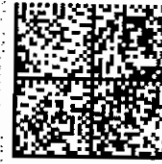
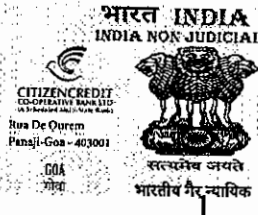


Phone No:08322220242  
Sold To/Issued To:  
VISION DEMPO HOSPITA  
For Whom/ID Proof:  
Pan-AAECV0665P



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₹ 0400200/-

ZERO FOUR ZERO ZERO TWO ZERO ZERO

Other:  
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3815237 01234567890123456789

For CITIZEN CREDIT™  
CO-OP BANK LTD

Authorised Signatory

Name of Purchaser VISION DEMPO HOSPITALITY & ESTATES  
Pvt. LTD



2021 - BRZ - 2859  
10/8/2021

## AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made and entered into at  
Mapusa, Bardez, Goa, on this 04<sup>th</sup> day of August, 2021;

### BETWEEN

(1) MR. SRIKRISHNA RAMCHANDRA MAYEKAR alias  
SHRIKRISHNA RAMCHANDRA PARAB MAYEKAR, aged 88 years,  
son of Mr. Ramchandra Pundolic Parab Mayenkar, retired, married, holding  
PAN Card No. [REDACTED], Aadhaar Card no. [REDACTED], Contact  
No. 9421150293, Email id. ameym86@gmail.com and his wife,

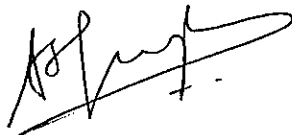
For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

DIRECTOR

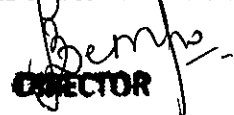
(2) **MRS. RAMA SHRIKRISHNA MAYEKAR** alias **RAMA SHRIKRISHNA PARAB MAYEKAR**, aged 65 years, daughter of Mr. M B T Mhapankar, housewife, married, holding PAN Card No. [REDACTED] Aadhaar Card no. [REDACTED] Contact No. 8805658308, Email id. [ameym86@gmail.com](mailto:ameym86@gmail.com) both Indian Nationals, residents of Raj Ryle Residency, Flat No. 105, Bldg. No. C1, Near Thivim, Industrial Estate, Acoi Karaswada, Next to Forest Check Post Road, Mapusa, Bardez, Goa, 403507, through their duly constituted Attorney, **Mr. AMEY S PARAB MAYEKAR**, son of Mr. Shrikrishna Ramchandra Parab Mayekar, aged 34 years, in service, married, Indian National, holding PAN Card No. [REDACTED] Aadhaar Card no. [REDACTED] residing at Raj Ryle Residency, Flat No. 105, Bldg. No. C1, Near Thivim, Industrial Estate, Acoi Karaswada, Next to Forest Check Post Road, Mapusa, Bardez, Goa, 403507, by virtue of Power of Attorney dated 15/07/2021 executed before the Notary Adv. Kavita P. Karekar at Goa under No. 1335/2021 on 15/07/2021, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators, successors, nominees and assigns) of the FIRST PART.

AND

(3) **M/S. VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED**, a Company incorporated under Part IX of the Companies Act 1956 (No. 1 of 1956) with CIN No. U55101GA2012PTC006932 having PAN Card no. [REDACTED] formerly known as M/s. Vision Enterprises, having its office at Vision House, House no. 179/C-1, Bairo Alto Dos Pilotos, Jose Falcao Road, Panaji Goa, 403001, herein represented by its Director, **MRS. BHAKTI RAJESH DEMPO**, aged 38 years, wife of Mr. Rajesh Soiru Dempo, married, occupation Business, Indian National, authorized by the Board Resolution in the meeting held on 02/07/2021, holding PAN Card No. [REDACTED], Aadhar Card no. [REDACTED] Email Id: [fd@visiondempo.com](mailto:fd@visiondempo.com), Contact no. 0832-2220242, residing at



For **VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED**

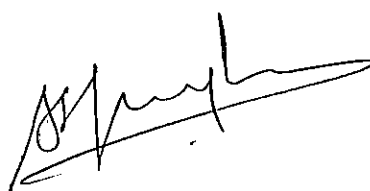
  
**DIRECTOR**

H. No. 21/368/1, Dempo Mansion, Goa University Road, Near Manipal Hospital, Dona Paula, Ilhas, Goa, 403004, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its legal representatives, executors, administrators, successors and assigns) of the SECOND PART.

