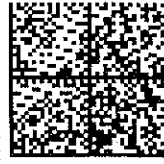
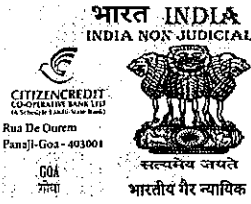


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Sold To/Issued To:
VISION DEMPO HOSPITA
For Whom/ID Proof:
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For CITIZEN CREDIT™
CO-OP BANK LTD

M. J. Jais
Authorised Signatory



Sl. No: 2021-BP7-3622
06/10/2021

AGREEMENT FOR SALE & DEVELOPMENT

THIS AGREEMENT FOR SALE & DEVELOPMENT is made and entered into at Bardez, Goa, on this 05th day of October 2021;

BETWEEN

(1) MRS. LINA R. F. V. MASCARENHAS alias LINA ROSARIO FRANCISCA VAS MASCARENHAS, aged 85 years, daughter of late Mr. Teodorio Crisologo Vaz and wife of late Mr. Micael Reginaldo Mascarenhas alias Michael Mascarenhas alias Michael Reginaldo

M. J. Jais

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

M. J. Jais
DIRECTOR

Mascarenhas, widow, housewife, Indian National, holder of Pan Card bearing No. [REDACTED] and holder of Aadhar Card bearing No. [REDACTED] resident of Near D'Monte Park, 22, Alsid, 34, St. Andrews Road, Mumbai Bandra West, Maharashtra – 400050,

(2) **MR. HAYDEN MASCARENHAS** alias **HAYDEN XAVIER MASCARENHAS**, son of late Mr. Micael Reginaldo Mascarenhas alias Michael Mascarenhas alias Michael Reginaldo Mascarenhas, age 58 years, bachelor, service, Indian National, holder of Pan Card No. [REDACTED] and holder of Aadhar Card bearing No. [REDACTED] resident of 22, Alsid, 34, St. Andrew Road, Near D'Monte Park, Mumbai Bandra West, Mumbai, Maharashtra – 400050,

(3) **MR. MERVYN SANJAY MASCARENHAS**, son of late Micael Reginaldo Mascarenhas alias Michael Mascarenhas alias Michael Reginaldo Mascarenhas, age 55 years, married, service, Indian National, holder of Pan Card bearing No. [REDACTED] and holder of Aadhar Card bearing No. [REDACTED] resident of 22, Alsid CHSL 34, St. Andrews Road, Mumbai, Bandra West, Mumbai, Maharashtra – 400050, and his wife,

(4) **MRS. NEETA MASCARENHAS** alias **NEETA SASTRY**, daughter of Mr. Kameshwar Chavalivenkat Sastry, age 60 years, married, business, Indian National, holder of Pan Card bearing No. [REDACTED] and holder of Aadhar Card bearing No. [REDACTED] resident of 17, Green Park, St. Paul's Road, Near St. Andrew's Church, Mumbai, Bandra West, Mumbai, Maharashtra – 400050,

(5) **MRS. HAZEL VEENA MASCARENHAS** alias **HAZEL VEENA MARY MASCARENHAS** alias **HAZEL VEENA PEREIRA**, daughter of late Mr. Micael Reginaldo Mascarenhas alias Michael Mascarenhas alias

Mervyn Sanjay Mascarenhas

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

[Signature]
DIRECTOR

Michael Reginaldo Mascarenhas and wife of Mr. Steve Raphael Stanley Pereira alias Steve Pereira alias Steve Raphael Pereira, age 50 years, married, service, Indian National, holder of Pan Card bearing No. [REDACTED] and holder of Aadhar Card bearing No. [REDACTED] resident of 10-B, Rajan, Off Carter Road, Bandra West, Mumbai, Bandra West Mumbai, Maharashtra – 400050 and her husband,

(6) **MR. STEVE RAPHAEL STANLEY PEREIRA** alias **STEVE PEREIRA** alias **STEVE RAPHAEL PEREIRA**, son of Mr. Aloysius Pereira, age 56 years, married, service, Indian National, holder of Pan Card No. [REDACTED] and holder of Aadhar Card bearing No. [REDACTED] resident of 10-B, Rajan, Off Carter Road, Bandra West, Mumbai, Bandra West Mumbai, Maharashtra – 400050, 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

(7) **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 42 years, wife of Mr. Rajesh Soiru Dempo, married, occupation Business, Indian National,

Mrs. Bhakti Rajesh Dempo

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

Bhakti Dempo
DIRECTOR



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, Contact no. 0832-2220242, residing at 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 VENDOR No. 1, 2, 4, 5 and 6 are represented herein through their lawful attorney the Vendor No. 3 herein vide Power of Attorney dated 30th August, 2021 executed before Notary Advocate V. R. Himatsingani under Serial No.1029/2021 dated 30th August, 2021. (That the Notarized copy of Power of Attorney is submitted herewith)



AND WHEREAS the PURCHASER herein has signed the Agreement for Sale and Development 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], Aadhar Card No. [REDACTED], Email id: 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 for Sale and Development.

