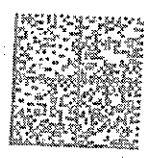
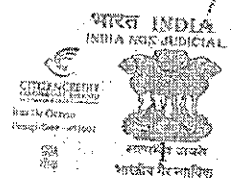


Phone No: 8805002558
Sold To/Issued To:
Vision Dempo Hospita
For Whom/ID Proof:
AAECV0665P



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Other
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3815237 15/02/01/2021-RD1

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Mjeme
Authorized Signatory



Sr. No. 2022-BK2-5251

14/11/2022

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka Bardez - Goa, on this 05th day of the month of November of the year Two Thousand and Twenty Two.

BETWEEN

1. MRS. NIRUPA GOKULDAS VERDEKAR alias NIRUPA MANGAOCAR, daughter of Mr. Ramdas Datta Mangaokar and widow of Mr. Gokuldas Tukaram Verdekar, aged 58 years, widow.

Nirupa
Ramdas
Gokuldas
Shelima
Banka
S. L.
Sachin
M. V.
M. V.
Nirupa
cykamat
2022
M.R. Rao
Hama
2022
2022
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Bempe
DIRECTOR

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:- 14-Nov-2022 16:55:52

Date of Receipt: 14-Nov-2022

Receipt No : 2022-23/9/3737

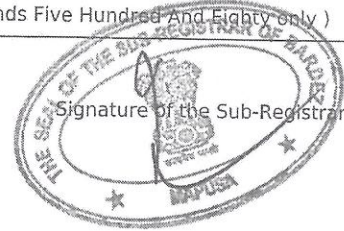
Serial No. of the Document : 2022-BRZ-5251

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Siddhi Shantanu Bhonsle** for Registration of above Document in Book-1 for the year 2022

Registration Fee	900000	E-Challan	• Challan Number : 202200869525 • CIN Number : 140582434	900000
Tatkal appointment fee	10000	E-Challan	• Challan Number : 202200869547 • CIN Number : 140583589	10000
Processing Fee	3580	E-Challan	• Challan Number : 202200869525 • CIN Number : 140582434	3580
Total Paid	913580 (Rupees Nine Lakh Thirteen Thousands Five Hundred And Eighty only)			

Probable date of issue of Registered Document: 14/11/2022



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 :

Siddhi Bhonsle
SS Bhonsle

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 **14-Nov-2022**

Signature of the person receiving the Document

SS Bhonsle

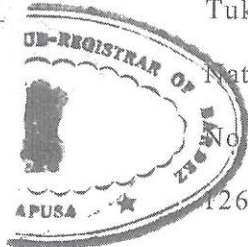
SS Bhonsle
Signature of the Presenter

g
Signature of the Sub-Registrar

housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED] Mobile No. [REDACTED],

2. MR. TUSHAR GOKULDAS VERDEKAR, son of Mr. Gokuldas Tukaram Verdekar, aged 32 years, unmarried, Service, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED],

3. MR. ANURAG GOKULDAS VERDEKAR, son of Mr. Gokuldas Tukaram Verdekar, aged 27 years, unmarried, Service, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], all residents of H. No. 126/1, Kirlawada, Chimbel, Tiswadi - Goa,



4. MRS. AKSHADA GOKULDAS VERDEKAR, daughter of Mr. Gokuldas Tukaram Verdekar, aged 27 years, married, Service, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED] and her husband,

5. MR. DEEPAJ GANENDRA MAENCAR, son of Mr. Ganendra Maencar, aged 32 years, married, Service, Indian

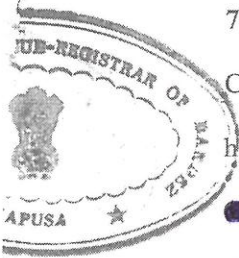
Handwritten signatures and initials:
NBY
Ganekar
Cykamat
Bama
Raj
Subodh
Raj
M.R. Rao
Director
VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Other illegible signatures and initials.

National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. 8698920937, both residents of H. No. 126/1, Kirlawada, Chimbel, Tiswadi – Goa,

6. MRS. BABY SHETTIGAR daughter of Mr. Baby Narayan Shettigar, aged 71 years, married, Retired, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED] and her husband,

7. MR. MOHAN KUMAR PADMASHALI, son of Mr. Kanthu Chinkra Shettigar, aged 71 years, married, Retired, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], both residents of G.P.C.3-1, Govt. Quarters, Porvorim, Bardez – Goa,

8. MRS. RAJANI VASUDEV GOSAVI, daughter of Mr. Sakharam Gosavi, aged 56 years, married, housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED] and her husband,



[Handwritten signature]

राजनी गवसावी *[Handwritten signature]*

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

CYKamat *[Handwritten signature]* RCP *[Handwritten signature]* M.R. Rao

[Handwritten signature]

FOR VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

[Handwritten signature]
DIRECTOR

[Handwritten signature]

National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], both residents of 1502/42 Vishwalaela, Madel, Housing Board Colony, Tivim, Bardez, Goa 403502,

13. MRS. SNEHA DIGAMBAR NAIK alias SNEHA MANISH DALVI, daughter of Mr. Digambar Mukund Naik, aged 36 years, married, housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED] and her husband,

14. MR. MANISH PRAKASH DALVI, son of Mr. Prakash Senapati Dalvi, aged 41 years, married, Service, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], both residents of H. No. 773/22, Soccoro, Wadakade, Alto Porvorim, Bardez - Goa,

15. MR. UDAY LADU NAIK MADKAIKAR, ^{Late} son of Mr. Ladu Bicar Naik, aged 61 years, married, ^{Retired} ~~Service~~, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED] Mobile No. [REDACTED], and his wife,



Handwritten signatures and initials: NCV, Braamkar, R. Vaid, S. Ganu, R. P. Vaid, M. R. Rao, R. P. Vaid, S. Ganu, M. R. Rao, Braamkar, R. Vaid, S. Ganu, R. P. Vaid, M. R. Rao, Braamkar, R. Vaid, S. Ganu, R. P. Vaid, M. R. Rao.

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
DIRECTOR

16. MRS. RUPA UDAY NAIK MADKAIKAR, daughter of Mr. Gurudas Raghoba Gaonkar, aged 53 years, married, housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], both residents of Flat No. BS-1, IInd floor, Filomena Complex, Moloca, Mercedes, St. Cruz, Tiswadi, Goa,

17. MR. CHARUDATTA YESHWANT KAMAT, son of Mr. Yeshwant Madhav Kamat, aged 50 years, married, Service, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], and his wife,

18. MRS. RESHMA NARAYAN PAI KUCHELKAR, daughter of Mr. Narayan R Pai Kuchelkar, aged 47 years, married, Service, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. 9970179557, both residents of H. No. 114-3, Nandadeep, Boca De Vaca, Panaji - Goa,

19. MR. RAMCHANDRA GANPAT RAO, son Mr. Ganpat Ramchandra Rao, aged 62 years, married, businessman, Indian



Handwritten notes and signatures on the right side of the page, including 'Ney', 'Raj', 'S. P. R. Pai', 'R. K. RAO', 'Kama', 'Bumpo', 'Raj', 'Mishra', 'Mishra'.

Handwritten signatures and notes at the bottom of the page, including 'Gaonkar', 'Cykamat', 'R. R. Rao', 'Director', 'Mishra', 'Raj', 'Mishra'.

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
DIRECTOR

National, having PAN Card No. [REDACTED] IC and AADHAR Card No. [REDACTED] 9, Mobile No. [REDACTED], and his wife,

20. MRS. MEDRA RAMCHANDRA RAO, daughter of Mr. Gurunath Govind Hede, aged 55 years, married, housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], both residents of D/9, Dwarka, Opp. Veterinary Hospital, Tonca, Caranzalem, Goa,

21. MRS. LOURENCA ENDRO E GAMA alias LOURENCA ENDRO, daughter of Mr. Manuel Endro, widow of Mr. Pedro Natalino Gama, aged 58 years, widow, housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], her son,

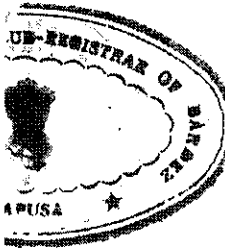
22. MR. NEVILLE SOCORRO CRUZ GAMA, son Mr. Pedro Natalino Gama, aged 32 years, married, businessman, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], and his wife,



Handwritten signatures and initials including: Naga, Baanhar, R.N. Gama, Cykamat, R.P., M.R. Rao, and others. A stamp at the bottom reads: For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED, DIRECTOR.

23. MRS. ALVIRA DIAS, daughter of Mr. Andrew Dias, aged 28 years, married, housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], all residents of H. No. 66, Dando, Verna, Salcete - Goa, hereinafter referred to as the VENDORS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Partners, executors, administrators and / or assigns) of the FIRST PART.

AND



22. 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. AAECV0665P, 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, daughter of Mr. Sanjeev Padmanab Kamat Tarkar aged 43 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]

[Handwritten signatures and initials including: Baankar, Cykamat, R. P. Rao, M.R. Rao, and others]
 For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
 DIRECTOR

[Redacted] Email Id: gfc@visiondempo.com, Contact no. [Redacted], residing at H. No. 21/368/1, Dempo Mansion, Goa University Road, Near Manipal Hospital, Dona Paula, Panaji, Goa, 403004, hereinafter referred to as "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **SECOND PART**;

AND

23. **MR. NAGESH SITARAM GOSAVI**, son of Mr. Sitaram Gosavi, aged 56 years, married, Service, Indian National, having PAN Card No. [Redacted] and AADHAR Card No. [Redacted], Mobile No. [Redacted], and his wife,



24. **MRS. SUSHMA NAGESH GOSAVI**, daughter of Mr. Mohan Shaba Paryekar, aged 51 years, married, housewife, Indian National, having PAN Card No. [Redacted] and AADHAR Card No. [Redacted], Mobile No. [Redacted], both residents of H. No. 2, ward no. 5, Fontainhas, Mala, Panaji, Goa, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its

Handwritten signatures and names: Baonkar, Sushma, Sitaram, M.R. Rao, and others. A stamp for **VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED** with the title **DIRECTOR** is also present.