WHEREAS the PURCHASER herein has signed the Agreement but is represented in the Office of Sub Registrar Bardez by the constituted attorney, **Mrs. Siddhi Shantanu Bhonsle**, daughter of late Mr. Deepak Dinkar Phatarpenkar, aged 31 years, in service, married, Indian National, holding PAN Card No. [REDACTED] Aadhaar Card no. [REDACTED] Email Id: [info@visiondempo.com](mailto:info@visiondempo.com), Mobile no. 9823162390, residing at H. No. B-56, Near Cross, Betim, Bardez, Goa, 403101, vide Power of Attorney dated 09/12/2019 executed before the Office of Sub Registrar at Panaji under No. PNJ-POA Register-52-2019 on 09/12/2019 to present the said Agreement.

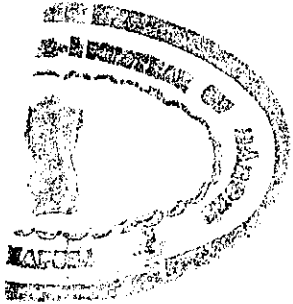
WHEREAS there exists a property known as "SOCOILEM GALUM" admeasuring 1150.00 sq. mts., described in the Land Registration Office of Bardez under No. 52184 at Folio 22 of Book B-111 (new), inscribed under No. 43234 at Folio 198 and 198v of Book G-46, not enrolled in the Taluka Revenue Office, surveyed under No. 19/6 of village Socorro, situated within the limits of Village Panchayat of Socorro, Taluka Bardez, District of North Goa, more particularly described in the Schedule-I hereunder written, delineated in red colour in the plan annexed herewith and hereinafter referred to as the **"SAID PROPERTY"**.

AND WHEREAS the said property originally belonged to Rev. Fr. Bento Julio Cesar Pinto, having purchased the same from Venancio Jeronimo Alexandrino Honesto Domingoes Jose Da Lima and his wife, Maria Idalina Alice Pinto Correia De Lima, vide Deed of Sale dated 26/05/1928.



**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

**DIRECTOR**



AND WHEREAS subsequently, Rev. Fr. Bento Julio Cesar Pinto in the status of a bachelor sold the said property to the first VENDOR vide Deed of Sale dated 09/01/1975 registered before the Sub Registrar of Bardez under Reg. No. 99 at Pages 349 to 352 of Book No. 1 Volume 85 dated 26/02/1975.

AND WHEREAS the first VENDOR and the second VENDOR have been married under the Portuguese Civil Code as applicable to the State of Goa and are governed under the system of Community of Properties (Communiao Dos Bens) and as such, are jointly the lawful owners of the said property.

AND WHEREAS the VENDORS are desirous of selling the said property and as such, the PURCHASER has offered to purchase the said property for a total consideration amount of Rs. 1,38,00,000/- (Rupees One Crore Thirty Eight Lakhs Only).

AND WHEREAS the PURCHASER has agreed to purchase the said property with the intention of developing the same by constructing on the said property, building/s comprising of residential flats/apartments. That upon the completion of the construction of the said building/s, the PURCHASER intends to sell the said residential flats/apartments.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER, the said property which is more particularly described in the Schedule-I hereunder written, for the said total consideration amount of Rs. 1,38,00,000/- (Rupees One Crore Thirty Eight Lakhs Only) and on the terms and conditions as stipulated hereinafter.

AND WHEREAS out of the total consideration amount of Rs. 1,38,00,000/- (Rupees One Crore Thirty Eight Lakhs Only), it is agreed between the VENDORS and the PURCHASER that the sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) would be payable by way of

**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

*[Handwritten signature]*  
**DIRECTOR**

monetary consideration and the balance amount of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) would be payable in kind by way of constructing and allotting to the VENDORS, free of cost, three 2 BHK Flats along with one car park area on the stilt of the building for each flat, the details of which flat/s are more particularly described in Schedule-II hereunder and the said flats shall be constructed as per the specification mentioned in Schedule-III hereunder.

AND WHEREAS the VENDORS have accepted the said proposal and have agreed to sell the said property to the PURCHASER for the said total consideration amount Rs. 1,38,00,000/- (Rupees One Crore Thirty Eight Lakhs Only) and as per the aforementioned mode of payment and on the following terms and conditions:

AND WHEREAS the PURCHASER shall pay to the VENDORS the aforementioned consideration amount upon deducting TDS of 1%.