Siddhi Shantanu Bhonsle

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

Siddhi Shantanu Bhonsle
DIRECTOR

AND WHEREAS there exists a property admeasuring 990.00 sq. mts., bearing Survey No. 367/6 of Village Socorro, forming part of the larger property identified as "ZAMBUL GALUM" also known as "ZAMBU GALLUM" (two thirds), which property is described in the Land Registry of Bardez Comarca under No. 50452 at Page 108 of the Book B 106 and enrolled in the Taluka Revenue Office under No. 1711 of the 1st Circumscription, situated at Porvorim, within the limits of Village Panchayat Socorro, Taluka Bardez and Registration Sub-District of Bardez, District of North Goa, more particularly described in the Schedule-I hereunder written and hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the Said Property originally belonged to Mr. Miguel Antonio Vicente Coelho and his wife Mrs. Maria Basila Periera, who sold the Said Property to the VENDOR NO. 1 herein and her deceased husband, late Michael Reginald Mascarenhas, vide a Deed of Sale dated 03/07/1970 registered before the Sub Registrar of Bardez under Reg. No. 3774 at Pages 337 to 340 of Book No. 1 Volume No. 41 dated 19/08/1970.

AND WHEREAS Mr. Michael Reginald Mascarenhas also known Michael Reginaldo Mascarenhas expired on 09/05/2016 and upon his death, a Deed of Succession dated 25/06/2019 has been drawn before the Notary Ex-officio of Bardez at Folio 21V to 23V of Book No. 865 of the Book of Deed of Succession and by virtue of the said Deed of Succession dated 25/06/2019, the VENDORS herein have been declared as the legal heirs/successors of late Michael Reginald Mascarenhas.

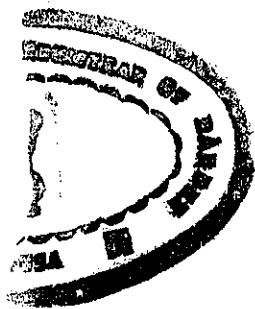
Miguel S. Mascarenhas

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

[Signature]
DIRECTOR

AND WHEREAS the VENDORS as the lawful owners of the said property are desirous of developing and selling the said property and as such, the PURCHASER has approached the VENDORS and has offered to purchase the same the said property for a total consideration amount of Rs. 99, 00,000/- (Rupees Ninety Nine Lakhs Only).

AND WHEREAS, out of the said total consideration amount of Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only), the PURCHASER has paid to the VENDORS, a part consideration amount of Rs. 1,00,000/- (Rupees One Lakh Only) and has further offered to pay the balance amount of Rs. 98,00,000/- (Rupees Ninety Eight Lakhs Only) in kind by way of constructing and allotting to the VENDORS, free of cost, three 2 BHK Flats to be constructed in the said property along with three stilt car parking as per the details mentioned in Schedule II of this agreement.



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 of Rs. 99, 00,000/- (Rupees Ninety Nine Lakhs Only) and as per the aforementioned mode of payment and on the following terms and conditions:

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 admeasuring 990.00 sq. mts., which is more particularly described in the Schedule I

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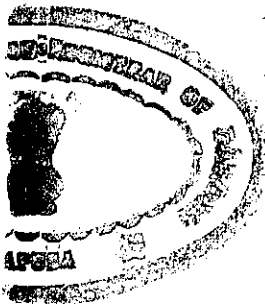
**For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED**

[Signature]
DIRECTOR

hereunder written for a total consideration amount of Rs. 99, 00,000/- (Rupees Ninety Nine Lakhs Only).

2. (a) That out of the total consideration amount of Rs. 99, 00,000/- (Rupees Ninety Nine Lakhs Only), the sum of Rs. 1,00,000/- (Rupees One Lakh Only) has been paid by the PURCHASER to the VENDORS on 10/01/2015 by NEFT.

(b) The balance amount of Rs. 98,00,000/- (Rupees Ninety Eight Lakhs Only) would be payable in kind by way of constructing and allotting to the VENDORS, free of cost, three 2 BHK Flats to be constructed in the said property along with three stilt car parks. The details of the said three 2BHK flats to be allotted to the VENDORS have been mentioned in Schedule II of this Agreement (the said details are however subject to the approval of Plans and issuance of construction license by the competent authorities). That the said three 2BHK flats shall be constructed as per the specification/s which is annexed as Schedule III to this Agreement.