Partners, executors, administrators and / or assigns) of the **THIRD PART.**

WHEREAS the PURCHASER herein has signed the Deed of sale 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 32 years, in service, married, Indian National, holding PAN Card No. [REDACTED], Aadhaar Card no. [REDACTED], Email id: info@visiondempo.com, Mobile no. [REDACTED], residing at H. No. B-56, Near Cross, Betim, Bardez, Goa, 403101, vide Power of Attorney dated 07/02/2022 executed before the Office of Sub Registrar at Panaji under No. NJ-POA Register-7-2022 on 07/02/2022 to present the said Deed.



WHEREAS THE VENDORS at Serial No. 2, 3, 4 & 5 is herein represented by their mother/mother-in-law; THE VENDOR at Serial No. 1 as constituted vide Power of Attorney dated 04/06/2022 executed before the Office of Notary Adv. L. M. Gajinkar at Bardez, Goa registered under No. 6060/2022 on 04/06/2022 to present the said Deed.

WHEREAS THE VENDORS at Serial No. 6 is herein represented by her husband; THE VENDOR at Serial No. 7 as constituted vide Power of Attorney

[Handwritten signatures and names: Saonkar, Cykamat, R.P., M.A. Rao, Sachin, M.M., J. Gama, and others. A stamp for 'VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED' with the title 'DIRECTOR' is also present.]

dated 27/05/2022 executed before the Office of The Sub registrar at Udipi, Karnataka registered under No. UDP-4-00079-2022-23, CD No. UDPD1330 on 27/05/2022 to present the said Deed.

AND WHEREAS there exist ALL THAT following properties:

(A) Property known as "GHORBHAT", situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 28285 of Book B-72, page 199 and not enrolled in the Taluka Revenue Office and surveyed under Survey No. 240/4 admeasuring an area of 1500 sq. mts., which property is hereinafter referred to as the SAID FIRST PROPERTY.

(B) Property known as "GHARBHAT", situated at Village Socorro, within the limits of the Village Panchayat of Socorro in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, the said property is not registered in the Land Registration Office nor enrolled in the Taluka Revenue Office of Bardez and surveyed under Survey No. 240/6, admeasuring an area of 1600 sq.

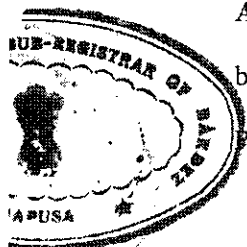


Handwritten signatures and names: Baankar, Cykamat, R.P., M.R. Rao, and others. At the bottom center, it reads "For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED" and "DIRECTOR".

mts., which property is hereinafter referred to as the SAID SECOND PROPERTY

AND WHEREAS the SAID FIRST PROPERTY originally belonged to Fr. Carlos Eugenor Sebastiao Vaz; Mr. Mario Alexo Vaz and his wife, Mrs. Rita Vaz; Mrs. Maria Elsa Ana Gravetina Rosario De Fatima Vaz alias Maria Elsa Saldanha and her husband, Mr. Bruno Saldanha.

AND WHEREAS the SAID SECOND PROPERTY originally belonged to Mr. David Joseph Manuel Furtado, bachelor and Mr. Patrick Lionel Furtado.



AND WHEREAS vide Deed of Sale dated 26/10/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 609 of Book No. I, Volume No. 241 dated 22/07/1994, the said Fr. Carlos Eugenor Sebastiao Vaz; Mr. Maric Alexo Vaz and his wife, Mrs. Rita Vaz; Mrs. Maria Elsa Ana Gravetina Rosario De Fatima Vaz alias Maria Elsa Saldanha and her husband, Mr. Bruno Saldanha sold the SAID FIRST PROPERTY in favour of Sñri. Gokuldas Tukaram Verdekar, Smt. Baby Shettigar, Smt. Rajan:

Handwritten signatures and names: NBP, Braonkar, Cykamat, RCP, M.R. Rao, Saldanha, P. Saldanha, P. Saldanha, Saldanha, Rama, Dias, For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED, Director, P. Saldanha, P. Saldanha.

Vasudev Gosavi, Shri. Digambar Mukund Naik, Shri. Uday Ladu Naik, Mr. Charudatta Yeshwant Kamat, Shri. Ramchandra Ganpat Rao and Shri. Pedro N. Gama.

AND WHEREAS vide Deed of Sale dated 26/03/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 477 of Book No. I, Volume No. 203 dated 27/10/1993, the said Mr. David Joseph Manuel Furtado, bachelor, Mr. Patrick Lionel Furtado sold the SAID SECOND PROPERTY in favour of Shri. Gokuldas Tukaram Verdekar, Smt. Baby Shettigar, Smt. Rajani Vasudev Gosavi, Shri. Digambar Mukund Naik, Shri. Uday Ladu Naik, Shri. Dasharath Kuso Gosavi, Shri. Ramchandra Ganpat Rao and Shri. Pedro Natalino Gama alias Peter Gama.



AND WHEREAS vide Deed of Sale dated 15/05/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02&06-2013, CD No. BRZD507 dated 07/06/2013, the said Shri. Dasharath Kuso Gosavi and his wife, Smt. Ranjana Dasharath Gosavi sold their 1/8th undivided right corresponding to area 200 sq. mts. in the SAID SECOND PROPERTY in favour of

Mr. Charudatta Yeshwant Kamat.

Handwritten signatures and names: Noy, Gaankar, Charudatta, M.R. Rao, Gama, and others. Includes a stamp for 'VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED' and the title 'DIRECTOR'.

AND WHEREAS the said Shri. Digambar Mukund Naik alias Digambar Mucunda Naique alias Digambar Mukund Naik Parrikar passed away on 02/08/2006 leaving behind his widow and moiety holder, Mrs. Xalinim Colopo alias Shalini Digambar Naik alias Shalini Digambar Naik Parrikar and his two daughters, namely, Mrs. Samiksha Digambar Naik Parrikar alias Sumiksha Viraj Gaonkar married to Mr. Viraj Vishwanath Gaonkar and Mrs. Sneha Digambar Naik alias Sneha Manish Dalvi married to Mr. Manish Prakash Dalvi as his sole and universal legal heirs which was established vide Deed of Succession dated 26/04/2010 drawn in the Notary Book under No. 830 at pages 51v to 53 dated 26/04/2010 before Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Mapusa Bardez – Goa.

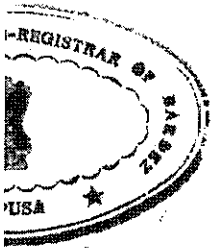


AND WHEREAS the said Pedro Natalino Gama passed away on 09/12/2020 leaving behind his widow and moiety holder, Mrs. Lourenca Endro alias Lourenca Endro E Gama and his only son, namely, Mr. Neville Socorro Cruz Gama married to Mrs. Alvira Dias as his sole and universal legal heirs which was established vide Deed of Qualification of Heirship dated 22/01/2021 drawn in the Notary

Handwritten signatures and names:
 Baankar, Cykammat, Alvira, Socorro, Gama, Dias, M. R. Das, Director.
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
DIRECTOR

Book under No. 1683 at pages 7r to 9 dated 22/01/2021 before Civil Registrar-cum-Sub-Registrar, Salcete, Margao – Goa.

AND WHEREAS the said Shri. Gokuldas Tukaram Verdekar alias Goculdas Tucarama Verdecar passed away on 26/11/2021 leaving behind his widow and moiety holder, Mrs. Nirupa Mangaocar alias Nirupa Gokuldas Verdeker and his three children, namely, Mr. Tushar Gokuldas Verdeker, Mr. Anurag Gokuldas Verdeker and Mrs. Akshada Gokuldas Verdeker married to Mr. Deepraj Ganendra Maencar as his sole and universal legal heirs which was established vide Deed of Succession dated 07/06/2022 drawn in the Notary Book under No. 754 at page 81 onward before Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Ilhas, Panaji – Goa.



AND WHEREAS vide Conversion Sanad dated 12/02/2010 bearing No. RB/CNV/BAR/51/2008 issued by the Collector, North Goa District, Panaji – Goa, the SAID FIRST PROPERTY and the SAID SECOND PROPERTY, totally admeasuring 3100 sq. mts. was converted for the purpose of Residential.

Notary
Shri. Gokuldas
Maencar
Amund
Sachin
M. R. Rao
Cyngmat
1207
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Game
Dias
DIRECTOR
Shri. Gokuldas

AND WHEREAS in view of above, the said Mrs. Nirupa Mangaocar alias Nirupa Gokuldas Verdeker (Vendor No. 1 hereinabove), Mr. Tushar Gokuldas Verdeker (Vendor No. 2 hereinabove), Mr. Anurag Gokuldas Verdeker (Vendor No. 3 hereinabove), Mrs. Akshada Gokuldas Verdeker (Vendor No. 4 hereinabove) and her husband, Mr. Deepraj Ganendra Maencar, (Vendor No. 5 hereinabove), Mrs. Baby Shettigar (Vendor No. 6 hereinabove) and her husband, Mr. Mohan Kumar Padmashali (Vendor No. 7 hereinabove), Smt. Rajani Vasudev Gosavi (Vendor No. 8 hereinabove) and her husband, Mr. Vasudev Sitaram Gosavi (Vendor No. 9 hereinabove), Mrs. Xalinim Colopo alias Shalini Digambar Naik alias Shalini Digambar Naik Parrikar (Vendor No. 10 hereinabove), Mrs. Samiksha Digambar Naik Parrikar alias Sumiksha Viraj Gaonkar (Vendor No. 11 hereinabove and her husband, Mr. Viraj Vishwanath Gaonkar (Vendor No. 12 hereinabove), and Mrs. Sneha Digambar Naik alias Sneha Manish Dalvi (Vendor No. 13 hereinabove) and her husband, Mr. Manish Prakash Dalvi (Vendor No. 14 hereinabove), Shri. Uday Ladu Naik (Vendor No. 15 hereinabove) and his wife, Mrs. Rupa Uday Naik Madkaikar (Vendor No. 16 hereinabove), Mr. Charudatta Yeshwant Kamat (Vendor No. 17 hereinabove) and his wife, Mrs. Reshma Narayan Pai Kuchelkar, (Vendor No. 18 hereinabove), Shri.



Nirupa
Amrutha
Esther
Prachi
Sneha
Sachin
M.R. Rao
Shama
Director
FOR VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
DIRECTOR

Ramchandra Ganpat Rao (Vendor No. 19 hereinabove) and his wife, Mrs. Medha Ramchandra Rao (Vendor No. 20 hereinabove) and Mrs. Lourenca Endro alias Lourenca Endro E Gama (Vendor No. 21 hereinabove), Mr. Neville Socorro Cruz Gama (Vendor No. 22 hereinabove) and his wife, Mrs. Alvira Dias (Vendor No. 23 hereinabove) became absolute owners in possession of the SAID FIRST PROPERTY and the SAID SECOND PROPERTY.

