

For CITIZEN CREDIT
CO-OP. BANK LTD

Authorised Signatory

(Rupees fourteen lakhs twenty eight thousand eight hundred and eighty)

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 24533 NON JUDICIAL गीत
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R. 1428800/- PB6818

INDIA

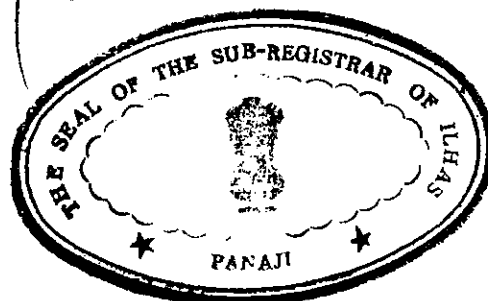
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GOA

Name of Purchaser M/S VISION DEMPO HOSPITALITY AND ESTATES PRIVATE LIMITED

3003

01/12/2015



DEED OF SALE

THIS DEED OF SALE is made at Panaji Goa on this 01st day of December of the year Two Thousand and Fifteen.

BETWEEN

(a) **Shri. Suresh Vishwanath Parulekar**, son of late Shri. Vishwanath Mahadev Parulekar, aged 62 years, married, Business, holding PAN Card No. AJXPP8521B, and his wife (b) **Smt. Manda Suresh Parulekar**, aged 62 years, married, Housewife, both residing at H. NO. 147A, Kegdevelim, Reis Magos, Bardez- Goa, hereinafter referred to as "OWNERS/VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof shall include their successors, legal representatives, administrators and assigns) as Party of the FIRST PART.

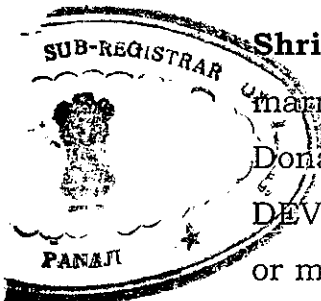
For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

Manda S Parulekar

DIRECTOR

AND

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



All the parties hereto are being Indian Nationals.

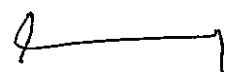
WHEREAS the Builder herein has signed the Sale Deed but is represented in the Office of Sub Registrar Ilhas, Tiswadi by the constituted attorney, Lt. Col. K. F. D'Lima (Retd.), son of Late. Brig. (Retd.) K.F. D'Lima, aged 58 years, married, Senior General Manager Corporate Affairs, residing at Porvorim,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

AND WHEREAS there exists land admeasuring 310375 sq. mts., bearing Sy. No. 289/0 of Village Carambolim, property identified as 'CUMBIACHI GALLI' situated at Carambolim, within the limits of Village Panchayat Carambalim, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa in the state of Goa; which property is described in detail in the Schedule I hereunder and is hereinafter referred to as the SAID WHOLE PROPERTY.

AND WHEREAS the SAID WHOLE PROPERTY originally belonged to Shri. Anant Locu Bhandare who expired on 19th October 1945 leaving

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED


DIRECTOR



Manda S. Parulekar

behind his widow and moiety holder Mrs. Ramabai Anant Bhandare and his sole universal heirs Mr. Venkatesh Anant Bhandare married to Manikbai Venkatesh Bhandare and Mr. Vasant Anant Bhandare married to Nirmalabai Vasant Bhandare, the as confirmed by Deed of Declaration of Heirship and Partition dated 09/12/1945 drawn on Office of Notary of Judicial Division of Ilhas in Book No. 391, at pages 90 onwards.

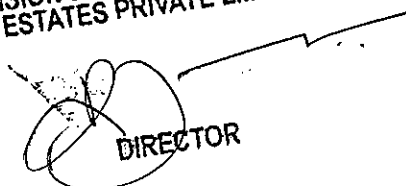
AND WHEREAS by the said Deed of Declaration of Heirship and Partition dated 09/12/1945 said Mr. Venkatesh Anant Bhandare along with his wife Manikbai Venkatesh Bhandare gifted to their son Prabhakar Venkatesh Bhandare among other properties their undivided half share in the SAID WHOLE PROPERTY.

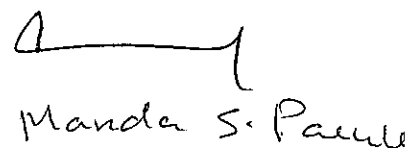
AND WHEREAS by virtue of the allotment and gift made by the said Deed of Declaration of Heirship and Partition dated 09/12/1945 said Mr. Vasant Anant Bhandare along with his wife Nirmalabai Vasant Bhandare, and Prabhakar Venkatesh Bhandare became co-owners of the SAID WHOLE PROPERTY each having undivided half – share of the SAID WHOLE PROPERTY.

AND WHEREAS the said Shri. Vasant Anant Bhandare expired on 27/08/1987 leaving behind his widow and moiety holder Smt. Nirmalabai Vasant Bhandare and his sole universal heirs Anant Vasant Bhandare, Jayprakash Vasant Bhandare alias Prakash Bhandare, Vaman Vasant Bhandare, Ms. Kanta Vasant Bhandare also known as Mrs. Kanta Govind Kamat and Ms. Vaiju alias Prita Vasant Bhandare also known as Vaiju alias Mrs. Prita Anand Sawkar, who came to be the Owner in possession of the SAID WHOLE PROPERTY.