3. The consideration amount agreed to be paid by the PURCHASER to the VENDORS in part is requested by the VENDORS to be retained with the PURCHASER and adjust the same towards the construction cost of three 2BHK flats which are agreed to be constructed by the PURCHASER for the Vendors in the building complex proposed to be constructed by the PURCHASER on the property hereby agreed to be sold, which construction shall be carried out as per the standard specifications mentioned in the Schedule II & III from the date of issuance of construction license by the

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

Dempo
DIRECTOR

concerned authority and which flats shall be completed in all respects and occupancy certificate thereto will be obtained by the PURCHASER at his own cost and expenses.

4. The PURCHASER shall pay the consideration towards the said property in kind as mentioned above.

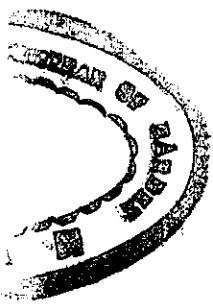
5. That the aforementioned total consideration amount of the said property has been fixed on the representation made by the VENDORS to the PURCHASER that the F.A.R. available to the said property is 80. It is however expressly agreed that in the event the F.A.R. of the said property is reduced to 60 at the time of the commencement of actual construction in the said property, in such event, the area of each of the three 2BHK flats to be allotted by the PURCHASER to the VENDORS would be reduced to 80.00 sq. mts. of built up area.

6. That all work for permissions for development and construction, etc. will be initiated by the PURCHASERS immediately after signing of this Agreement and the possession of the said three 2BHK flats to be constructed and allotted by the PURCHASER to the VENDORS would be delivered to the VENDORS within 36 months from the commencement of the construction of the building/s in the said property. The PURCHASER shall be however granted a grace period/extension of further six months to handover the possession of the said three 2BHK flats to the VENDORS, in the event, the construction of the said flats is not completed due to any reason/s.

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**For VISION DEMPO HOSPITALITY AND
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[Signature]
DIRECTOR



7. That as and when the said three 2BHK flats are allotted to the VENDORS, the PURCHASER shall execute in favour of a Deed of Confirmation/Deed of Sale/Conveyance to be registered before a Concerned Authority, thereby certifying of having handed over the possession of the said three 2BHK flats to the VENDORS in terms of this Agreement; however, stamp duty and registration fees if any, shall be paid by the VENDORS. The VENDORS hereby covenants and undertakes to pay the maintenance charges, electrification charges, water connection charges, infrastructure charges, security charges and other outgoings as may be levied by the PURCHASER along with applicable GST and/or its agency at the time of taking possession of the said three 2BHK flats in terms of this agreement. The VENDORS and/or its transferees shall diligently make all the payments as and when demanded by the PURCHASER and/or its maintenance agency.

8. That in the event the PURCHASER fails to deliver to the VENDORS the aforementioned three flats within the stipulated time as per Cl. 4, the PURCHASER shall be liable to pay to the VENDORS the sum of Rs. 10,000/- (Rupees Ten Thousand Only) per month by way of compensation towards each flat for the succeeding months beyond the stipulated period.

9. That the PURCHASER shall construct only residential flats/apartments on the said property, at the cost of the PURCHASER and shall sell the said residential flats/apartments to any third party, on such

Mewyn S. M. ...

**For VISION DEMPO HOSPITALITY AND
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[Signature]
DIRECTOR

terms and conditions and for such consideration as the PURCHASER may deem fit and proper, excluding the three residential flats to be allotted to the VENDORS.

10. The PURCHASER shall upon completion of development of the VENDOR'S PROPERTY and after obtaining Occupancy Certificate from the Village Panchayat, intimate the same to the VENDORS in writing and VENDORS shall, within 15 days from the receipt of such intimation, be entitled to take possession after satisfying themselves about completion of the same. The delivery of possession shall be acknowledged in writing and will be given simultaneously to the VENDORS or their nominee or authorized person, on the signing and handing over of the acknowledgement letter of possession to the PURCHASER. The letter acknowledging delivery of possession shall signify and be treated as conclusive, that the VENDORS is satisfied with quality of construction of the VENDOR'S PROPERTY and that the same is free from all defects and deficiencies and is complete in all respects, as provided under RERA.

11. The PURCHASER undertakes to execute a sale deed or conveyance deeds in favour of VENDORS in respect of VENDOR'S PROPERTY after the PURCHASER obtains Occupancy Certificate from Village Panchayat on completion of building.


12. The PURCHASER shall provide the copy of occupancy certificate issued by the competent authority to VENDORS at the time of delivery of possession with the written intimation sent to them to take possession.

