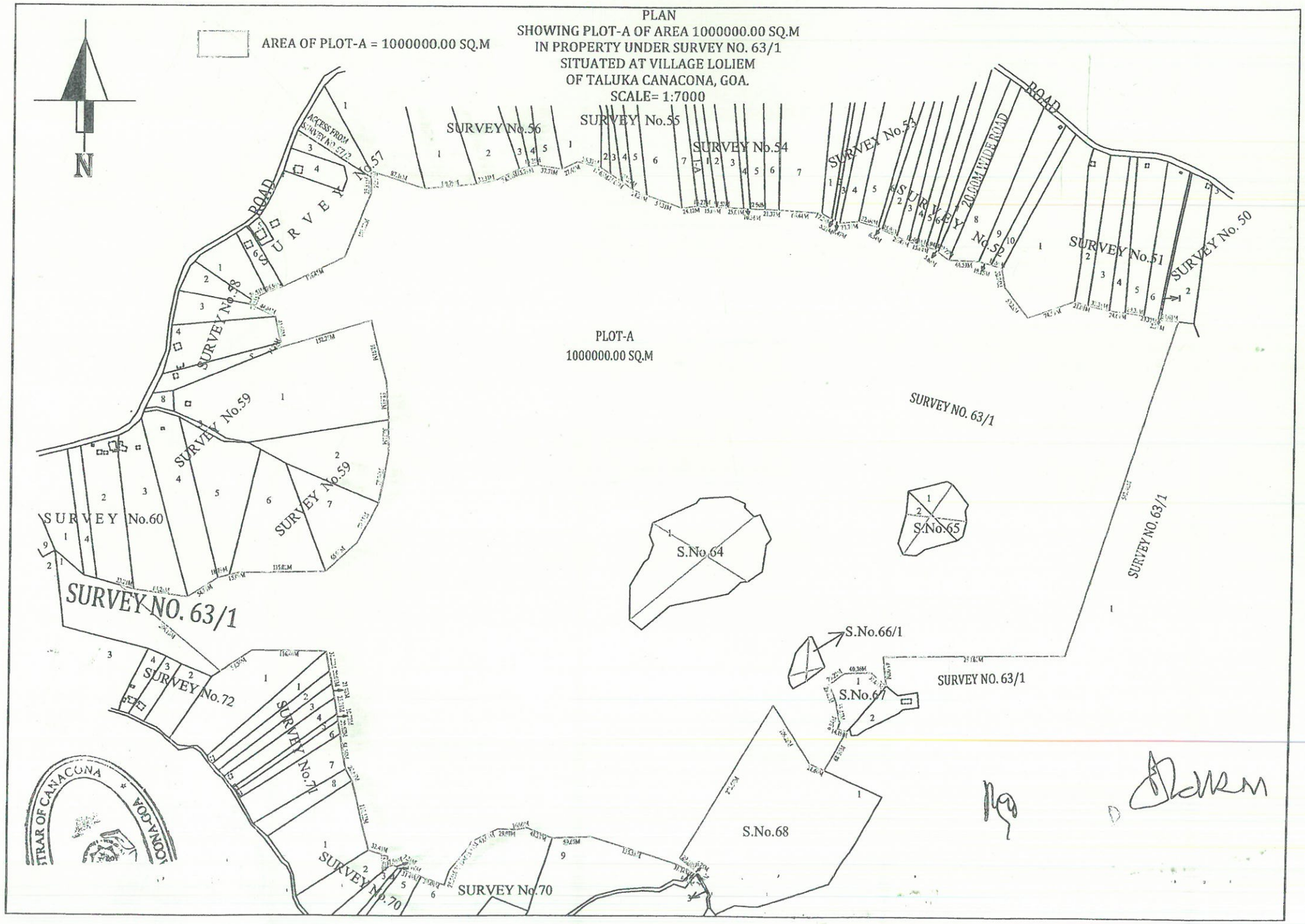
RHTP of Bhushan Prabhu Gaonkar



WITNESSES

1. Ramakant V. Prabhu gaonkar
2. Madhavi V. Prabhu Shet

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= 1:7000



TRAR OF CANACONA

Document Registration Summary 1

Date : 26-Jun-2025

Office/2025-CAN-191

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

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

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

26/06/2025
SUB-REGISTRAR
CANACONA

Receipt :

Receipt Date : -

Presenter Name: Bhushan Prahugaonkar

Processing Fee ₹300

Total ₹300

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	/-

STRAR OF C
ONA-GOA

Government of Goa

Document Registration Summary 2

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

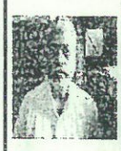
Print Date & Time : - **26-Jun-2025 10:49:39 am**

