

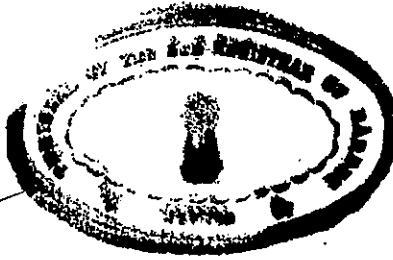
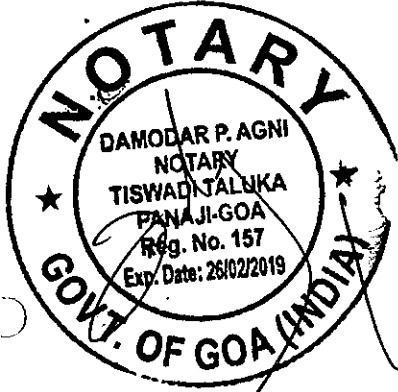
For **CITIZEN CREDIT™**  
CO-OP. BANK LTD.

Authorised Signatory

*(Kupess for both 7th & 8th income tax)*  
CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE DUREM  
PANAJI, GOA 403 002  
भारत 24648 NON JUDICIAL न्याय  
131298 DEC 09 2015  
760 five five zero one zero zero 12:42  
R.0550100/- PB681B  
INDIA STAMP DUTY GOA

Name of Purchaser M/S VISION DEMPO HOSPITALITY & ESTATES PRIVATE LTD

**TRUE COPY**



Sr. No 5556/2015  
10/12/15

**DEED OF SALE**

THIS DEED OF SALE is made at Mapusa, Bardez - Goa on this 10th day of December of the year Two Thousand and Fifteen.

**BETWEEN**

(1) **SHRI. ASHWIN NARWEKAR**, aged 40 years, in business, married holding PAN Card no.AEBPN4734P, son of Shri. Suresh Narwekar, residing at 81-Satnam Apts., Opp. World Trade Centre Sadhu Waswani Road- Cuffe Parade, Mumbai hereinafter referred to as the OWNERS/VENDORS (which expression shall include his heirs, successors, representatives and assigns) of the **ONE PART**;

For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

DIRECTOR



AND

(2) **VISION DEMPO HOSPITALITY AND ESTATES PVT. LTD.** a Company incorporated under the Part IX of the Indian Companies Act, 1956, having their registered office at Vision House, House No.179/C-1, Bairo Alto Dos Pilotos, Jose Falcao Road, Panaji, Goa, holding PAN Card no.AAECV0665P herein represented by its Managing Director, **MR. RAJESH S. DEMPO**, son of Shri. Soiru V. Dempo, aged 39 years, married, in business, holding PAN Card No. ABTPD9603Q, residing at Dona Paula, Ilhas, Goa, hereinafter referred to as the PURCHASERS (which expression shall include its successors, representatives and assigns) of the OTHER PART.



All Indian Nationals.

WHEREAS the Builder herein has signed the Sale Deed but is represented in the Office of Sub Registrar Ilhas, Tiswadi by the constituted attorney, Lt. Col. K. F. D'Lima ( Retd.), son of Late. Brig. (Retd.) K.F. D'Lima, aged 58 years, married, Senior General Manager Corporate Affairs, residing at Porvorim, Bardez-Goa, vide Power of Attorney dated 12/03/2014 executed before the Office of Sub Registrar at Ilhas, Tiswadi under No. PNJ-BK4-00020-2014 CDNo.PNJD28 on 12/03/2014 to present the said Agreement.

WHEREAS there exists a part and parcel of land admeasuring 1400sq.mts., bearing Chalta No.4 (13) of P. T. Sheet 49 of City Survey Mapusa comprising of two Portions (i) being Plot No.17 admeasuring 600sq.mts., and (ii) Plot No. 18 admeasuring 800sq.mts., being a part of the larger property identified as **'XELPEM INTEIRO'** situated at Xelpem, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, hereinafter referred to as the SAID PROPERTY.

*[Handwritten Signature]*

For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

*[Handwritten Signature]*  
DIRECTOR

AND WHEREAS the Vendor came to be the Owner of the SAID PROPERTY having purchased the same under a Deed dated 16-4-2015 registered under Book I Doc.Reg.no.BRZ-BK1-06186-2015 CD No.BRZD764 in the Office of the Sub-Registrar Bardez.