M. S. Maheshwari

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

[Signature]
DIRECTOR

13. Immediately after obtaining the copy of Occupancy Certificate, the PURCHASER shall co-operate with the VENDORS by signing all applications, papers, plans as may be required to be signed for the purpose of formation of a Cooperative Housing Society and for safeguarding the interests of the VENDORS and of the PURCHASER of the tenements in the said building constructed in the said property. All open spaces, gardens, landscaping done within the property will be transferred to the Co-operative / Maintenance Housing Society formed which will comprise only of the Flat/Apartment.



14. That as and when the PURCHASER decide to sell the aforementioned flats (excluding the three residential flats to be allotted to the VENDORS) to any third party, the VENDORS agree to sign the requisite Agreement of Sale and/or Deed of Sale and/or Deed of Rectification or Ratification, as and when called upon by the PURCHASER and the VENDORS either personally or through their authorized representative/attorney attend the office of the Sub Registrar for registering the said Agreements and/or Deeds. That the cost of such Agreements and/or Deeds shall not be borne by the VENDORS.

15. The VENDORS agree to join and be the member of any Co-operative/ Maintenance Housing Society Ltd. that may be formed by the PURCHASER among the Flat Holders, by duly applying for its membership and producing all relevant documents as the need may be along with the prescribed membership fees as per the society's rules. Further the

Newton S Macosher

**For VISION DEMPO HOSPITALITY AND
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[Signature]
DIRECTOR

VENDORS agree to abide by all the rules and regulations of the said Co-operative / Maintenance Housing Society Ltd, from time to time.

16. That the work of development and construction in the SAID PROPERTY will be commenced by the PURCHASER, immediately upon obtaining the construction license from the Village Panchayat of Socorro and the other requisite approvals/NOC from the concerned authorities.

17. 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 and thereafter to commence the construction work on the said property.

18. That the VENDORS have represented to the PURCHASER, that the said property which is hereby agreed to be developed/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 and in such event, the VENDORS shall be liable to make good the damage and the loss, if any, caused to the PURCHASER.

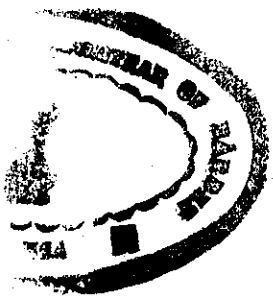
19. That during the subsistence of this Agreement, the VENDORS shall not enter into any other Agreement or transaction with regard to the said property with any third party.

Mewyn S Maccahad

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

[Signature]
DIRECTOR

20. It is Further agreed between the parties that the PURCHASER shall construct the said buildings at its own costs and expenses and without any reference to the VENDORS and without utilizing the credit of the VENDORS and the PURCHASER shall be responsible and liable for all the expenses and liabilities incurred in constructing the buildings, such as the cost of the materials charges of labor, contractors, architect, etc. and shall always keep the VENDORS immune from all liabilities of whatsoever nature. 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 (excluding the three flats along with three car parking allotted to the VENDORS). 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 for 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 prospective 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 with respect to the Flats/Apartments which the PURCHASER may enter into with any proposed buyer and attend the Office of the Sub-Registrar to register the same.



21. The VENDORS shall cooperate with the PURCHASER in respect of execution and registration of transactions with THIRD PARTIES and shall

M. Srinivasan

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

M. Srinivasan
DIRECTOR

do all that is necessary to facilitate the execution and registration process by executing necessary documents and being present at the appointed time and place for execution and registration including procuring presence of the concerned parties. The PURCHASER shall if necessary issue notice of 48 hours calling upon the VENDORS to be present for execution and registration process at the appointed place, time and date and the VENDORS should do all that is necessary to comply with the same.

22. That the VENDORS have agreed to 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 and any other Government Authority, the necessary Technical Clearance Order, Construction License, NOC, Permission, Conversion Sanad, Completion Certificate, Occupancy Certificate, etc., as may be necessary to undertake Development and construction in the said property. The VENDORS however, shall sign any further applications, forms, plans, affidavits and/or any other document/s, if necessary for any other purpose.

23. The PURCHASER shall not be entitled to assign the developments rights of the building to be constructed or the rights and covenants given by the VENDORS to the PURCHASER by virtue of this agreement and the PURCHASER shall not enter into any third party agreement for the purpose of development of the SAID PROPERTY, however, except the agreements that may be entered into by the PURCHASER with that of the prospective

Muhammad Saad Ahmad

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

[Signature]
DIRECTOR



buyers of the apartments/flats with intervention of the VENDORS and agreements which the VENDORS sign by way of Sub Contract in the course of the construction.

24. 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.