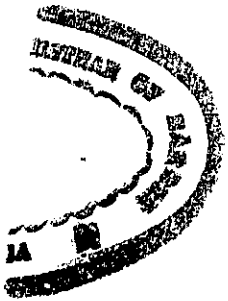
**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

1. That the VENDORS have agreed to sell and the PURCHASER has agreed to purchase from the VENDORS, the said property which is more particularly described in the Schedule I hereunder written for a total consideration amount of Rs. 1,38,00,000/- (Rupees One Crore Thirty Eight Lakhs Only).

2. (a) That out of the total consideration amount of Rs. 1,38,00,000/- (Rupees One Crore Thirty Eight Lakhs Only), the sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) would be payable by way of monetary consideration and the balance amount of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) would be payable in kind by way of constructing and allotting to the VENDORS, free of cost, three 2 BHK Flats along with one car park area on the stilt of the building for each flat, the details of which flat/s are more particularly described in Schedule-II

**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

**DIRECTOR**

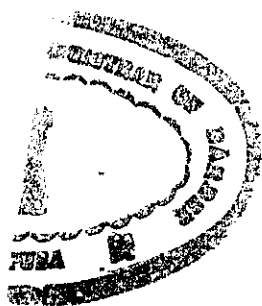


hereunder and the said flats shall be constructed as per the specification mentioned in Schedule-III hereunder.

(b) That out of the aforementioned sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs Only), the PURCHASER has paid to the VENDORS, the part consideration amount of sum of Rs. 5,00,000/- (Rupees Five Lakhs Only), as on the date of the signing of this Agreement is paid as under:-

Date	Amount Paid	Cheque no.	TDS Amount
04/08/2021	4,95,000/-	233589	5,000/-

The receipt of the above sum/s the VENDORS do hereby admit and acknowledge.



(c) That further part consideration amount of Rs. 13,00,000/- (Rupees Thirteen Lakhs Only) shall be paid upon obtaining the Construction License of the said property from the Village Panchayat of Socorro and simultaneously at the time of executing the Deed of Sale of the said property.

3. (a) Balance sum of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) shall be paid by the PURCHASER to the VENDORS in kind by way of constructing and allotting to the VENDORS and / or their nominee, free of cost, three 2 BHK Flats along with one car park area on the stilt of the building for each flat, the details of which flat/s are more particularly described in Schedule-II hereunder and the said flats shall be constructed as per the specification mentioned in Schedule-III hereunder.

4. On obtaining Construction Licence from Village Panchayat Socorro, the VENDORS shall execute the Deed of Sale of the said property in favour of the PURCHASER or its nominee/s.

5. That the expenses involved towards the execution of the said Deed of Sale, such as Stamp Duty, Registration Fees, Legal Fees, etc. shall be borne by the PURCHASER.

**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

**DIRECTOR**

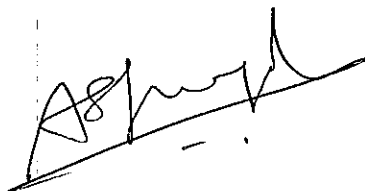
6. That the PURCHASER shall construct on the said property, residential flats/apartments, at the own cost of the PURCHASER and shall sell the said residential flats/apartments to any third party, on such terms and conditions and for such consideration as the PURCHASER may deem fit and proper. The VENDORS herein have no objection of any nature to the same.

7. That the work of development and construction in the said property will be commenced by the PURCHASER, immediately upon obtaining the conversion sanad, development permission, construction license and the other requisite approvals/NOC from the concerned authorities.

8. That the VENDORS do hereby permit the PURCHASER to enter into the said property, take measurements, carry out survey, obtain development permission, construction License, any other NOC or permission from the Concerned Authorities, to fence the property and thereafter to commence the construction work on the said property.

9. That the VENDORS have represented to the PURCHASER, that the said property which is hereby agreed to be sold is free from any encumbrances and that they have a clear and marketable title. The VENDORS undertake to indemnify the PURCHASER in the event any third party claim any right to the said property. That in event any third party claim any right or claim to the said property, the VENDORS agree to settle the said claim at their own cost without any liability of any nature to the PURCHASER. Provided that, the liability of the VENDORS shall not exceed the amount already paid to them at the time of signing these presents.

10. That during the subsistence of this Agreement, the VENDORS shall not enter into any other Agreement or transaction with regard to the said property with any third party.