AND WHEREAS the VENDORS filed application dated 16/07/2015 for amalgamation the SAID FIRST PROPERTY and the SAID SECOND PROPERTY into one before the Inspector of Surveys & Land Records, Mapusa - Goa bearing Case No. 9/ISLR/MAP/AMAL/13/2015.

AND WHEREAS vide Judgement and Order dated 30/08/2016, passed by the Inspector of Surveys & Land Records, Mapusa - Goa in Case No. 9/ISLR/MAP/AMAL/13/2015, the SAID FIRST PROPERTY and the SAID SECOND PROPERTY were amalgamated in one Survey No. 240/4 of Village Socorro, Bardez - Goa, totally admeasuring an area of 3100 sq. mts., which amalgamated property is hereinafter



Handwritten signatures and names: Ngy, Saankar, Cykamat, R. M. Rao, M. R. Rao, Sushant, Naily, Shama, and others. Includes the text 'For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED' and 'DIRECTOR'.

referred to as the SAID PROPERTY and more particularly described in SCHEDULE-I hereinbelow.

AND WHEREAS public notice was published in Gomantak (Marathi) and Navhind Times dated 14/07/2022 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the SAID PROPERTY, admeasuring 3100 sq. mts. by the VENDORS and after elapse of 15 days no objection are received.

AND WHEREAS total rights of Vendor Nos. 19 and 20 corresponds to a plot admeasuring 325 sq mts.

AND WHEREAS vide Agreement for sale dated 27/02/2015 Vendor Nos. 19 and 20 had agreed to sell the said plot admeasuring 325 sq. mts. in favour of Confirming Party No. 1 for a total consideration of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only).

AND WHEREAS the entire consideration for sale of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) was paid by the Confirming Party No. 1 in favour of Vendor Nos. 19 and 20, receipt



Now
Basankar
Cyramdt
Rao
M.R. Rao
Director
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Director

whereof, Vendor Nos. 19 and 20 admit and acknowledge and in view of the same, the Confirming Party No. 1 is entitled to the entire consideration in respect of the said plot of 325 sq. mts. which corresponds to the total right of Vendor Nos. 19 and 20 in respect of the said property

AND WHEREAS the PURCHASER has conceived a development scheme in the SAID PROPERTY, admeasuring 3100 sq. mts. wherein the PURCHASER, after obtaining necessary development permissions shall construct Residential Project on the SAID PROPERTY, admeasuring 3100 sq. mts. for sale which development scheme shall hereinafter referred to as the SAID PROJECT.



AND WHEREAS by way of consideration towards sale of the SAID PROPERTY, admeasuring 3100 sq. mts. by the VENDORS in favour of the PURCHASER, the PURCHASER shall construct, transfer and hand over possession of 8 (eight) Flats of 2 BHK approximately 80 sq. mts. built-up area each including one car parking for each flat to be constructed in the SAID PROJECT at the cost of the PURCHASER, in the manner more particularly described in SCHEDULE II hereunder written and hereinafter referred to as the

Handwritten signatures and names:
- *Basankar*
- *Cyramat*
- *R.P.*
- *M.R. Rao*
- *Subhadra*
- *Prachi*
- *Mani*
- *Shama*
- *Prady*
- *Berry*
- *Director*
- *For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED*

SAID 8 (eight) FLATS and the specifications of the said 8 (eight) Flats are more particularly mentioned in SCHEDULE II hereunder.

AND WHEREAS for the purpose of this sale, the SAID PROPERTY, admeasuring 3100 sq. mts. is valued at RS. 3,00,00,000/- (RUPEES THREE CRORES ONLY).

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of PURCEASER constructing, transferring and handing over possession of 8 (eight) Flats of 2 BHK approximately 80 sq. mts. built-up area each including one car parking for each flat to be constructed in the SAID PROJECT at the cost of the PURCHASER, hereunder written and the specifications of the said 8 (eight) Flats are more particularly mentioned in SCHEDULE II hereunder, the VENDORS do hereby convey and transfer by Deed of Sale in favour of PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and which property is delineated in RED in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, structures, lights and privileges, easement



Handwritten signatures and names: Braenkar, cycamat, R.R., M.R.R., and others. A central stamp reads: "For VISION DEMP0 HOSPITALITY AND ESTATES PRIVATE LIMITED DIRECTOR".

and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have



Basankar
Cykatmat
Shama
Shahabuddin
M.R. Rao
Director
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Director

not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court or person whatsoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.



3. The possession of the SAID PROPERTY hereby sold by VENDORS has been handed over to PURCHASER today.

4. That the PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

[Handwritten signatures and names:]
 Braonkar, Cykamat, Rgs, M.R. Rao, Director, Vision Dempo Hospitality and Estates Private Limited, various other signatures including names like 'Sik', 'M', 'B', 'G', 'A', 'S', 'P', 'K', 'R', 'S', 'M', 'R', 'R', 'A', 'O', 'D', 'I', 'R', 'E', 'C', 'T', 'O', 'R'.

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
 DIRECTOR

5. That the VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

6. That the VENDORS hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

7. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.



Handwritten signatures and names: Baanika, Ngy, Pankaj, Sachin, Sachin, M.R.Rao, Cykamat, RY, M.R.Rao, For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED, DIRECTOR, Shama, Pooja, Anand, Anand.

8. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

9. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.

10. The title and interest of the VENDORS and the PURCHASER to the undivided proportionate share in the SAID PROPERTY of the SAID PROPERTY shall be joint and impartible and the parties shall not be entitled for demarcation or partition of their right in or to the land of the SAID PROPERTY.

11. The PURCHASER from the date of delivery of possession shall not do or suffer to be done anything to the external look of the SAID

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For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

DIRECTOR

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PREMISES, or any party thereof, and shall not change or alter the externals of the SAID PREMISES or the building or any part thereof. The PURCHASER shall be bound to maintain the externals of the SAID PREMISES in uniformity with the other unit(s) of the SAID PROJECT as regards the colour, wood work, grills etc, unless otherwise permitted in writing by the VENDORS. No personal sign boards shall be erected on the façade of the building except the project name.

12. The PURCHASER hereby covenants that they shall not do anything which has the effect of causing disturbance or interference with the common areas in the project and shall ensure that no chaining of animals, birds, etc. or storage of cycles, motorcycles shall be undertaken in the common areas. The PURCHASER shall not indulge in any acts which shall cause any blockage in any manner to the common areas.

13. Upon completion of the project, it is agreed the VENDORS shall execute sale deed in favour of the PURCHASER in respect of their respective flats along with proportionate undivided rights in the



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Prasad
21.07.2012
Basu
Swik
Baankar
Cykat
Shah
M.R. Rao
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Prasad
DIRECTOR
Sharma
Prasad
Prasad
Prasad
Prasad

said property subject to all the cost of stamp duty and registration charges shall be borne by the PURCHASER.

14. FORMATION OF ENTITY:

- i. The PURCHASER shall in its discretion appoint a maintenance agency or form a co-operative maintenance society for maintaining the said property in the SAID PROJECT
- ii. The PURCHASER hereby covenants and undertakes to pay the maintenance charges, electrification charges, infrastructure & labour Cess charges, security charges as may be levied by the VENDORS and/or its agency. The PURCHASER and/or its transferees shall diligently make all the payments as and when demanded by the VENDORS and/or its maintenance agency.
- iii. When a decision in this matter is taken, the respective parties shall sign all form(s), application(s), deed(s), and other document(s) as may be required for the formation of the ENTITY.



Numerous handwritten signatures and initials are present below the text, including:

 - "Baankar"

 - "M.R.Ras"

 - "Cykamat"

 - "M.R.Ras"

 - "Director"

 - "VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED"

 - "M.R.Ras"

 - "Director"

 - "VISION"

15. All the expenses whatsoever for the transfer of the SAID PROPERTY including Stamp Duty, Court Fee, Registration charges will be borne by the PURCHASER.

16. The VENDORS have agreed to pay to the PURCHASER, the following amount, at or before taking possession of the 08 FLATS:

- Rs. 50,000/- (Rupees Fifty Thousand only) towards Society Maintenance Deposit as applicable towards the same for each flat.
- Infrastructure Tax & Labour Cess presently at Rs. 440/sq.mtr plus GST or at the prevailing rate as specified by the Government at the time of taking possession of each flat.
- Rs. 7,500/- for formation and registration of the Society for each flat.
- Rs. 510/- (Rupees Five Hundred And Ten Only) for Membership fees for registration of Entity for each flat.
- Rs. 30,000/- (Rupees Thirty Thousand Only) towards Electricity & Water Meter charges for each flat.
- Rs. 20/sq.mtr/per month plus GST towards Annual Maintenance charges for each flat.
- Legal charges of Rs. 10,000/- (Rupees Ten Thousand Only) to be paid at the timing of signing Deed of sale of each flat.



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 Baanekar
 CYkammat
 R.P.
 M.R. Rao
 Subhadra
 M.M.
 N.S.
 R. N.
 Kama
 P. S.
 P. S.
 For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
 Director
 P. S.

17. Completion Of Project:-

The PURCHASER shall do all that is necessary to complete the project within 36 months from the date of obtaining the construction license from the Village Panchayat of Socorro with a grace period of 12 months.

18. DEFECTS:-

The PURCHASER shall not be liable to rectify hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits, etc. which cannot be considered as defective work. Similarly the PURCHASER shall not be responsible for colour/size variations in paintings, flooring tiles, glazed tiles, any natural stones, like marble, granite any sanitary fittings, etc.



19. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

20. That the stamp duty is paid on the land value of the property surveyed under Survey No. 240/4 admeasuring 3100.00 sq.mtr which valued at Rs. 4800/sq.mtr and the construction value of the built-up premises admeasuring 640.00 sq.mtr

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Rajiv
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For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Director
M.R. Rao
Subodhnik
M.M.
Meik
Asan

allotted to the VENDORS is valued at Rs. 23,625/sq.mtr totally amounting to Rs. 1,51,20,000/- (Rupees One Crore Fifty One Lakhs Twenty Thousand Only) and accordingly the stamp duty (5%) of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) is paid both on land and built-up premises. However, registration fees (3%) paid on the land value is Rs. 9,00,000/- (Rupees Nine Lakhs Only).