25. That the PURCHASER shall be entitled to construct flats, apartments, and/or 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. That at any time after the commencement of the construction but before completion of the development of the said property if Floor Area Ratio presently applicable to the said property is increased, the benefit of the same will arise to the PURCHASER.

26. That upon the payment of the entire consideration amount of the said property to the VENDORS in terms of this Agreement, the VENDORS shall

Agreement of the developer

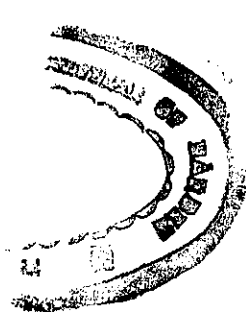
**For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED**

[Signature]
DIRECTOR

deliver to the PURCHASER or its nominees all the original documents of title.

27. That the Deed of Sale in respect of the said property shall be executed at the instance and cost of the PURCHASER in favour of the PURCHASER and/or its nominees, simultaneously or upon the payment of the entire consideration amount/in kind of the said property to the VENDORS as specified in this Agreement.

28. That on being paid the entire consideration amount as aforesaid, the VENDORS shall have no claim of any nature to the said property except in the undivided share retained by them.



29. That in the event, the completion of the construction of the flats/apartments in the said property is delayed for the reason of non-availability of materials or water supply or electric supply or drainage/sewage connection or by reason of war, Civil Commotions or any act of God or as a result of any notice, rule, notification of the Govt. and/or any Court, any public or competent authorities, Pandemic, or for any other reason beyond the control of the PURCHASER and in any of the aforesaid events, the PURCHASER shall be entitled to a reasonable additional extension of time to comply with the present Agreement.

30. 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, provided none

Bremyn S. M. M. M.

**For VISION DEMPO HOSPITALITY AND
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Bremyn S. M. M. M.
DIRECTOR

of the party of VENDORS shall be personally responsible/liable either to pay interest on such loans / finance/ or repay such loan /finance the same being the sole responsibility and liability of the party of the PURCHASER.

31. The PURCHASER undertakes to comply with all the statutory requirements including registration under the real estate (Regulation & Development) Act, 2016 and the Rules made there under.

32. That on payment of the entire consideration amount / in kind 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.

33. That in the event, the PURCHASER is not able to secure the necessary NOC's, license or permission from the competent authorities and is unable to undertake the development of the said property, this Agreement may be terminated at the instance of the PURCHASER and in that event, the VENDORS shall refund to the PURCHASER the entire amount received under this agreement without any interest; however necessary permission required shall be obtained by the PURCHASER as per the prevailing rule.

34. 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

Mehar & Associates

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

[Signature]
DIRECTOR

the PURCHASER shall be entitled to deal with the said tree/s in any manner as it may deem fit and proper. That any NOC that may be required to be given by the VENDORS to that effect shall be executed and handed over to the PURCHASER.

35. The VENDORS shall not be a party to any deed of mortgage of land and will not be responsible to any liabilities that may occur from the finance raised by the PURCHASER and their respective buyers/purchasers of the construction of their respective flats/garage.

36. 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:

VENDORS

22, Alsid CHSL, 34,
St. Andrews Road,
Bandra (West) Mumbai,
Maharashtra 400050

AND

PURCHASER:

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

Murmond Mascarenhas

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

[Signature]
DIRECTOR

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

38. The possession of the said property is handed over by the VENDORS to the PURCHASER for development of the SAID PROPERTY.

39. Any dispute shall be subject to the jurisdiction of courts in Goa.

40. That the stamp duty is paid on the land value of the property surveyed under Survey No. 367/6 admeasuring 990.00 sq.mtr which valued at Rs. 4800/sq.mtr and the construction value of the buildup premises admeasuring 317.86 sq.mtr allotted to the VENDORS is valued at Rs. 29,000/sq.mtr totally amounting to Rs. 92,17,940/- (Rupees Ninety Two Lakhs Seventeen Thousand Nine Hundred And Forty Only) and accordingly the stamp duty (2.9%) of Rs. 4,05,200/- (Rupees Four Lakhs Five Thousand And Two Hundred Only) is paid both on land and built-up premises. However, registration fees (3%) paid on the land value is Rs. 4,19,100/- (Rupees Four Lakhs Nineteen Thousand One Hundred Only).