**For VISION DEMPO HOSPITALITY AND  
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**DIRECTOR**

11. That the VENDORS do hereby permit and authorize the PURCHASER to sell to any third party, any flat/apartment to be constructed on the said property. The PURCHASER shall be accordingly, entitled to enter into any commitment and/or Agreement for the sale of said flat/apartment along with the undivided share in the property with any third party, however, without any responsibility/ liability of any nature against the VENDORS. It is expressly agreed that the VENDORS shall not be liable in any way to any damages or any other consequences, in the event of any breach of the Agreement that may be committed by the PURCHASER against any third party or any purchaser. The VENDORS either personally or through their duly constituted attorney, agree to sign and execute any such Agreement of Sale or Deed of Sale or any other Agreement/s which the PURCHASER may enter into with any proposed buyer and attend the Office of the Sub-Registrar to register the same, as and when and if necessary.



12. That the VENDORS shall execute in favour of the PURCHASER, a Power of Attorney, on the basis of which the PURCHASER shall be entitled to apply before the Dy. Collector/Collector, Town and Country Planning Department, Village Panchayat of Socorro, Health Department, Public Works Department, Electricity Department, Forest Department, Directorate of Settlement & Land Records and any other Government Authority, the necessary Technical Clearance Order, Construction License, NOC, Permission, Conversion Sanad etc., as may be necessary to undertake Development and construction in the said property. The VENDORS shall also sign any further applications, forms, plans, affidavits and/or any other document/s, if necessary for any other purpose.

13. That upon executing and registering the present Agreement, the VENDORS authorize the PURCHASER to apply for all the statutory approvals including Construction License which may be necessary to do construction on the said property in the name of the PURCHASER and the cost of obtaining such approvals shall be borne by the PURCHASER.

**For VISION DEMPO HOSPITALITY AND  
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**DIRECTOR**



14. That all the costs of the development including the expenses involved in obtaining the aforesaid licenses, permissions, NOCs, etc. as also development fees, expenses towards obtaining electricity, water and sewage connection and/or all or any other expenses involved in the development of the said property including the cost of the construction shall be borne exclusively by the PURCHASER.

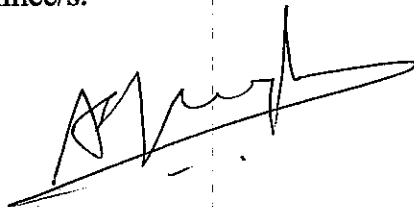
15. That the PURCHASER shall be entitled to construct flats, apartments, any other structure/s in the said property in accordance with the floor area ratio prevailing from time to time and in accordance with the plan to be sanctioned by the concerned authorities and to sell or to deal with the said flats/apartments to be constructed on the said property on such terms and conditions as the PURCHASER may deem fit without any reference and/or liability to the VENDORS.

16. That upon payment of the entire consideration amount of the said property to the VENDORS in terms of this Agreement, the VENDORS shall deliver to the PURCHASER or its nominees all the original documents of title and possession of the said property.

17. That on being paid the entire consideration amount as aforesaid, the VENDORS shall have no claim of any nature to the said property.

18. The PURCHASER shall be entitled to avail loan from any Bank or Financial Institution to raise funds for the purpose of development of the said property and/or to do construction on the said property.

19. That on payment of the entire consideration amount and on execution of the Deed of Sale, the VENDORS shall assist and/or co-operate with the PURCHASER for mutation of the said property in favour of the PURCHASER or its nominee/s and for securing the transfer of any document/s with regard to the said property in favour of the PURCHASER or its nominee/s.



**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

  
**DIRECTOR**

20. That in the event, the PURCHASER is not able to secure the necessary NOCs, license or permission from the competent authorities and is unable to undertake the signing of Deed of Sale within a period of 12 months of signing of these presents, this Agreement may be terminated at the instance of either party, and in that event, the VENDORS shall refund to the PURCHASER the entire amount received under this agreement without any interest.

21. That any tree/s in the said entire property that might be felled in the course of the development, shall be appropriated by the PURCHASER and the PURCHASER shall be entitled to deal with the said tree/s in any manner as it may deem fit and proper. The VENDORS agree and undertake to co-operate with the PURCHASER in obtaining necessary license/approval, if necessary for felling of the said trees.