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

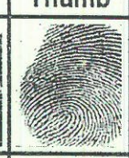
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Bhushan Prahugaonkar ,Father Name:**Balkrishna Prabhugaonkar,,**Age:** 63, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** Hno.407, NEar the Church Agas Loliem Canacona, **Address2 -** , **PAN No.:** ADPPB0647L			

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.:** ADPPB0647L			

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			

STRAR OF CAN
CONA-GOA

26/06/2025
Sub Registrar
SUB-REGISTRAR
CANACONA

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

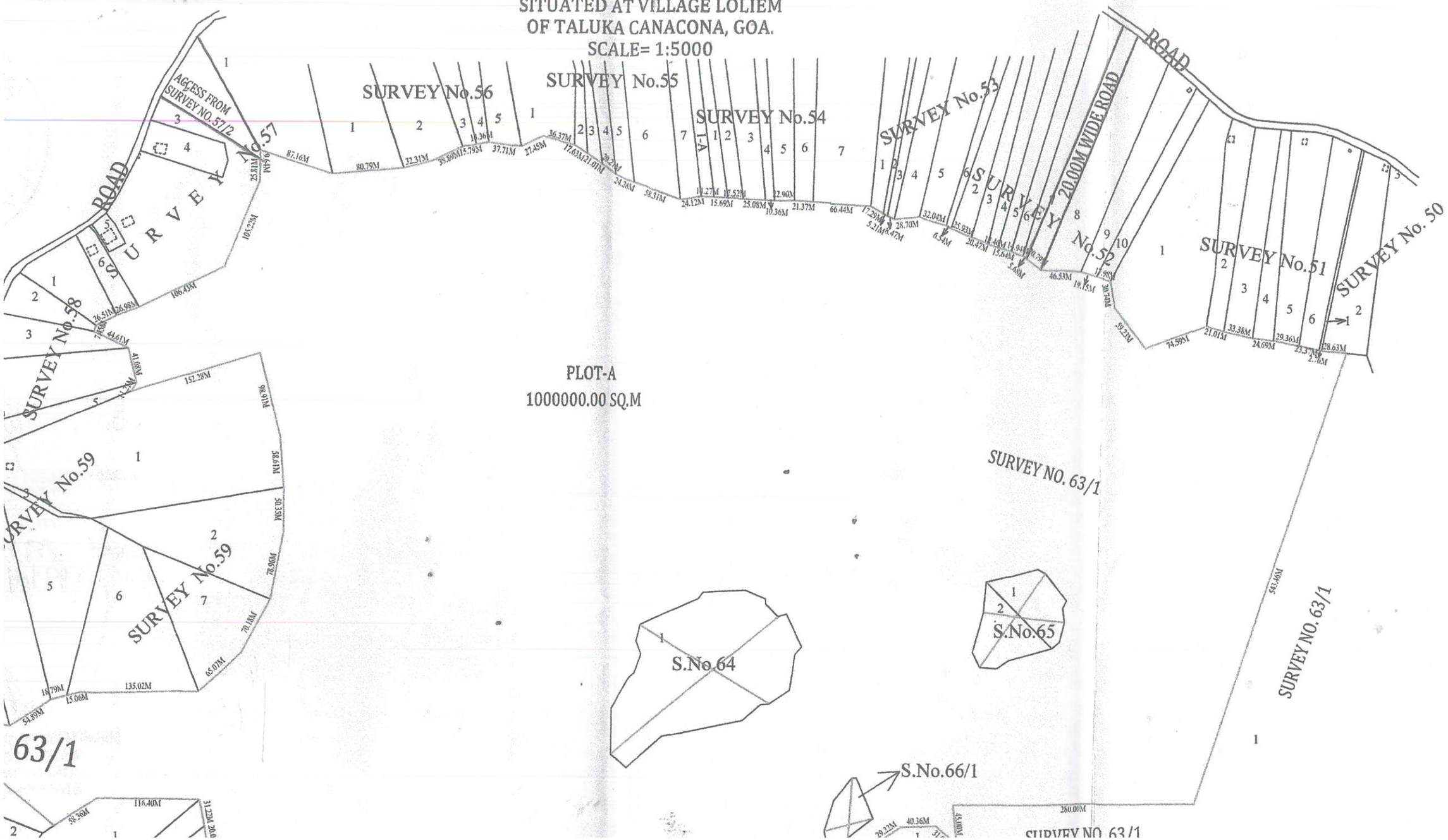
Book :- 1 Document

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

Date : 26-Jun-2025

26/06/2025

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

SUB-REGISTRAR
CANACONA

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