Attestation of the Vendor

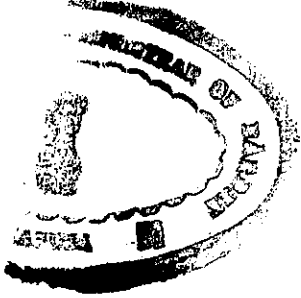
**For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED**

[Signature]
DIRECTOR



SCHEDULE - IDescription of the SAID PROPERTY

ALL THAT property admeasuring 990.00 sq. mts., bearing Survey No. 367/6 of Village Socorro, forming part of the larger property identified as "ZAMBUL GALUM" also known as "ZAMBU GALLUM" (two thirds), which property is described in the Land Registry of Bardez Comarca under No. 50452 at Page 108 of the Book B 106 and enrolled in the Taluka Revenue Office under No. 1711 of the 1st Circumscription, situated at Porvorim, within the limits of Village Panchayat Socorro, Taluka Bardez and Registration Sub-District of Bardez, District of North Goa in the State of Goa; identified in the Plan annexed to this Agreement and bounded as under:



- On the North : By the property bearing Survey No. 367/1 and
369/3 of Village Socorro
- On the South : By the property bearing Survey No. 367/11 of
Village Socorro and Road
- On the East : By the Road
- On the West : By the property bearing Survey No. 369/3 of
Village Socorro

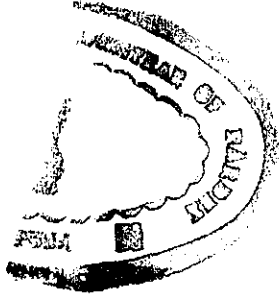
Mewar Mascarenhas

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

[Signature]
DIRECTOR

SCHEDULE - II**(Details of the three 2BHK flats allotted to the VENDORS)**

- i. One unit of 2BHK apartment (Unit No. 201 to be allotted to MR. HAYDEN MASCARENHAS alias HAYDEN XAVIER MASCARENHAS) at project 'Vision Serenity' located in Porvorim, admeasuring 100.06 Sq.mts as built-up area and 82.45 Sq.mts as carpet area situated on the First floor inclusive of One Stilt Car Parking, together with corresponding proportionate undivided share in the land.
- ii. One Unit of 2BHK apartment (Unit No. 202 to be allotted to MRS. HAZEL VEENA MASCARENHAS alias HAZEL VEENA MARY MASCARENHAS alias HAZEL VEENA PEREIRA) at project 'Vision Serenity' located at Porvorim, admeasuring 108.90 Sq.mts as built-up area and 88.12 Sq.mts as Carpet area situated on the First Floor inclusive of One Stilt Car Parking, together with corresponding proportionate undivided share in the land.
- iii. One Unit of 2BHK apartment (Unit No. 302 to be allotted to MR. MERVYN SANJAY MASCARENHAS) at project 'Vision Serenity' located at Porvorim, admeasuring 108.90 Sq.mts as built-up area and 88.12 Sq.mts as carpet area situated on the Second Floor inclusive of One Stilt Car Parking, together with corresponding proportionate undivided share in the land.



Mervyn S Mascarenhas

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

[Signature]
DIRECTOR

SCHEDULE - III**(Specification/s of the three 2BHK flats allotted to the VENDORS)****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.

Murugan S. M. S. M. S. M. S.

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

[Signature]
DIRECTOR

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.

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, Jaquar 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, Cera or equivalent will be provided in each toilet.

M. S. Madhavan

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

M. S. Madhavan
DIRECTOR

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. The BUILDER/VENDOR shall only provide the PURCHASER with the required electrical test report to the effect that the work is executed as per Government regulations, which is sufficient for obtaining electrical connection.

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

M. Venkatesh Kumar

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

[Signature]
DIRECTOR

further be executed by the and the PURCHASER shall have to pay additional cost for such extra item work.

OTHER AMENITIES:

The BUILDER/VENDOR shall provide 24 hour security, lift with backup generator, clubhouse, in the compounded premises. The PURCHASER of the Flats in the said complex shall use the other amenities by virtue of his/her having purchased a flat in **said premises**. The outgoing towards the maintenance of the premises and the amenities provided which include salary to staff both security and maintenance, running cost of the amenities provided and the water and electricity charges which would accrue for the common amenities will be paid from the maintenance charges collected for running of **the project** from the membership share collected from the members on obtaining occupancy and once the Society is formed the same would be transferred as per the existing rules. The use of OTHER AMENITIES will be permitted only to the PURCHASER of the flat and his/her family.