22. That as and when the PURCHASER allot to the VENDORS and / or their nominee, three 2 BHK flats as specified in Schedule-II, the requisite Agreement of Transfer/Deed of Transfer or Conveyance in respect of the said flats shall be executed by the PURCHASER in favour of the VENDORS. That the stamp duty and registration fee of the said Transfer documents shall be borne by the VENDORS. That further, upon handing over the possession of the flats, all the outgoings in respect of the said flats including House Tax, maintenance charges, GST, etc. shall be simultaneously paid by the VENDORS.

23. That the three 2BHK Flats as specified in Schedule-II to be Constructed and allotted by the PURCHASER to the VENDORS shall be completed and delivered on or before the following dates:

- (i) One 2BHK apartment (Unit No. B-UG2) in Vision Galleria - on or before 31/12/2021.
- (ii) Two 2BHK apartments (Unit Nos. E-T3 and E-T4) in Vision Dream City Phase II - on or before 30/06/2023.

**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

**DIRECTOR**

That in the event the PURCHASER fails to deliver to the VENDORS the aforementioned three flats within the stipulated time, the PURCHASER shall be liable to pay to the VENDORS the sum of Rs. 10,000/- per month by way of compensation towards each flat for the succeeding six months beyond the stipulated period. It is further agreed that in the event the said three flats or any of the said flat cannot be delivered by the PURCHASER to the VENDORS even within the above extended period of six months, the PURCHASER shall allot the VENDORS any other three 2BHK flats in the areas of Mapusa or Porvorim or Panaji as may be mutually agreed between the parties in lieu of the aforementioned three 2BHK flats or either of them. In the event the PURCHASER is not able to allot the flats to the VENDORS within this period, the VENDORS shall be entitled to terminate these presents and refund the amounts received by them under these presents.



24. In the event the PURCHASER is unable to develop the said property for any reason/s attributed to the VENDOR, or defect in title of the VENDOR to the said property, the PURCHASER shall be entitled to terminate this agreement by serving a notice of termination upon the VENDORS and in that event, the VENDORS shall refund to the PURCHASER within 60 days from the receipt of the aforementioned notice, all the amounts received under this agreement and in addition, further sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) by way of compensation, which amount has been mutually arrived at between the parties.

25. It is expressly agreed between the parties that any applicable Taxes, GST shall be borne and paid by the respective party within the stipulated time.

26. Any notice to be served by one party unto the other shall be deemed to be served on him/her if the said notice is sent by Registered Post A/D on the following Addresses:

**For VISION DEMPO HOSPITALITY AND  
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**DIRECTOR**

**VENDORS:**

Raj Ryle Residency, Flat No. 105,  
Bldg. No. C1, Near Thivim, Industrial Estate,  
Acoi Karaswada, Next to Forest Check Post Road,  
Mapusa, Bardez, Goa 403507

**PURCHASER:**

Vision House,  
H. No.179/C-1,  
Bairo Alto Dos Pilotos,  
Jose Falcao Road, Panaji Goa 403001

27. The parties shall be entitled to the specific performance of this Agreement.

28. The possession of the said property has not been handed over to the PURCHASER as the same shall be handed over at the time of the execution of the Deed of Sale.

**SCHEDULE - I****Description of the SAID PROPERTY**

ALL THAT property known as "SOCOILEM GALUM " admeasuring 1150.00 sq. mts., described in the Land Registration Office of Bardez under No. 52184 at Folio 22 of Book B-111 (new), inscribed under No. 43234 at Folio 198 and 198v of Book G-46, not enrolled in the Taluka Revenue Office, surveyed under No. 19/6 of village Socorro, situated within the limits of Village Panchayat of Socorro, Taluka Bardez, District of North Goa, delineated in red colour in the plan annexed hereto and bounded as under:

North : By property bearing survey no. 19/5 of village Socorro.

South : By property bearing survey no. 19/7 of village Socorro.

West : By drain

East : By public road

For VISION DEMPO HOSPITALITY AND  
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## **SCHEDULE - II**