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Ramesh रजनी.गोखले *Ramesh* *Santh*
Baankar *Snehadark* *M/M* *Wadh*
Cykrmat



Allok *RUP* M.R. Rao
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Shama *Shyam* *Shyam* *Shyam*
DIRECTOR

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SCHEDULE - I

ALL THAT Amalgamated property admeasuring 3100 sq. mts. known as "GHORBHAT", situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 28285 of Book B-72, page 199 and not enrolled in the Taluka Revenue Office and surveyed under Survey No. 240/4 and is bounded as follows:

On or towards the EAST: by the property of heirs of Antonio Francisco Crisologo;

On or towards the WEST: by the public road;

On or towards the NORTH : by the property of Ascena Souza;

On or towards the SOUTH : by Survey No. 240/8



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Baonkar

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Ineladrak *[Signature]*

Cykamat

[Signature]

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R.P. *M.R.Rac*

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

Shama *[Signature]*

[Signature]

DIRECTOR

[Signature]

[Signature]

SCHEDULE II

(SPECIFICATION of the SAID 8 FLATS)

- (i) ALL THAT Flat of 2 BHK approximately 80 sq. mts. situated on the Second Floor including one parking handed over to the Vendor Nos. 1 to 5.
- (ii) ALL THAT Flat of 2 BHK approximately 80 sq. mts. situated on the Upper Ground Floor including one parking handed over to the Vendor Nos. 6 and 7.
- (iii) ALL THAT Flat of 2 BHK approximately 80 sq. mts. situated on the Upper Ground Floor including one parking handed over to the Vendor Nos. 8 and 9.
- (iv) ALL THAT Flat of 2 BHK approximately 80 sq. mts. situated on the First Floor including one parking handed over to the Vendor Nos. 10 to 14.
- (v) ALL THAT Flat of 2 BHK approximately 80 sq. mts. situated on the Upper Ground Floor including one parking handed over to the Vendor Nos. 15 and 16.
- (vi) ALL THAT Flat of 2 BHK approximately 80 sq. mts. situated on the Second Floor including one parking handed over to the Vendor Nos. 17 and 18.



[Handwritten signatures and initials including: "Saankar", "cykamat", "R/V", "M.R.Pao", "For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED", "DIRECTOR", "Bengaluru", "Attorney"]

(vii) ALL THAT Flat of 2 BHK approximately 80 sq. mts. situated on the First Floor including one parking handed over to the Confirming Party Nos. 23 and 24.

(viii) ALL THAT Flat of 2 BHK approximately 80 sq. mts. situated on the First Floor including one parking handed over to the Vendor Nos. 21 to 23.

SCHEDULE III

(SPECIFICATION of the SAID 8 FLATS)



The Structure:

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

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 RVP
 M.A. Rao
 For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
 DIRECTOR
 Allaik
 JGama
 Anas
 Sanku
 M. Hassan

Flooring:

The entire unit except the toilet flooring will be of vitrified tiles or of equivalent tiles (Basic rate of the tiles will be Rs. 400.00 per sq mts) The flooring of the toilet will be finished with anti skid ceramic tiles (Basic rate of the anti skid ceramic tiles is Rs 300.00 per sq mts.) 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 FRP/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 of 45 cms. The Dado above platform and sink is provided with glazed tiles upto 60cm ht. Jaquar, Hindware, Cera or equivalent sink cock will

be provided.

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Gama
R.P.R.
M.R. Rao
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
DIRECTOR
Shrik
M.R. Rao

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 Sintex/Shakti 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 or equivalent units will provided with flushing system. The Sanitary installations will be in accordance with Municipal specifications. One shower and one washbasin of Hindware, Cera or equivalent will be provided in each toilet.

Electrical Installations:

The electrical wiring will be concealed with Polycab, Anchor, Finolex or equivalent wires & Roma or equivalent switches. In the living cum dining room



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 2nd floor
 Subhadra
 Bankar
 cycamat
 RUP
 M.R. Rao
 For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
 DIRECTOR
 Rama
 Priya
 Sanku
 Anjan

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 a common backup Generator will be provided for apartment.

General:

The VENDORS shall obtain their electric connection from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by the VENDORS. The PURCHASER shall only provide the VENDORS 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 VENDORS if permitted by the PURCHASER subject to overall approval of the authorities concerned, if need be,



Banker
cyamat
R. R. Rao
M. R. Rao
Director
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

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

OTHER AMENITIES:

The PURCHASER shall make arrangements to provide for 24 hour security, elevator, and generator as a back-up for elevator and common lighting in the compounded premises of the Residential Project on the SAID PROPERTY. The VENDORS of the Flats in the said project shall use the other amenities by virtue of his/her having purchased a flat in the Residential Project on the SAID PROPERTY. 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 Residential Project on the SAID PROPERTY 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.



Nb
Rajni Gorepati
Sachin
Ravi
Sachin

Baankar

Cykamal

M.R. Rao
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
DIRECTOR
Ravi
Sachin

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

SIGNED SEALED AND DELIVERED)
BY THE WITHINAMED VENDOR)
MRS. NIRUPA GOKULDAS VERDEKAR)
alias NIRUPA MANGAOCAR)
For self and as attorney for)
VENDORS at Serial No. 2, 3, 4 & 5)








MRS. NIRUPA GOKULDAS VERDEKAR






alias NIRUPA MANGAOCAR



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Right hand finger prints

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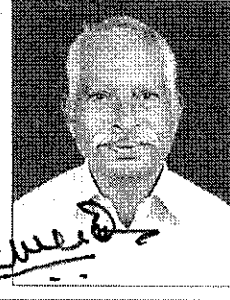
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Sankar *Cyamat* *Subhash* *M. R. Rao*
R. V. Hire *Hansa* *For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED* *Director*

SIGNED SEALED AND DELIVERED)

BY THE WITHINAMED VENDOR)

MR. MOHAN KUMAR PADMASHALI)

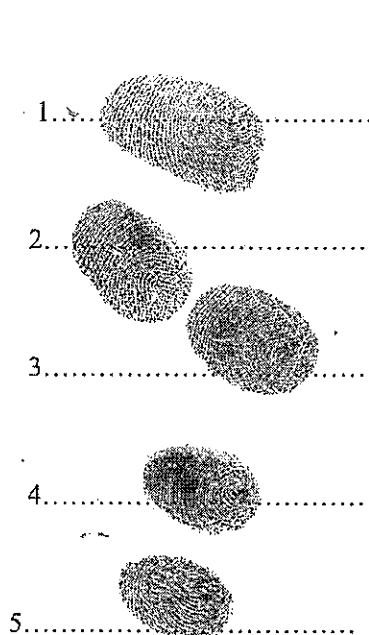
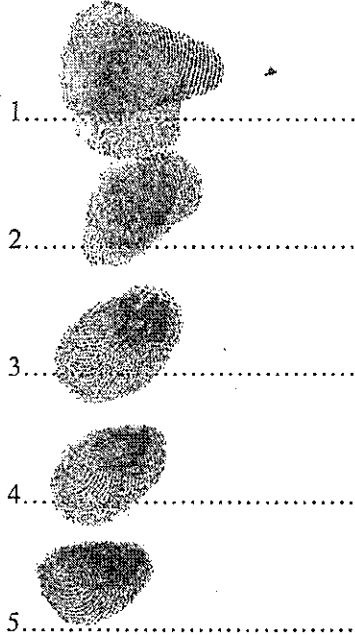
For self and as attorney for
VENDOR at Serial No: 6



MR. MOHAN KUMAR PADMASHALI

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For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

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SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MRS. RAJANI VASUDEV GOSAVI

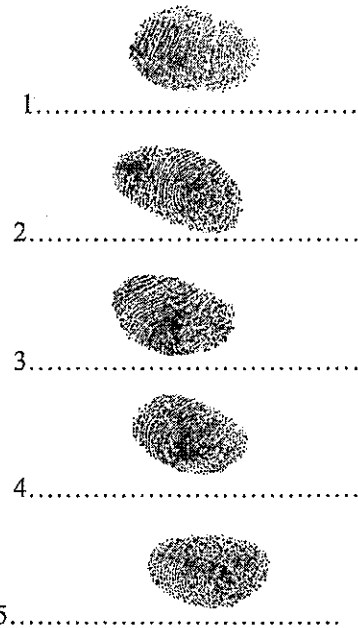
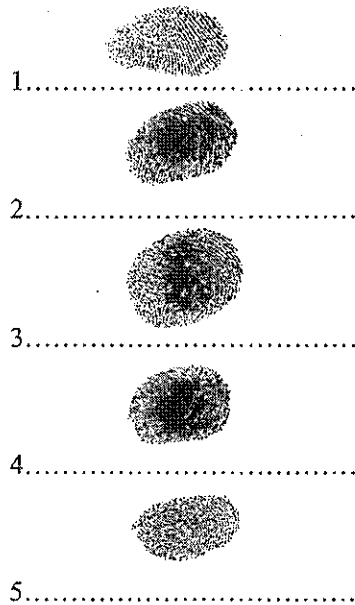


MRS. RAJANI VASUDEV GOSAVI

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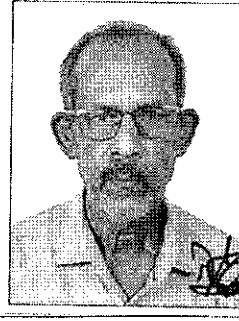
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Rajani
m.R.Rao
DIRECTOR

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

Rajani

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MR. VASUDEV SITARAM GOSAVI

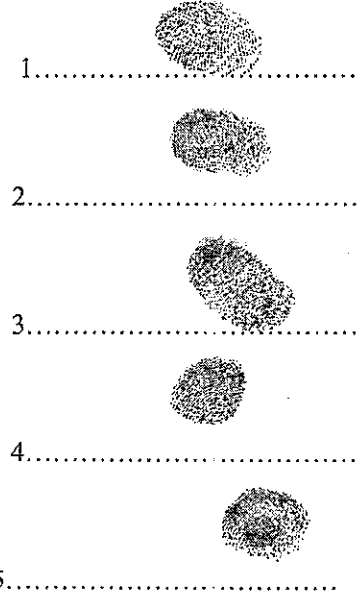
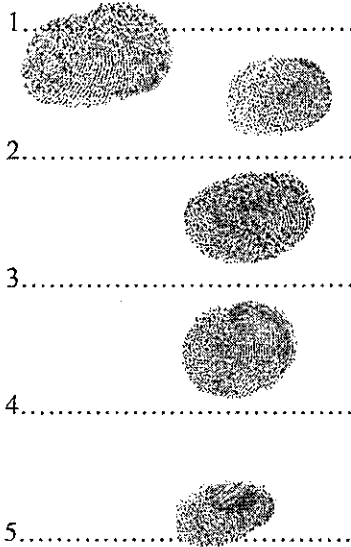