AND WHEREAS the Vendor has thus represented to be the sole and universal Owner in possession of the SAID PROPERTY.

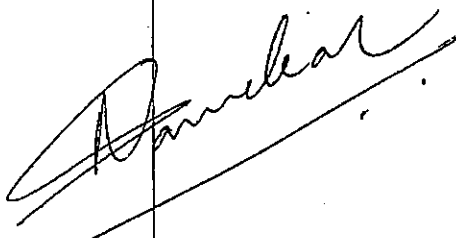
AND WHEREAS the Vendor being of Non Goan Origin his Marriage is not under the regime of Communion of Assets and as such his spouse is not a relevant Party in this Conveyance.

AND WHEREAS the Vendors have offered to sell the SAID PROPERTY to the Purchaser and the Purchaser does hereby purchase the same for a total consideration of Rs.1,10,00,000/- (Rupees One Crore ten lakh only).

AND WHEREAS at the offer of the Vendors the Purchaser does hereby purchase the SAID PROPERTY for a total consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakh only) which is the present fair market value of the same.

**NOW THIS CONVEYANCE WITNESSETH AS UNDER:-**

- 1) That in consideration of the amount of Rs.1,10,00,000/- (Rupees One Crore ten lakh only) out of which Rs.1,10,000/- (Rupees one Lakh Ten Thousand only) is deducted towards tax and the balance amount of Rs. 1,08,90,000/- (Rupees One Crore Eight lakh and ninety thousand only) is received by the Vendor from the Purchaser which amount the Vendor does hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Vendors as absolute Owner hereby convey by way of sale unto the Purchaser THE SAID PROPERTY together with the trees, structures, access along with the easements, appurtenants, belonging thereto, TOGETHER WITH all trees, fences, hedges,



FOR VISOR'S DEPTO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

  
DIRECTOR

lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Vendor in or the SAID PROPERTY hereby conveyed and every part thereof to hold the same to the Purchaser forever absolutely uninterruptedly.

2) The Vendors have today put the Purchaser in unconditional exclusive peaceful vacant possession of the SAID PROPERTY to be held by the Purchaser in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the Vendor and/or any other person claiming through the Vendor.

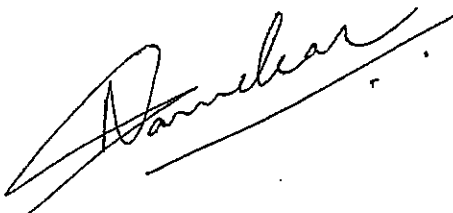
3) The Vendor hereby covenant with the Purchaser as under:-

a) That the SAID PROPERTY is free from encumbrances and claims of any nature whatsoever.

That the Title of the Vendor to the SAID PROPERTY is clear, valid and marketable and is subsisting and the Vendor is lawfully entitled to sell and alienate the same.

c) That as on this date the Vendor has not created any encumbrances and/or Third Party rights upon and to the SAID PROPERTY nor is the SAID PROPERTY the subject matter of any lis-pendens or order of attachment of Order of Injunction or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the said property and nor that there are any dues, taxes and cess payable against the SAID PROPERTY which can be recovered as the arrears under Land Revenue Act.

d) That the SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully



For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

  
DIRECTOR

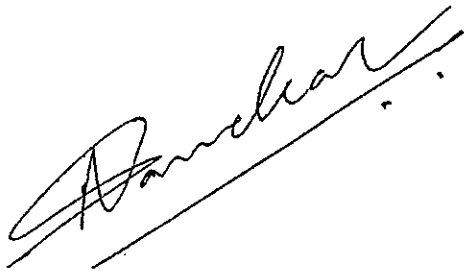


and quietly without any claim or demand whatsoever from the Vendor or any other person whomsoever.

- 4) The Vendor does hereby give his explicit consent to the Purchaser to delete his name and get the name of the Purchaser recorded in the Survey Record of Mapusa Municipal Council and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Vendors do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose.
- 5) The Vendor does hereby indemnify the Purchaser against any claims if made to the SAID PROPERTY by any person claiming through the Vendor and the Vendor shall settle the said claim and rectify the defect to the title, if any, at his own cost without disturbing the title and possession of the Purchaser.