### **(Description of Three Flats allotted to the VENDORS and / or their nominee)**

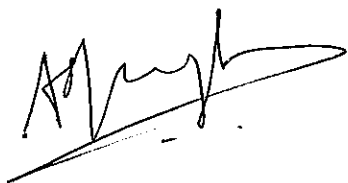
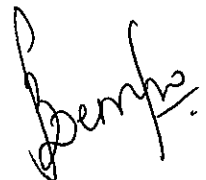
- i. One unit of 2BHK apartment (Unit No. B-UG2) at project 'Vision Galleria' located in Mapusa, admeasuring 101.85 Sq.mts as built-up area and 82.43 Sq.mts as carpet area situated on the upper ground floor of Block B and sellable at Rs 40,00,000/- (Rupees Forty Lakhs Only) inclusive of One Stilt Car Parking, together with corresponding proportionate undivided share in the land.
- ii. One Unit of 2BHK apartment (Unit No. E-T3) at project 'Vision Dream City Phase II' located at Carambolim, admeasuring 91.70 Sq.mts as built-up area and 78.36 Sq.mts as Carpet area situated on the Third Floor of Block E and sellable at Rs 40,00,000/- (Rupees Forty Lakhs Only) inclusive of One Stilt Car Parking, together with corresponding proportionate undivided share in the land.
- iii. One Unit of 2BHK apartment (Unit No. E-T4) at project 'Vision Dream City Phase II' located at Carambolim, admeasuring 91.70 Sq.mts as built-up area and 78.36 Sq.mts as carpet area situated on the Third Floor of Block E and sellable at Rs 40,00,000/- (Rupees Forty Lakhs Only) inclusive of One Stilt Car Parking, together with corresponding proportionate undivided share in the land.

## **SCHEDULE - III**

### **(Specification of the Flats)**

#### **The Structure:**

It is a R.C.C framed structure of columns, beams and c slabs. The internal partition walls will be brick masonry and the external walls will be brick/laterite masonry.

Plaster:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of neeru.

Flooring:

The entire unit except the toilet flooring will be of vitrified tiles or equivalent (Basic rate of the tiles will be Rs. 400.00 per sqmtrs) The flooring of the toilet is finished with ceramic tiles in floor (Basic rate of the ceramic tiles is Rs 300.00 per sqmt) Dado is provided up to full height with glazed tiles (Basic rate of glazed tiles is Rs 300.00 per sq. mts).

Doors and Windows:

Main door will have teakwood frames or equivalent and teak shutters or equivalent and the internal door frames shall be of sal/ matti wood or equivalent and flush shutters. Windows frames and shutters will be of Powder coated aluminum sliding type or equivalent. The doors will have SS hinges and Aluminum fittings. The main door will have a night latch.

Kitchen:

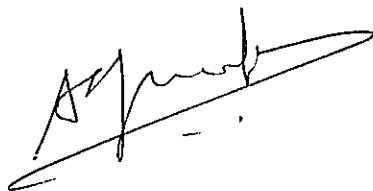
The kitchen will have a cooking platform with black granite top. Stainless steel sinks with single bowl with 45 cms. The Dado above platform and sink is provided with glazed tiles upto 60cm ht. Jaquar, Hindware, Grohe or equivalent sink cock will be provided.

Internal Décor:

The walls & ceiling will be painted with 2 coats of oil-bounded distemper.

External Décor:

External walls will be painted with cement paint.



**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

  
**DIRECTOR**

Water Supply:

Water is supplied to every unit through a common overhead tank provided which services all the units with a common electric pump and a common underground sump tank will be provided.

Plumbing and Sanitary:

Soil, waste and water pipes will be partially concealed. White glazed European W.C of Cera, Hindware, grohe or equivalent units will provided with flushing system. The Sanitary installations will be in accordance with Municipal specifications. One shower and one washbasin of Jaquar, Hindware, grohe or equivalent will be provided in each toilet.

Electrical Installations:

The electrical wiring will be concealed with Anchor, Finolex or equivalent wires & Roma or equivalent switches. In the living cum dining room four light points, two fan points and three plug points will be provided. The bedroom will have two light points, one fan point, one TV Point, one AC point and one plug point. Kitchen will have one light point, one 15 amps point and one 5 amps point. Toilets will have one light point each. Balconies and service verandah if any will have one light point one bell point will be provided.

Elevators:

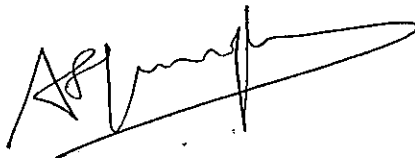
Elevator of reputed company with backup generator will be provided for apartment.

General:

The PURCHASER shall obtain his/her/their electric connection from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by the PURCHASER.

For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

DIRECTOR




**EXTRA WORKS:**

Any additional works desired by the PURCHASER if permitted by the subject to overall approval of the authorities concerned, if need be, shall further be executed by the and the PURCHASER shall have to pay additional cost for such extra item work.