MR. VASUDEV SITARAM GOSAVI

Gosavi

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FOR VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

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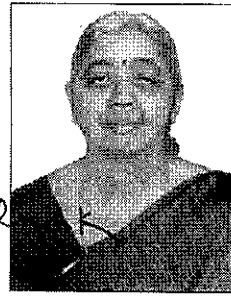
SIGNED SEALED AND DELIVERED

BY THE WITHINAMED VENDOR

MRS. SHALINI DIGAMBAR NAIK

alias XALINIM COLOPO

alias SHALINI DIGAMBAR NAIK PARRIKAR)



MRS. SHALINI DIGAMBAR NAIK

alias XALINIM COLOPO

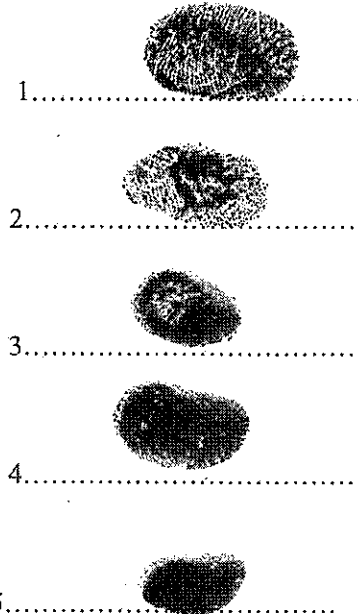
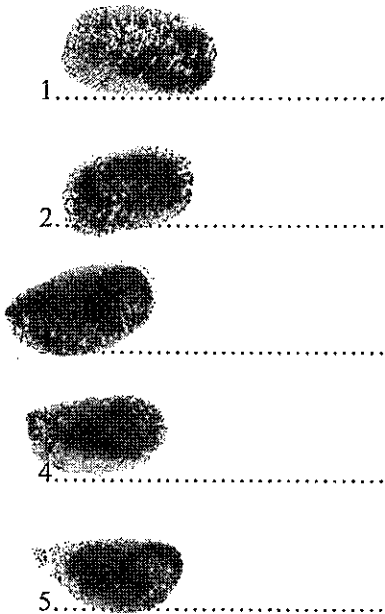
alias SHALINI DIGAMBAR NAIK PARRIKAR

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Cyramat

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Shetalnaik

Shik

R.N. Naik
Gama

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

R.V.P.
M.R. Rao
DIRECTOR

[Signature]

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SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR

MRS. SUMIKSHA VIRAJ GAONKAR

alias SUMIKSHA DIGAMBAR NAIK PARRIKAR

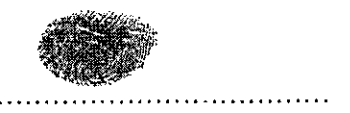
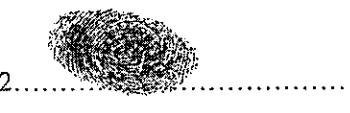


MRS. SUMIKSHA VIRAJ GAONKAR

Gaonkar alias SUMIKSHA DIGAMBAR NAIK PARRIKAR

Left hand finger prints

Right hand finger prints



Naik *Prasad* *Total Director* *Gaonkar* *Arjun* *Wadhwa*

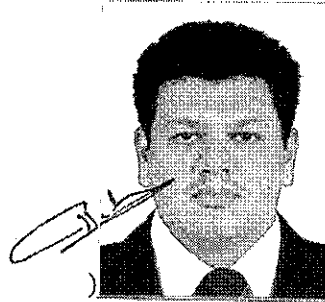
Gaonkar *Sachdev* *Mishra*

Cykat

R. Naik *M.R. Rao* *Director*

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

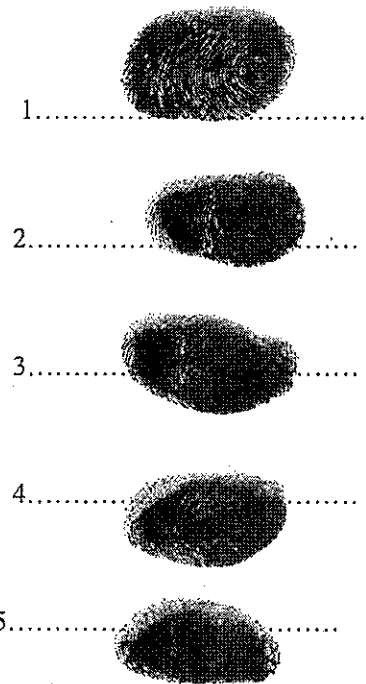
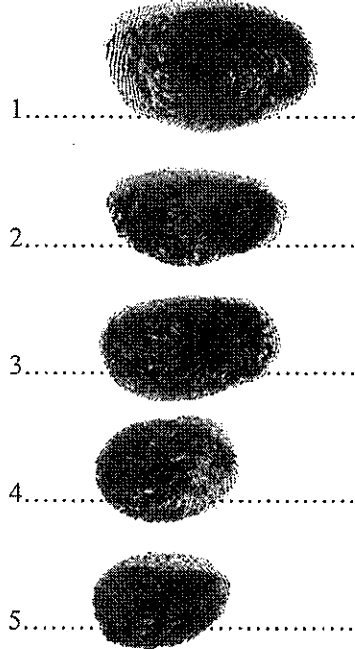
SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MR. VIRAJ VISHWANATH GAONKAR



MR. VIRAJ VISHWANATH GAONKAR

Left hand finger prints

Right hand finger prints



Viraj

Viraj Vishwanath Gaonkar

Viraj

Viraj

Baamian

Viraj

Viraj

Viraj

Cykamal

M.R. Rao

Viraj

Viraj

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

DIRECTOR

Viraj

Viraj

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MRS. SNEHA DIGAMBAR NAIK
alias SNEHA MANISH DALVI

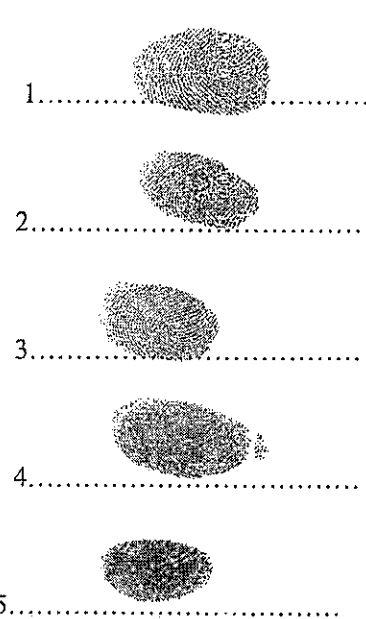
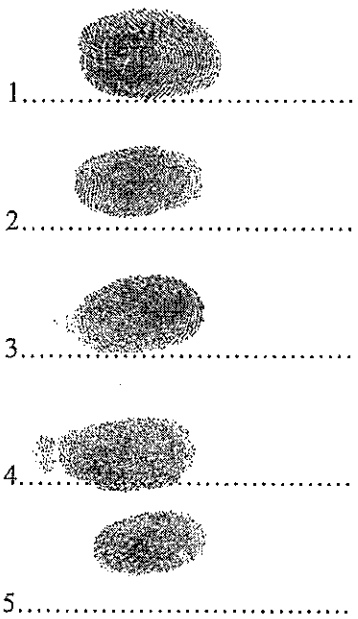


MRS. SNEHA DIGAMBAR NAIK
alias SNEHA MANISH DALVI

Sneha Naik

Left hand finger prints

Right hand finger prints



Neeraj
Basankar
Cycamat
Raj
Manish
Sneha Naik
Manish
R.P. Rao
For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED
Manish
DIRECTOR

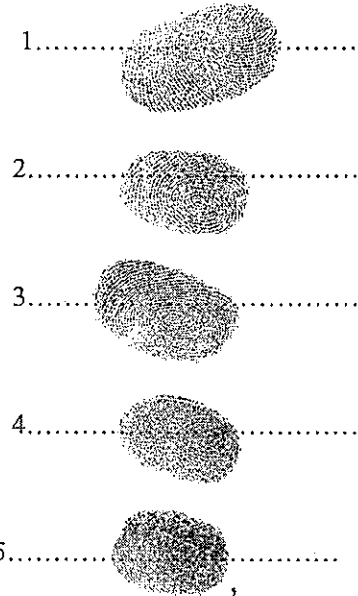
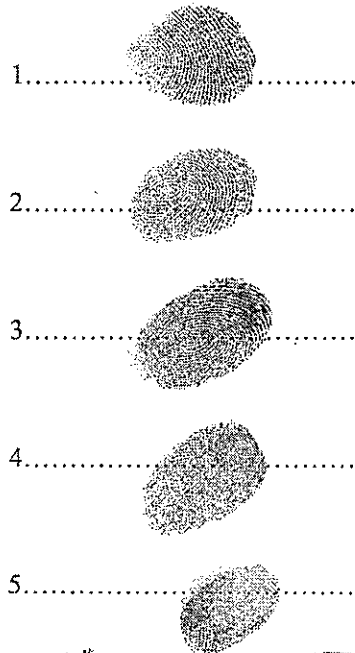
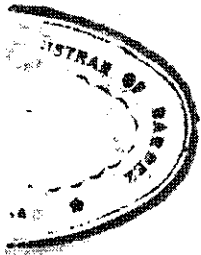
SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MR. MANISH PRAKASH DALVI



MR. MANISH PRAKASH DALVI

Left hand finger prints

Right hand finger prints



Handwritten signatures and names: Naga, Lakshmi, Baonkar, Lakshmi, M.P.D.

Cykammat

M.R. Rao

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

DIRECTOR

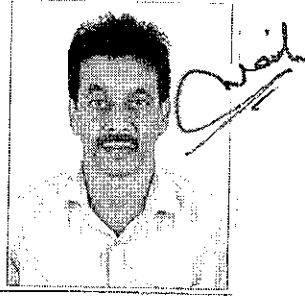
Handwritten signatures: Lakshmi, Baonkar, M.P.D.