Omeron S. Mascareña

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

Dempo
DIRECTOR

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

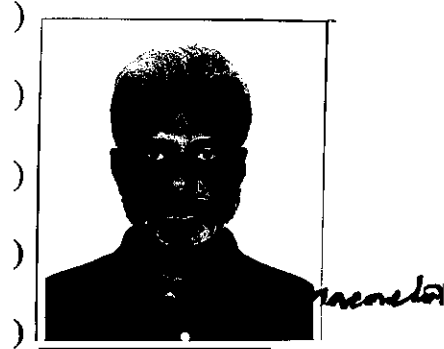
SIGNED AND SEALED

by the within named The VENDOR No. 3

For self & Power of Attorney holder for

VENDOR No. 1, 2, 4, 5 and 6






MR. MERVYN SANJAY MASCARENHAS








MR. MERVYN SANJAY MASCARENHAS

Left hand finger prints

Right hand finger prints

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

Mervyn S Mascarenhas

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

Bempe
DIRECTOR



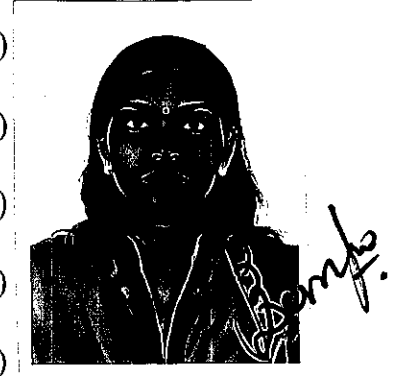
SIGNED AND SEALED

by the within named PURCHASER

M/S. VISION DEMPO HOSPITALITY AND

ESTATES PRIVATE LIMITED,

represented by MRS. BHAKTI RAJESH DEMPO

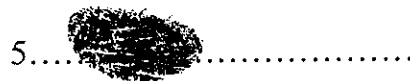
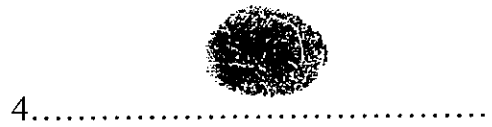
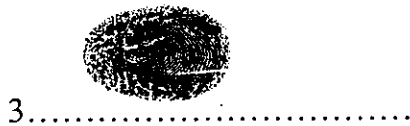
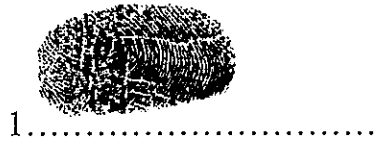


MRS. BHAKTI RAJESH DEMPO



Left hand finger prints

Right hand finger prints



In the presence of:

1. Anish Do Rego

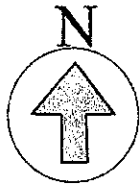
2. Rajesh Gawas

mrs. bhakti rajesh dempo

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

B Dempo
DIRECTOR

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

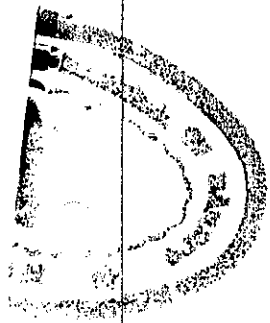


PLAN

Of the Land bearing Sub. Div. No.6 of Survey No.367
Situated at Socorro village of Bardez Taluka,
Applied by Shri.Michael Reginaldo Mascarenhas,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/35/2015 dated 12-05-2015
from the Office of the Collector, North Goa District, Panaji-G oa.

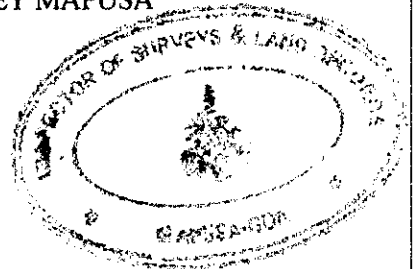
SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----990 Sq. Mts.

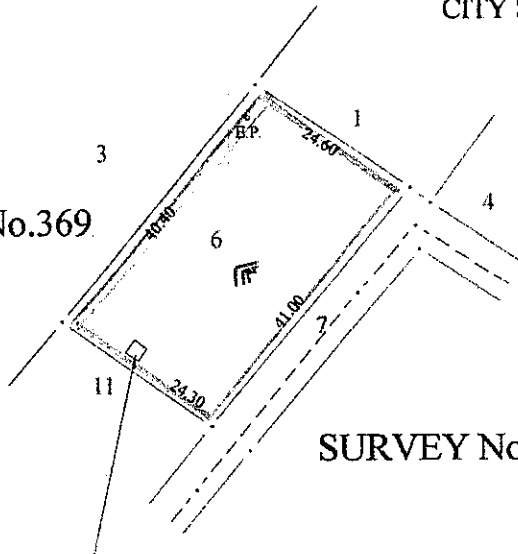


K.S. Pangam

K.S.PANGAM
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



S.No.369



SURVEY No.367

Newly constructed structure up to plinth level admeasuring
plinth area 4.00 Sq.Mts within the area to be converted.