**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

**DIRECTOR**



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET  
THEIR RESPECTIVE HANDS ON THE DAY, THE MONTH AND THE  
YEAR FIRST HEREINABOVE MENTIONED

SIGNED AND SEALED

by the within named VENDORS

**MR. SRIKRISHNA RAMCHANDRA**

**MAYEKAR alias SHRIKRISHNA**

**RAMCHANDRA PARAB MAYEKAR and**

**MRS. RAMA SHRIKRISHNA MAYEKAR**

**alias RAMA SHRIKRISHNA PARAB MAYEKAR**

Through their duly constituted Attorney

**Mr. AMEY S PARAB MAYEKAR**



Left hand finger prints

Right hand finger print



**For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED**

**DIRECTOR**

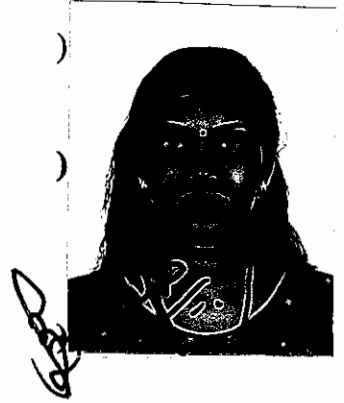
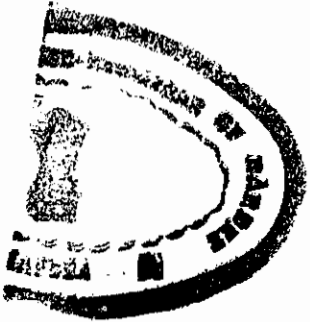
SIGNED AND SEALED

by the within named PURCHASER

**M/S. VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED,**

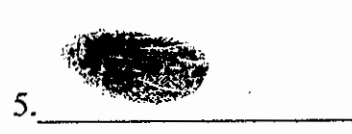
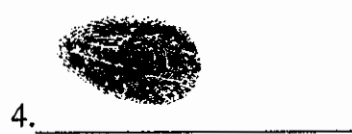
represented by Director,

**MRS. BHAKTI RAJESH DEMPO**



Left hand finger prints

Right hand finger print



In the presence of:

1. Suhansh S. Bharti

2. Rajesh Grawas

**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

CBAR 121-16949

Plan Showing plots situated at

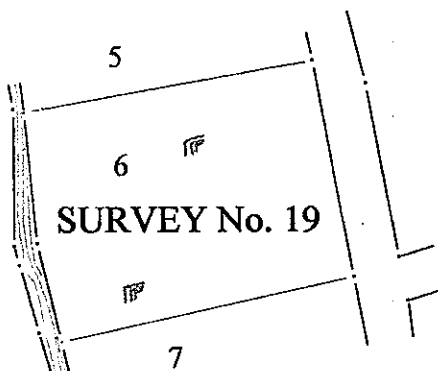
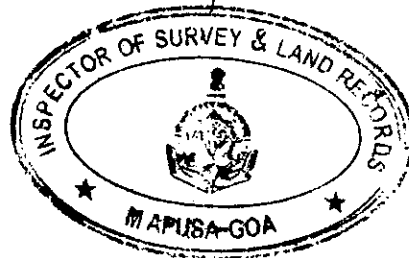
Village : SOCORRO

Taluka : BARDEZ

Survey No./Subdivision No. : 19/ 6

Scale : 1 :1000

(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.



Generated By : Swapnil B. Bhonsle (D'Man Gr. II)

On : 20-07-2021

Compared By: *B. B. B.*

For VISION DEMPO HOSPITALITY AND  
ESTATES PRIVATE LIMITED

*[Signature]*  
DIRECTOR



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 10-Aug-2021 01:41:35 pm

Document Serial Number :- 2021-BRZ-2859

Presented at 01:37:10 pm on 10-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	400200
2	Registration Fee	414000
3	Processing Fee	1220
Total		815420

Stamp Duty Required :400200/-



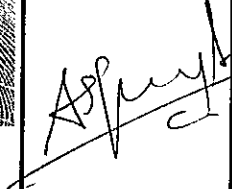


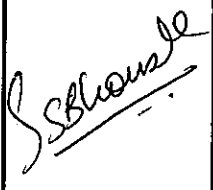
Stamp Duty Paid : 400200/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Siddhi Shantanu Bhonsle ,Father Name:Deepak Dinkar Phatarpenkar, Age: 31, Marital Status: ,Gender:Female, Occupation: Service, Address1 - H. No. B-56, Near Cross, Betim, Bardez, Goa, 403101, Address2 - , PAN No.: [REDACTED]			