Handwritten signatures: M.P.D., Lakshmi

SIGNED SEALED AND DELIVERED

BY THE WITHINAMED VENDOR

MR. UDAY LADU NAIK MADKAIKAR)

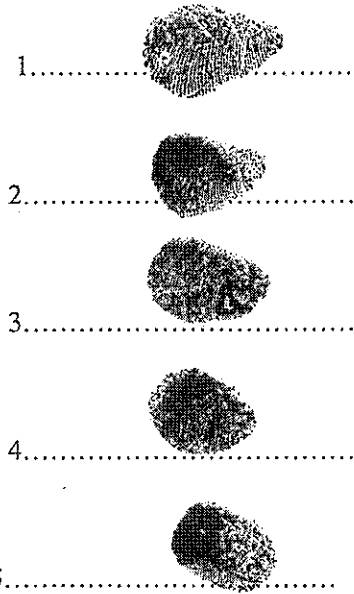
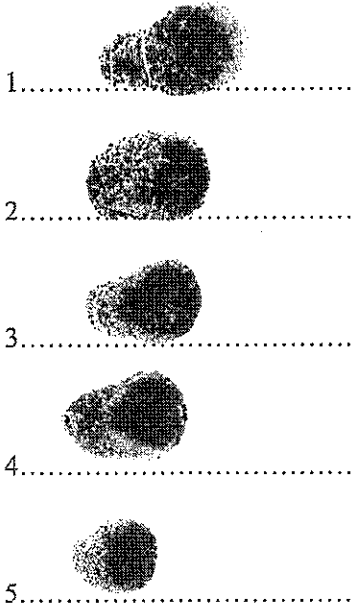


MR. UDAY LADU NAIK MADKAIKAR

Uday Naik

Left hand finger prints

Right hand finger prints



Naik *ರವಿ. ಎ. ನಾಯ್ಕ* *Ravi* *Naik*
Prasanna
Baankar *Sachin* *M. R. Rao* *Uday*

Cyramat *M. R. Rao*

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

Bomb
DIRECTOR

R. Naik
Shama *AF* *Raj*

Uday *Prasanna*

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR

MRS. RUPA UDAY NAIK MADKAIKAR

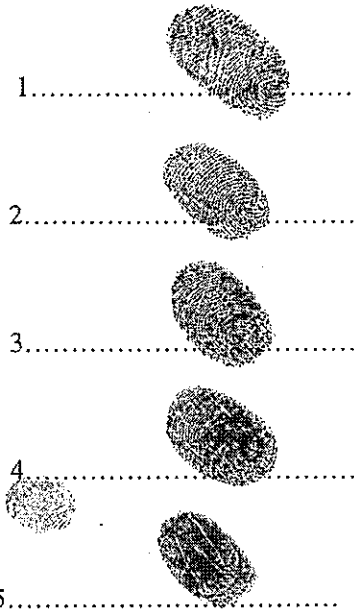


MRS. RUPA UDAY NAIK MADKAIKAR

Rupa

Left hand finger prints

Right hand finger prints



Basnikar

Basnikar

Basnikar

Basnikar

Basnikar

Basnikar

Cykat

M.R. Rao

FOR VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

DIRECTOR

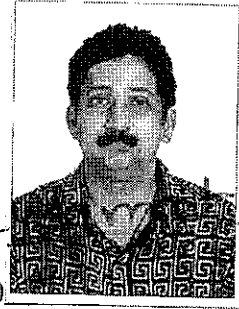
Rupa

Basnikar

Basnikar

Basnikar

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MR. CHARUDATTA YESHWANT KAMAT

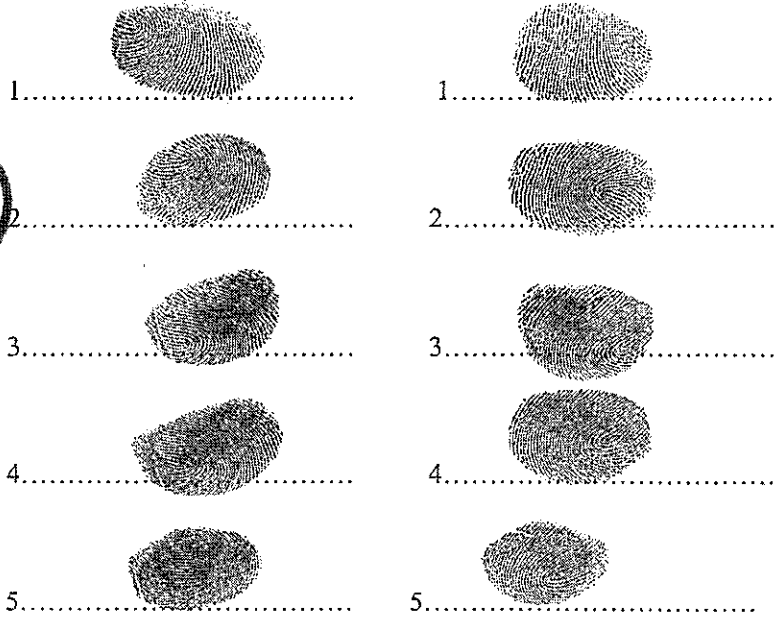


MR. CHARUDATTA YESHWANT KAMAT

Cykamat

Left hand finger prints

Right hand finger prints



Handwritten signatures and initials:
Nzo
A. K. ...
Baonkar
S. ...
S. ...
S. ...
M. R. Rao
M. R. Rao
M. R. Rao

Cykamat *[Signature]* M. R. Rao
For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

Handwritten signatures and initials:
A. ...
Shama
D. ...
D. ...
D. ...
D. ...

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR

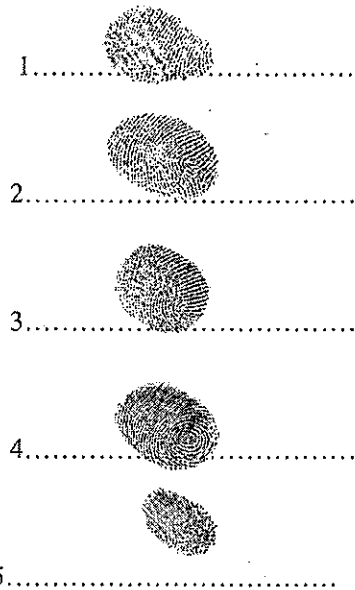
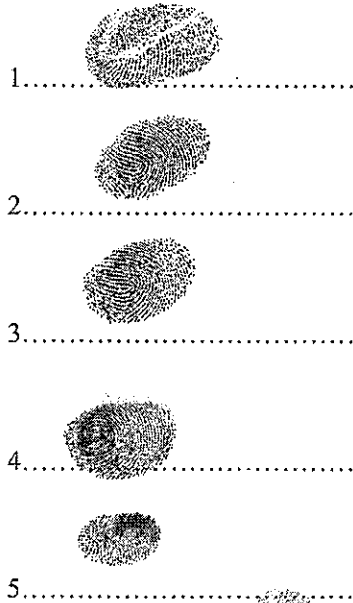
MRS. RESHMA NARAYAN PAI KUCHELKAR)



MRS. RESHMA NARAYAN PAI KUCHELKAR


Left hand finger prints

Right hand finger prints



Notary
Baonkar
Dr. S. S. ...
Dr. ...
Dr. ...
Dr. ...

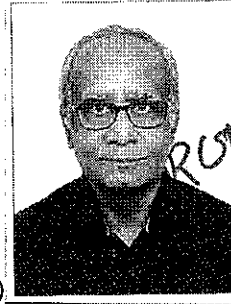
cykamal 

M.R. Rao
FOR VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED
DIRECTOR

Rajul
Shama *...* *...*

PK *...*

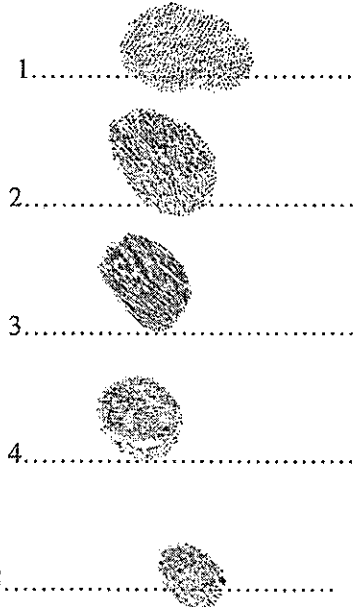
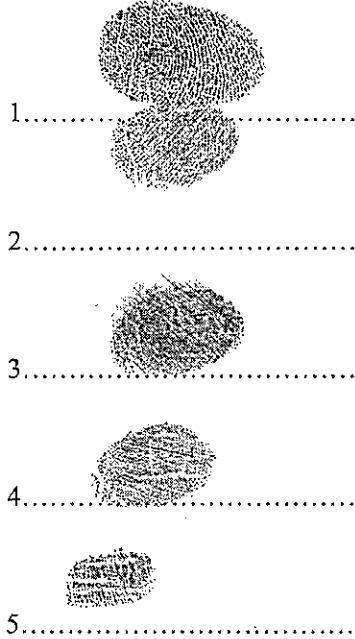
SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MR. RAMCHANDRA GANPAT RAO)



MR. RAMCHANDRA GANPAT RAO

Left hand finger prints

Right hand finger prints



Handwritten signatures and names in various scripts, including 'Saankar', 'cykamat', and others.

FOR VISION EMPPO HOSPITALITY AND
ESTATES PRIVATE LIMITED
DIRECTOR

Handwritten signatures and names at the bottom left, including 'R. Naik' and 'Gama'.

Handwritten signatures and names at the bottom right, including 'M. R. Rao' and 'H. S. Rao'.

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR

MRS. MEDHA RAMCHANDRA RAO)

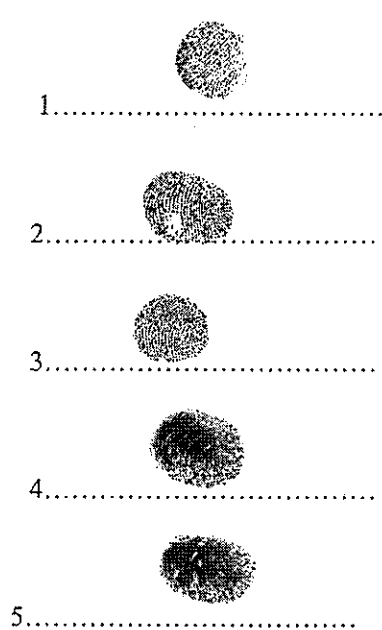
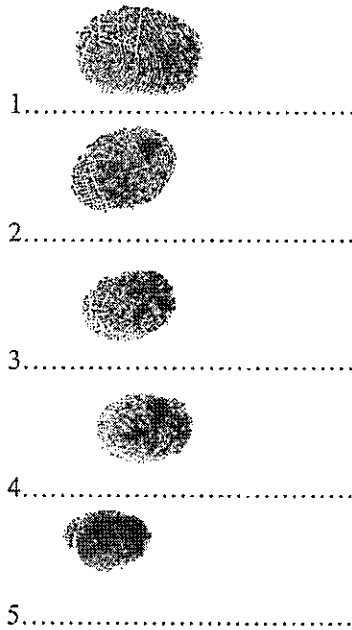


MRS. MEDHA RAMCHANDRA RAO

M. R. Rao

Left hand finger prints

Right hand finger prints



Handwritten signatures and names including: M.R. Rao, Saankar, Cykamat, RUP, M.R. Rao, For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED, DIRECTOR, and others.