The Vendor declares that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

- 7) The present fair market value of the SAID PROPERTY is Rs.1,10,00,000/- (Rupees One Crore ten lakh only) and Stamp duty of Rs. 5,50,100/- (Five Lakh Fifty Thousand and One Hundred only) is paid thereto which is borne by the Purchaser.



For VISION TEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

  
DIRECTOR

**SCHEDULE**

All that part and parcel of land admeasuring 1400sq.mts., bearing Chalta no.4(13) of P.T.Sheet 49 of City Survey Mapusa being Plot no.17 admeasuring 600m2 and Plot no.18 admeasuring 800m2 being a part of the larger property identified as '**XELPEM INTEIRO**' situated at Xelpem, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, which property is described in the Office of Land Registrar Bardez under no.7458 at folio 283 of Book B-19 (new) and not enrolled in the Taluka Revenue Office.

The said Property is bounded as under:-

Towards the North:- Road


Towards the South:- Chalta No.4 of P. T. Sheet 49 of City Survey Mapusa.

Towards the East :- Chalta No.4 (22) and Chalta No.4 (23) of P. T. Sheet 49 of City Survey Mapusa.

Towards the West :- Chalta No.17 and 20 of P. T. Sheet 49 of City Survey Mapusa.



For VISION DEMPPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED



DIRECTOR



IN WITNESS WHEREOF the Parties hereto have set their hands on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY )  
within the name OWNERS/VENDORS )  
**SHRI. ASHWIN NARWEKAR** )













*Ashwin Narwekar*  
**SHRI. ASHWIN NARWEKAR**

**Left hand finger prints**

**Right hand finger prints**



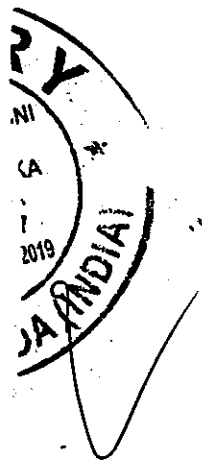
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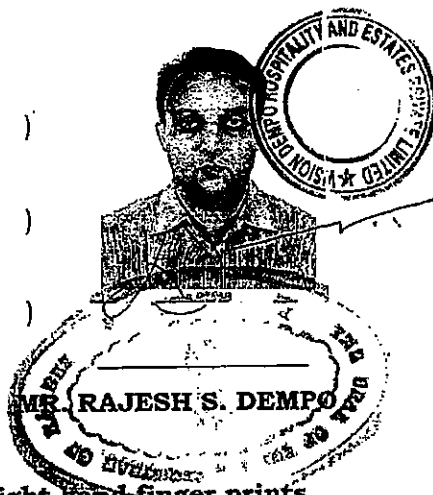
*Ashwin Narwekar*

For VISION TEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

*[Signature]*  
DIRECTOR

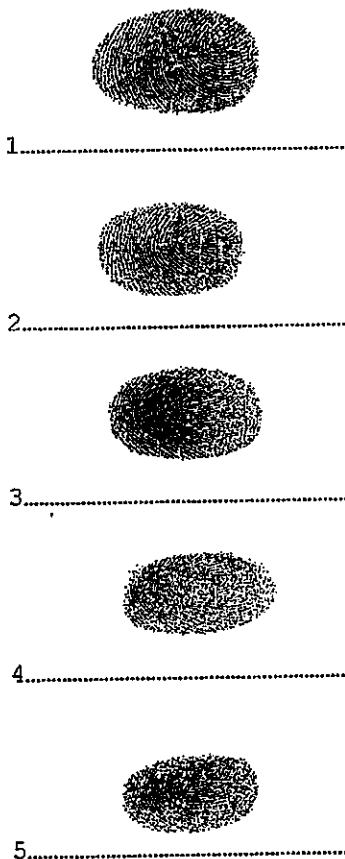
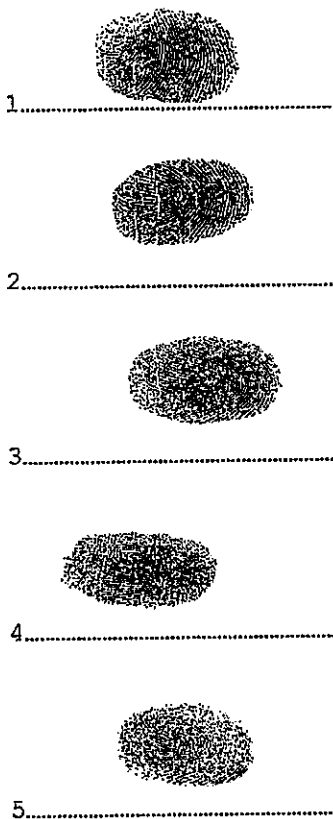