PREPARED BY

N.L. Paste

NILESH L.PASTE
Field Surveyor

VERIFIED BY

R. Dhargalkar
11/5/15

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 14/05/2015

FILE No. 8/CNV/MAP/122/15

Michael Reginaldo Mascarenhas

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 : - 06-Oct-2021 11:56:00 am

Document Serial Number :- 2021-BRZ-3622

Presented at 11:46:52 am on 06-Oct-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 | 405200 |
| 2 | Registration Fee | 419100 |
| 3 | Processing Fee | 1680 |
| Total | | 825980 |

Stamp Duty Required :405200/-

Stamp Duty Paid : 405200/-

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 | Mervyn Sanjay Mascarenhas , Father Name:Late Micael Reginaldo Mascarenhas Alias Michael Mascarenhas Alias Michael Reginaldo Mascarenhas, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Service, 22, Alsid CHSL 34, St. Andrews Road, Mumbai, Bandra West, Mumbai, Maharashtra, PAN No.: [REDACTED] | | | |
| 2 | Mervyn Sanjay Mascarenhas , Father Name:Micael Reginaldo Mascarenhas Alias Michael Mascarenhas Alias Michael Reginaldo Mascarenhas, Age: 55, Marital Status: ,Gender:Male,Occupation: Service, 22, Alsid CHSL 34, St. Andrews Road, Mumbai, Bandra West, Mumbai, Maharashtra 400050, PAN No.: [REDACTED], as Power Of Attorney Holder for Steve Raphael Stanley Pereira Alias Steve Pereira Alias Steve Raphael Pereira | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 3 | Mervyn Sanjay Mascarenhas , Father Name:Micael Reginaldo Mascarenhas Alias Michael Mascarenhas Alias Michael Reginaldo Mascarenhas, Age: 55, Marital Status: ,Gender:Male,Occupation: Service, 22, Alsid CHSL 34, St. Andrews Road, Mumbai, Bandra West, Mumbai, Maharashtra 400050, PAN No.: [REDACTED], as Power Of Attorney Holder for Hazel Veena Mascarenhas Alias Hazel Veena Mary Mascarenhas Alias Hazel Veena Pereira | | | |
| 4 | Mervyn Sanjay Mascarenhas , Father Name:Micael Reginaldo Mascarenhas Alias Michael Mascarenhas Alias Michael Reginaldo Mascarenhas, Age: 55, Marital Status: ,Gender:Male,Occupation: Service, 22, Alsid CHSL 34, St. Andrews Road, Mumbai, Bandra West, Mumbai, Maharashtra 400050, PAN No.: [REDACTED], as Power Of Attorney Holder for Neeta Mascarenhas Alias Neeta Sastry | | | |
| 5 | Mervyn Sanjay Mascarenhas , Father Name:Micael Reginaldo Mascarenhas Alias Michael Mascarenhas Alias Michael Reginaldo Mascarenhas, Age: 55, Marital Status: ,Gender:Male,Occupation: Service, 22, Alsid CHSL 34, St. Andrews Road, Mumbai, Bandra West, Mumbai, Maharashtra 400050, PAN No.: [REDACTED], as Power Of Attorney Holder for Hayden Mascarenhas Alias Hayden Xavier Mascarenhas | | | |
| 6 | Mervyn Sanjay Mascarenhas , Father Name:Micael Reginaldo Mascarenhas Alias Michael Mascarenhas Alias Michael Reginaldo Mascarenhas, Age: 55, Marital Status: ,Gender:Male,Occupation: Service, 22, Alsid CHSL 34, St. Andrews Road, Mumbai, Bandra West, Mumbai, Maharashtra 400050, PAN No.: [REDACTED], as Power Of Attorney Holder for Lina R F V Mascarenhas Alias Lina Rosario Francisca Vas Mascarenhas | | | |
| 7 | Siddhi Shantanu Bhonsle , Father Name:Deepak Dinkar Phatarpenkar, Age: 31, Marital Status: ,Gender:Female,Occupation: Service, H. No. B-56, Near Cross, Betim, Bardez, Goa-403101, PAN No.: [REDACTED], as Power Of Attorney Holder for Bhakti Rajesh Dempo Director Of Vision Dempo Hospitality And Estates Pvt Ltd | | | |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | 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, NorthGoa, Goa | | | |
| 2 | Name: Anish Agnelo Do Rego, Age: 26, DOB: 1995-03-09 , Mobile: 8208682740 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403403, H. No. 13 Local Vaddo Goltim Goa , H. No. 13 Local Vaddo Goltim Goa , Goalim-moula, Tiswadi, NorthGoa, Goa | | | |

M. Balakrishna
 SUB-REGISTRAR
 06/10/2021
 REGISTRAR

Book :- 1 Document

Registration Number :- **BRZ-1-3506-2021**

Date : 06-Oct-2021

Palankar
06/10/2021

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

SUB-REGISTRAR
BARDEZ