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MRS. LOURENCA ENDRO E GAMA
alias LOURENCA ENDRO



Lourenca

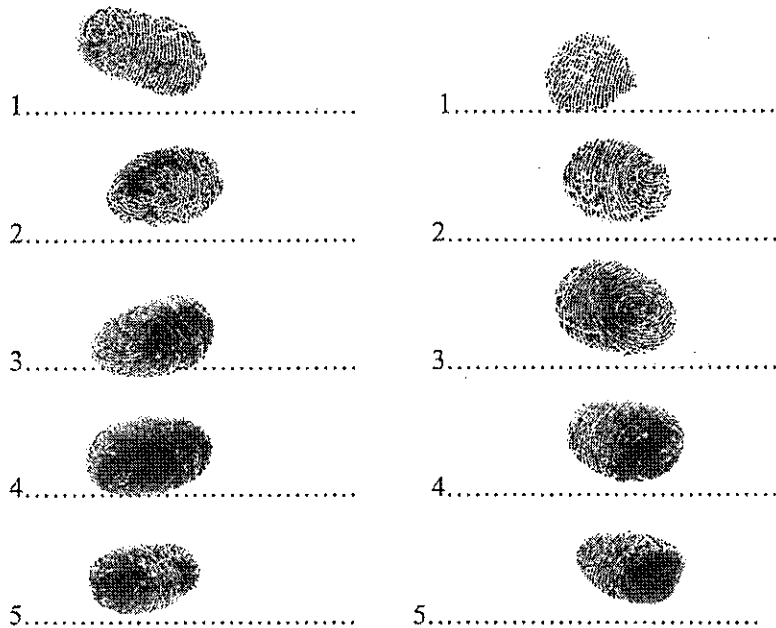
MRS. LOURENCA ENDRO E GAMA
alias LOURENCA ENDRO

Lourenca



Left hand finger prints

Right hand finger prints



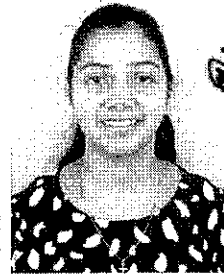
Nzy
Prakash
Sankar
cykamat
Sankar
Prakash
Prakash
Prakash
Prakash

R.P.
M.R. Rao
For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED
DIRECTOR

Lourenca
Prakash
Prakash

Prakash
Prakash

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
MRS. ALVIRA DIAS

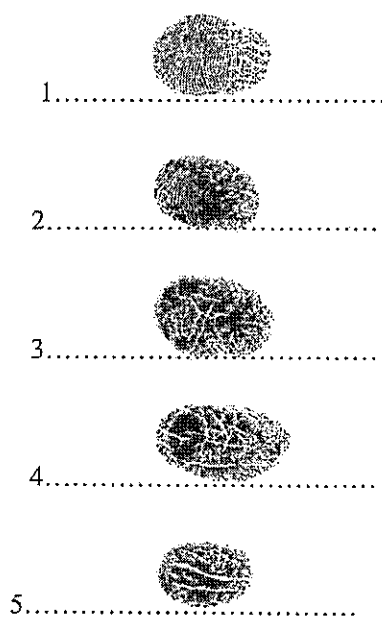
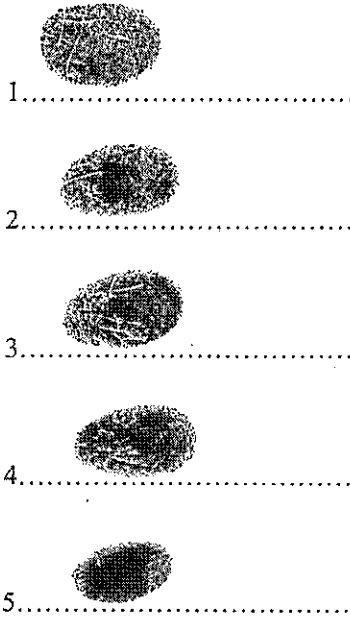


MRS. ALVIRA DIAS

Dias

Left hand finger prints

Right hand finger prints



Alvira
2st/11/2020
Sachin
Bank
Wally
Banker
Cycamat
Rao
MR Rao
FOR VISAKH DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED
Director
Director
Dias

SIGNED, SEALED AND DELIVERED)

by the withinnamed PURCHASER

M/S VISION DEMPO HOSPITALITY

AND ESTATES PRIVATE LIMITED

Represented herein by its Director,

MRS. BHAKTI RAJESH DEMPO

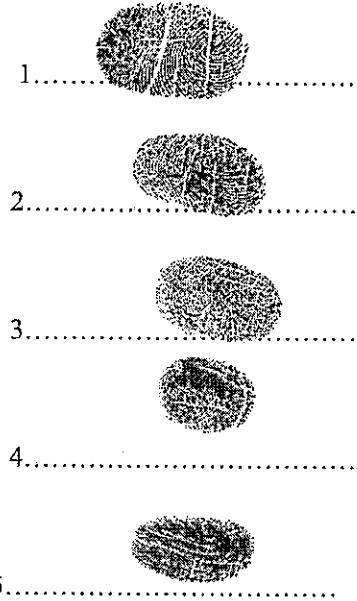
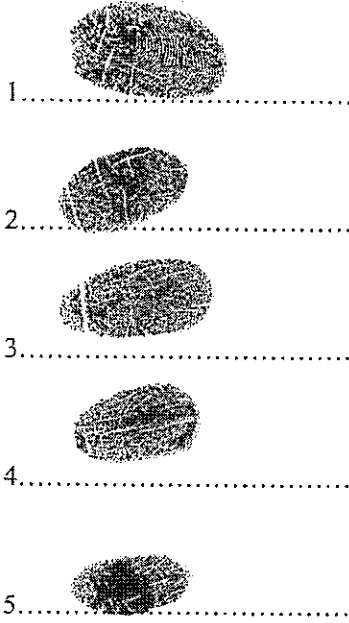


MRS. BHAKTI RAJESH DEMPO



Left hand finger prints

Right hand finger prints



Handwritten signatures and names: N. Srinivas, 2. J. Srinivas, Srinivas, Sankar, Ganesh, Srikamat, Srinivas, Srinivas, Srinivas.

Handwritten signature: R. Srinivas

Handwritten initials: Srinivas

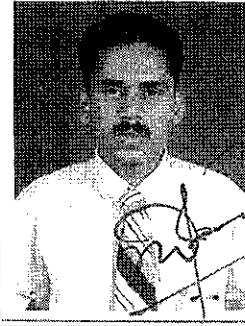
FOR VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

Handwritten signature: M.R. Rao

Handwritten signature: Srinivas

Handwritten signature: Srinivas

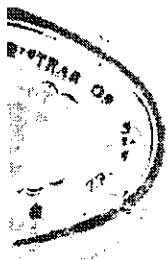
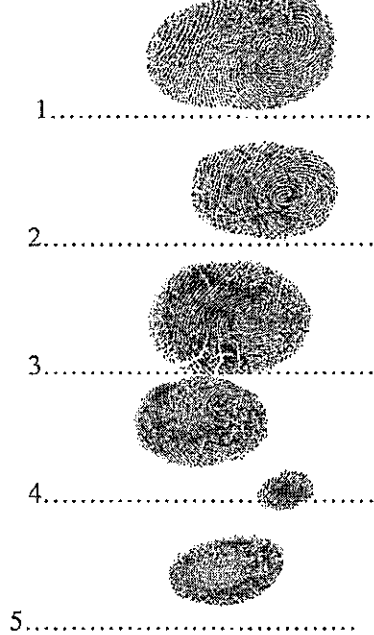
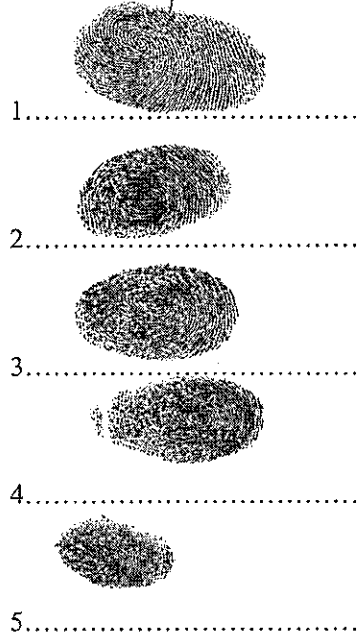
SIGNED SEALED AND DELIVERED)
BY THE WITHINAMED CONFIRMING PARTY)
MR. NAGESH SITARAM GOSAVI)



MR. NAGESH SITARAM GOSAVI

Left hand finger prints

Right hand finger prints



Nagesh *सुनील-सिताराम* *Suck*
Baonkar *Anshu* *Pravin*
[Signature] *Anshu* *[Signature]*

Cykammat *[Signature]*

M.R. Rao
For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED
[Signature]
DIRECTOR

[Signature]
[Signature] *[Signature]*

[Signature] *[Signature]*

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED CONFIRMING PARTY
MRS. SUSHMA NAGESH GOSAVI)