SIGNED AND DELIVERED BY within the name PURCHASERS / DEVELOPERS M/S VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED Represented herein by Managing Director MR. RAJESH S. DEMPO



Left hand finger prints

Right hand finger prints



IN THE PRESENCE OF WITNESSES:

- 1) Adv. Prajyeta V.S. Pissurtenkar
- 2) Bhavana Prabhu

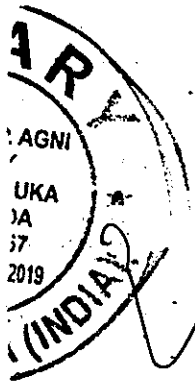
*P.V.S. Pissurtenkar*

*Prabhu*

*Dempo*

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

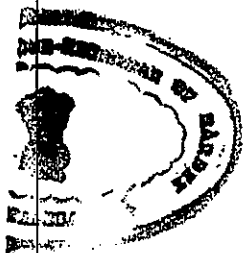
*Dempo*  
DIRECTOR



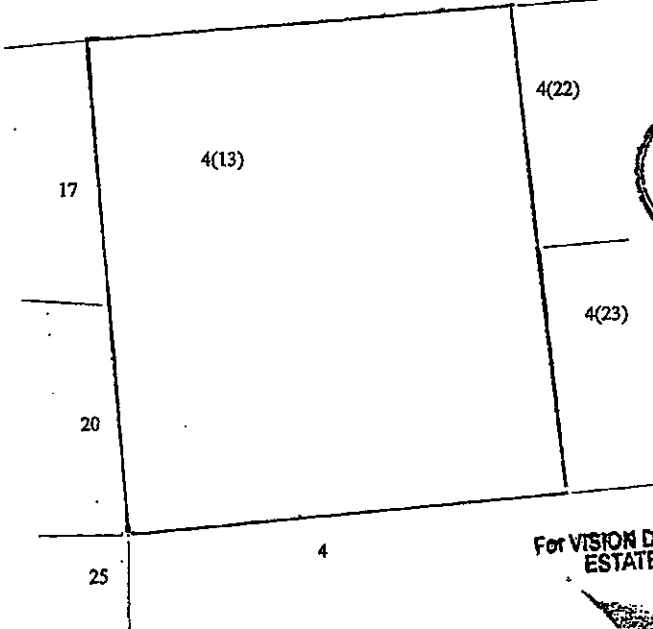
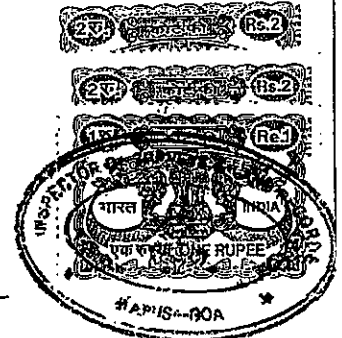
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 MAPUSA - GOA



Plan Showing plots situated at  
 City : MAPUSA  
 Taluka : BARDEZ  
 P.T.S No 49 / /Chalta No. 4(13)  
 Scale : 1 :500



*Anand V. Vaigankar*  
 8/12/15  
 (ANAND V. VAIGANKAR)  
 Inspector of Survey &  
 Land Records.