#### Executer

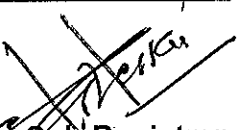
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Amey S Parab Mayekar , Father Name:Srikrishna Ramchandra Mayekar Alias Shrikrishna Ramchandra Parab Mayekar, Age: 34, Marital Status: ,Gender:Male, Occupation: Service, Raj Ryle Residency, Flat No. 105, Bldg. No. C1, Near Thivim, Industrial Estate, Acoi Karaswada, Next to Forest Check Post Road, Mapusa, Bardez, Goa, 403507, PAN No. [REDACTED], as Power Of Attorney Holder for Rama Shrikrishna Mayekar Alias Rama Shrikrishna Parab Mayekar			

2	<b>Amey S Parab Mayekar , Father Name:Srikrishna Ramchandra Mayekar Alias Shrikrishna Ramchandra Parab Mayekar, Age: 34,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, Raj Ryle Residency, Flat No. 105, Bldg. No. C1, Near Thivim, Industrial Estate, Acoi Karaswada, Next to Forest Check Post Road, Mapusa, Bardez, Goa, 403507,</b> <b>PAN No. [REDACTED] as Power Of Attorney Holder for Srikrishna Ramchandra Mayekar Alias Shrikrishna Ramchandra Parab Mayekar</b>			
3	<b>Siddhi Shantanu Bhonsle , Father Name:Deepak Dinkar Phatarpenkar, Age: 31,</b> <b>Marital Status: ,Gender:Female,Occupation: Service, H. No. B-56, Near Cross, Betim, Bardez, Goa, 403101,</b> <b>PAN No.: [REDACTED] as Power Of Attorney Holder for Bhakti Rajesh Dempo Director Of Vision Dempo Hospitality And Estates Private Limited</b>			

**Witness:**

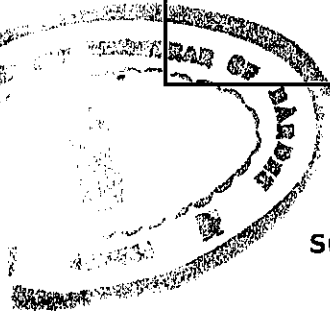
We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: Rajesh Ramachandra Gawas, Age: 32, DOB: 1989-06-25 , Mobile: 9552538233 , Email: , Occupation: Service , Marital status : Married , Address: 403005, H. No. 1042 Premeiro Bairro Waddo Opd Clinic Goa, H. No. 1042 Premeiro Bairro Waddo Opd Clinic Goa, Calapor, Tiswadi, North Goa, Goa</b>			
2	<b>Name: Suharsh Shekhar Bhartu, Age: 34, DOB: 1987-05-09 , Mobile: 9860221500 , Email: suharsh0930@gmail.com , Occupation: Service , Marital status : Married , Address: 403507, H. No. 106, H. No. 106, Near Datta Temple Dattawadi, Mapusa, Bardez, North Goa, Goa</b>			

  
**SUB-REGISTRAR**  
**BARDEZ**

Document Serial Number :- 2021-BRZ-2859

Book :- 1 Document Registration Number :- <b>BRZ-1-2761-2021</b> Date : 10-Aug-2021
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Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

**SUB-REGISTRAR  
BARDEZ**

## Receipt

Original Copy

### FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 10-Aug-2021 13:42:31

Date of Receipt: 10-Aug-2021

Receipt No \ 2021-22/9/1369

Serial No. of the Document : 2021-BRZ-2859

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **Siddhi Shantanu Bhonsle** for Registration of above Document in Book-1 for the year 2021

Registration Fee	414000	E-Challan	• Challan Number : 202100728327 • CIN Number : CPAAYWTJW5	414000
Processing Fee	1220	E-Challan	• Challan Number : 202100728327 • CIN Number : CPAAYWTJW5	1220
<b>Total Paid</b>	<b>415220 ( Rupees Four Lakh Fifteen Thousands Two Hundred And Twenty only )</b>			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

**REGISTRAR  
BARDEZ**

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

Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

*Rajesh Gaware*

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **10-Aug-2021**

Signature of the person receiving the Document

*[Signature]*

Signature of the Presenter

*[Signature]*

Signature of the Sub-Registrar

*[Signature]*  
01/09/2021