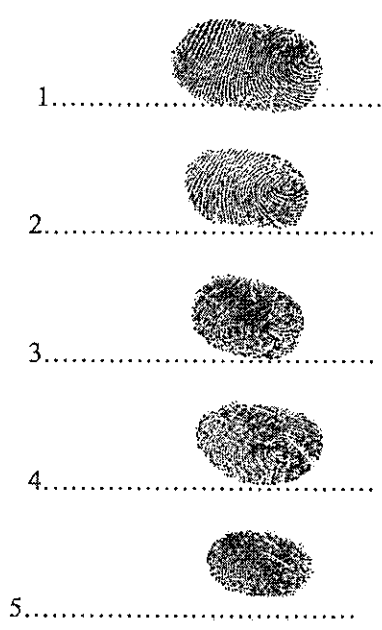
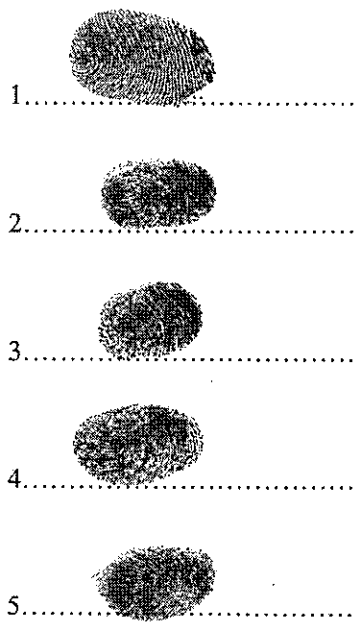


MRS. SUSHMA NAGESH GOSAVI

Sushma

Left hand finger prints

Right hand finger prints



In the presence of:-

1. Mr. Manohar Shivkrisna Agulikan *[Signature]* (H. No. 704, B. B, Boston Road, Penam Baardoz, Goa 403521)

2. Vicente Romaldo Domingos Cabral *[Signature]* (J-301 Penam, Socorro Baardoz Goa 403521)

[Signature] Cykamat *[Signature]*

[Signature] Gaonkar

[Signature] Law

[Signature] Gama

[Signature] M. R. Rao

For VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

[Signature]
DIRECTOR

[Signature] Sushma



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 14-Nov-2022 03:57:58 pm

Document Serial Number :- 2022-BRZ-5251

Presented at: 03:36:00 pm on 14-Nov-2022 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	1500000
2	Registration Fee	900000
3	Tatkal appointment fee	10000
4	Mutation Fees	2500
5	Processing Fee	3580
Total		2416080

Stamp Duty Required :1500000/-

Stamp Duty Paid : 1500000/-

Presenter






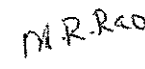


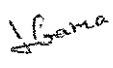











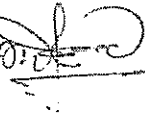



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Siddhi Shantanu Bhonsle ,Father Name:Deepak Dinkar Phatarpenkar, Age: 32, Marital Status: ,Gender:Female,Occupation: Service, Address1 - H. No. B-56, Near Cross, Betim, Bardez, Goa, 403101, Address2 - , PAN No.: AZFPP2826D			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NIRUPA GOKULDAS VERDEKAR Alias NIRUPA MANGAOCAR , Father Name:Ramdas Datta Mangaokar, Age: 58, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H. No. 126-1, Kirlawada, Chimbhel, Tiswadi Goa, PAN No.: BCJPV2402B			
2	NIRUPA GOKULDAS VERDEKAR Alias NIRUPA MANGAOCAR , Father Name:Ramdas Datta Mangaokar , Age: 58, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 126-1, Kirlawada, Chimbhel, Tiswadi Goa, PAN No.: BCJPV2402B , as Power Of Attorney Holder for DEEPAJ GANENDRA MAENCAR			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	NIRUPA GOKULDAS VERDEKAR Alias NIRUPA MANGAOCAR , Father Name:Ramdas Datta Mangaokar , Age: 58, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 126-1, Kirlawada, Chimbel, Tiswadi Goa, PAN No.: BCJPV2402B , as Power Of Attorney Holder for AKSHADA GOKULDAS VERDEKAR			
4	NIRUPA GOKULDAS VERDEKAR Alias NIRUPA MANGAOCAR , Father Name:Ramdas Datta Mangaokar , Age: 58, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 126-1, Kirlawada, Chimbel, Tiswadi Goa, PAN No.: BCJPV2402B , as Power Of Attorney Holder for ANURAG GOKULDAS VERDEKAR			
5	NIRUPA GOKULDAS VERDEKAR Alias NIRUPA MANGAOCAR , Father Name:Ramdas Datta Mangaokar , Age: 58, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 126-1, Kirlawada, Chimbel, Tiswadi Goa, PAN No.: BCJPV2402B , as Power Of Attorney Holder for TUSHAR GOKULDAS VERDEKAR			
6	MOHAN KUMAR PADMASHALI , Father Name:Kanthu Chinkra Shettigar, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Other, G.P.C.3-1, Govt. Quarters, Porvorim, Bardez Goa, PAN No.: BJRPP5305G			
	MOHAN KUMAR PADMASHALI , Father Name:Kanthu Chinkra Shettigar, Age: 71, Marital Status: ,Gender:Male,Occupation: Other, G.P.C.3-1, Govt. Quarters, Porvorim, Bardez Goa, PAN No.: BJRPP5305G , as Power Of Attorney Holder for BABY SHETTIGAR			
8	RAJANI VASUDEV GOSAVI , Father Name:Sakharam Gosavi, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Housewife, Deulwada, Korgao, Pernem, Goa, PAN No.: CSYPG3659K			
9	VASUDEV SITARAM GOSAVI , Father Name:Sitaram Ladu Gosavi, Age: 68, Marital Status: Married ,Gender:Male,Occupation: Service, Deulwada, Korgao, Pernem, Goa, PAN.No.: AUCPG0330K			
10	SHALINI DIGAMBAR NAIK Alias XALINIM COLOPO Alias SHALINI DIGAMBAR NAIK PARRIKAR , Father Name:Dattaram Khalap, Age: 71, Marital Status: Widow ,Gender:Female,Occupation: Housewife, 1502-42 Vishwaleela, Madel, Housing Board Colony, Tivim, Bardez, Goa, PAN No.: AHWP7977N			






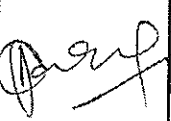
Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	SUMIKSHA VIRAJ GAONKAR Alias SUMIKSHA DIGAMBAR NAIK PARRIKAR , Father Name:Digambar Mukund Naik Parrikar, Age: 41, Marital Status: Married ,Gender:Female,Occupation: Housewife, 1502-42 Vishwaleela, Madel, Housing Board Colony, Tivim, Bardez, Goa, PAN No.: BGVPG1687B			
12	VIRAJ VISHWANATH GAONKAR , Father Name:Vishwanath Gaonkar, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Service, 1502-42 Vishwaleela, Madel, Housing Board Colony, Tivim, Bardez, Goa, PAN No.: AMBPG8352N			
13	SNEHA DIGAMBAR NAIK Alias SNEHA MANISH DALVI , Father Name:Digambar Mukund Naik, Age: 36, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 773-22, Soccoro, Wadakade, Alto Porvorim, Bardez Goa, PAN No.: AOPN2056F			
14	MANISH PRAKASH DALVI , Father Name:Prakash Senapati Dalvi, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Service, H. No. 773-22, Soccoro, Wadakade, Alto Porvorim, Bardez Goa, PAN No.: AHMPD7268E			
15	UDAY LADU NAIK MADKAIKAR , Father Name:Ladu Bicaro Naik, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Other, Flat No. BS-1, 11nd floor, Filomena Complex, Moloca, Mercedes, St. Cruz, Tiswadi, Goa, PAN No.: AAXPN6823B			
16	RUPA UDAY NAIK MADKAIKAR , Father Name:Gurudas Raghoba Gaonkar, Age: 53, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No. BS-1, 11nd floor, Filomena Complex, Moloca, Mercedes, St. Cruz, Tiswadi, Goa, PAN No.: AGBPN1357L			
17	CHARUDATTA YESHWANT KAMAT , Father Name:Yeshwant Madhav Kamat, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Service, H. No. 114-3, Nandadeep, Boca De Vaca, Panaji - Goa, PAN No.: AHKPK6255E			
18	RESHMA NARAYAN PAI KUCHELKAR , Father Name:Narayan R Pai Kuchelkar, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Service, H. No. 114-3, Nandadeep, Boca De Vaca, Panaji - Goa, PAN No.: AJJPP9969P			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
19	RAMCHANDRA GANPAT RAO , Father Name:Ganpat Ramchandra Rao, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, D-9, Dwarka, Opp Veterinary Hospital, Tonca, Caranzalem, Goa, PAN No.: AECPR2869C			
20	MEDHA RAMCHANDRA RAO , Father Name:Gurunath Govind Hede, Age: 55, Marital Status: Married ,Gender:Female,Occupation: Housewife, D-9, Dwarka, Opp. Veterinary Hospital, Tonca, Caranzalem, Goa, PAN No.: APJPR4518L			
21	LOURENCA ENDRO E GAMA Alias LOURENCA ENDRO , Father Name:Manuel Endro, Age: 58, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H. No. 66, Dando, Verna, Salcete Goa, PAN No.: AIGPM1597G			
22	NEVILLE SOCORRO CRUZ GAMA , Father Name:Pedro Natalino Gama, Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 66, Dando, Verna, Salcete Goa, PAN No.: BERPG8665P			
23	ALVIRA DIAS , Father Name:Andrew Dias, Age: 28, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 66, Dando, Verna, Salcete Goa, PAN No.: EAAPD5415A			
24	Siddhi Shantanu Bhonsle , Father Name:Deepak Dinkar Phatarpenkar, Age: 32, Marital Status: ,Gender:Female,Occupation: Service, H. No. B-56, Near Cross, Betim, Bardez, Goa, 403101, PAN No.: AZFPP2826D , as Power Of Attorney Holder for BHAKTI RAJESH DEMPO Director Of VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED			
25	NAGESH SITARAM GOSAVI , Father Name:Sitaram Gosavi, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Service, H. No. 2, ward no. 5, Fontainhas, Mala, Panaji, Goa, PAN No.: ACHPG0944L			
26	SUSHMA NAGESH GOSAVI , Father Name:Mohan Shaba Paryekar, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 2, ward no. 5, Fontainhas, Mala, Panaji, Goa, PAN No.: AHCPG0919R			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Manohar Shrikrishn Agshiker, Age: 40, DOB: 1982-05-28 Mobile: 9970179557, Email: , Occupation: Business, Marital status : Married, Address: 403521, H No. 704 B B Borkar Rd Nr Porvorim Sports Club Goa, Salvador-do-mundo, Bardez, NorthGoa, Goa			
2	Name: Vicente R D Cabral, Age: 62, DOB: 1960-02-07, Mobile: 9970179557, Email: , Occupation: Business, Marital status : Married, Address: 403521, Porvorim Goa, Porvorim Goa, Socorro, Bardez, NorthGoa, Goa			

Alves
Sub Registrar

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BARDEZ

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