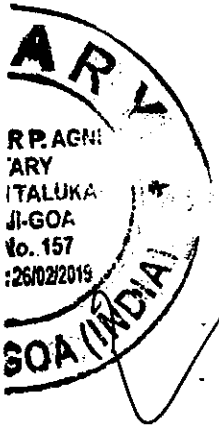
For VISION DEMPPO HOSPITALITY AND  
 ESTATES PRIVATE LIMITED

*[Signature]*  
 DIRECTOR

*[Signature]*  
 Generated By : Swapnil B. Bhonsle (D' Man Gr. II)  
 On : 08-12-2015

*[Signature]*

*[Signature]*  
 Compared By:



Office of Sub-Registrar Bardez  
Government of Goa

Print Date & Time : 10-12-2015 02:04:45 PM

Document Serial Number : 5556

Presented at 10:16:00 AM on 10-12-2015 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	440000.00
2	Processing Fees	260.00
	Total :	440260.00

Stamp Duty Required: 550000.00 Stamp Duty Paid: 550100.00

Lt. Col. K. F. D'Lima (Retd.) presenter

Name	Photo	Thumb Impression	Signature
Lt. Col. K. F. D'Lima (Retd.), S/o Late Brig. (Retd) K.F. D' Lima , Married, Indian, age 58 Years, Senior General Manager Corporate Affairs, r/o Porvorim, Bardez-Goa. Admits execution on behalf of of the Purchaser-Rajesh Dempo, Managing Director of M/s. Vision Dempo Hospitality and Estates Private Limited, Panaji, vide POA dated 12/03/2014, executed before the Sub Registrar of Panaji, Tiswadi, under Reg. No. PNJ-BK-4-00020-2014, Sr. No. 659/2014.			

Endorsements

Executant

1 . Lt. Col. K. F. D'Lima (Retd.), S/o Late Brig. (Retd) K.F. D' Lima, Married, Indian, age 58 Years, Senior General Manager Corporate Affairs, r/o Porvorim, Bardez-Goa. Admits execution on behalf of of the Purchaser-Rajesh Dempo, Managing Director of M/s. Vision Dempo Hospitality and Estates Private Limited, Panaji, vide POA dated 12/03/2014, executed before the Sub Registrar of Panaji, Tiswadi, under Reg. No. PNJ-BK-4-00020-2014, Sr. No. 659/2014.

Photo	Thumb Impression	Signature

ARV  
PAGNI  
RY  
ALUKA  
GOA  
157  
3102/2019  
OA (INDIA)



*Handwritten signature*

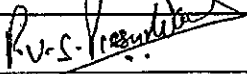




2. Ashwin Narwekar, s/o Suresh Narwekar, Married, Indian, age 40 Years, Business, r/o B1, Satnam Apt., Opp. World Trade Centre Sadhu Vaswani Road, Cuffe Parade Mumbai - 400005. Pan No. AEBPN4734P.

Photo	Thumb Impression	Signature
		

Identification

Sr. No.	Witness Details	Signature
1	Adv. Prajasa Pissurlekar, d/o Vinayak Pissurlekar, UnMarried, Indian, age 27 Years, advocate, r/o S-2, Pissurlekar Tower, St. Inez, Panaji, Goa.	



Sub-Registrar

**REGISTRAR**  
**GOA**

TDS paid on 10/12/2015 through Bank of India.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Book-1 Document  
 Registration Number BRZ-BK1-09147-2015  
 CD Number BRZD775 on  
 Date 10-12-2015

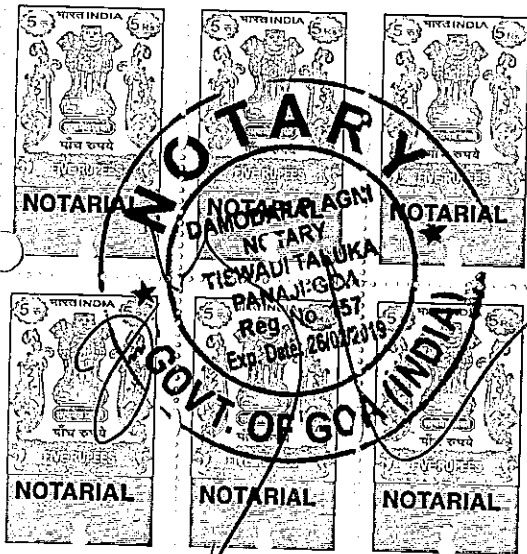
*[Signature]*  
 Sub-Registrar (Bardez)

Scanned By:- *Sadanand*

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune

*Dehivadley*  
*Reshma*  
*18/12/15*



CERTIFIED TRUE COPY OF ORIGINAL  
 REG. No. 11090116 DATE 21/10/2016

*[Signature]*  
 DAMODAR P. AGRE  
 NOTARY  
 TISWADI TALUKA  
 PANAJI - GOA  
 Reg. No. 157