AND WHEREAS Ms. Kanta Vasant Bhandare also known as Mrs. Kanta Govind Kamat along with her husband Govind Krishnaji Kamat and Ms. Vaiju alias Prita Vasant Bhandare also known as Vaiju alias Mrs. Prita Anand Sawkar along with her husband Anand Bhagwant Sawkar has relinquished their right in favour of other co-heirs by document namely

For VISION DEMPO HOSPITALITY AND
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DIRECTOR


Manda S. Paul

"Termo de Repudio de Heranca" dated 19/11/1987 executed before Civil Judge, Panaji, this fact is confirmed by Deed of Succession dated 01/07/1988 drawn in the Office of Notary Ex-Officio of Ilhas at Panaji.

AND WHEREAS the said co-owners being married under regime of communion of assets their spouses have acquired moiety share in the SAID WHOLE PROPERTY.

AND WHEREAS the SAID WHOLE PROPERTY was purchased by the OWNERS/VENDORS hereto from Smt. Nirmalabai Vasant Bhandare and others vide Deed of Sale dated 06/07/2006 registered under no. 2044 at pages 278 to 389, Book I, Vol. 1670 dated 07/08/2006.

AND WHEREAS OWNERS/VENDORS no 1(a) being married under the regime of communion of assets his spouse has acquired moiety share in the SAID WHOLE PROPERTY.

AND WHEREAS the OWNERS/VENDORS thus state and declare to be the sole and exclusive owners in possession of the SAID WHOLE PROPERTY.


AND WHEREAS in terms of the above the name of the Male Vendor hereto stands recorded in the Survey Records of Rights.

AND WHEREAS on 29-11-2007 the OWNERS/VENDORS hereto obtained Sanad under no. RB/CHU/T25/55/2007 **(RB/CNV/TIS/55/2007)** for the Add. Collector North Goa for conversion of 2,92,815 sq.mts out of THE SAID WHOLE PROPERTY.

AND WHEREAS the OWNERS/VENDORS has obtained the Construction Licence for carrying out the work of construction of Group Housing Scheme under No. VP/CAR/2011-12/15 **(VP/CAR/2011-2012/793)** dated 30/11/2011, for construction in a portion admeasuring 17,900sq.mts., identified as plot GH1 out of the converted area.

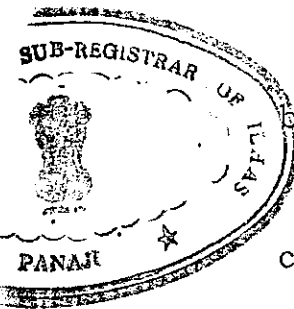
For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED


DIRECTOR


Manda S. Parulkar

AND WHEREAS on 28-8-2014 the Parties hereto executed an Agreement for Development and Sale of the said Plot GH-1 for a total consideration of Rs. 6,80,75,000/- (Rupees Six Crores Eighty Lakhs Seventy Five Thousand only) on terms and conditions stipulated therein; which deed is registered under Book I Doc.Reg.no.PNJ-BK1-01915-2014, CD Number PNJD32 in the Office of the Sub-Registrar Ilhas.

AND WHEREAS the Owner/Vendor state and declare that:-

- 
- a) That the Owner/Vendor is the sole and exclusive owner in possession of the SAID PROPERTY.
 - b) That the said Property is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.
 - c) That there are no tenants and/or mundkars having any rights or claims over the said Property.
 - d) That there are no encumbrances of whatsoever nature over the said Property by way of mortgage charges, and/or liens and the name of the predecessor-in-title of the Vendor.

AND WHEREAS the OWNER/VENDOR now does not desire to retain the SAID PROPERTY.

AND WHEREAS the Owner/Vendor have now offered to the Purchaser to sell to SAID PROPERTY to the purchaser and at the offer of the Owner/Vendor and on the assurance of their clear and marketable title the Purchaser does hereby purchase SAID PROPERTY for a total consideration of Rs.6,80,75,000/- (Rupees Six Crores Eighty Lakhs Seventy Five Thousand only).

NOW THIS INDENTURE WITNESSETH:-

1. That in consideration of the amount of Rs.6,80,75,000/- (Rupees Six Crores Eighty Lakhs Seventy Five Thousand only) out of which

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED


DIRECTOR


Manda S. Paulokan

Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh only) is paid as monetary consideration as under:-

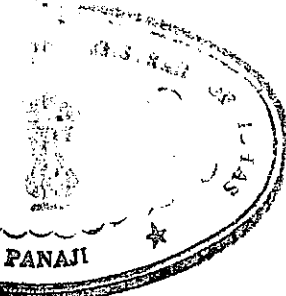
Date	Amount Paid	Cheque No.	TDS Amount	Challan No
08/07/2014	Rs. 49,50,000/-	036445	Rs. 50,000/-	7324
26/08/2014	Rs. 1,43,69,250/-	036531	Rs. 6,30,750/-	00839
17/01/2015	Rs. 25,00,000/-	036773	--	--
03/02/2015	Rs. 20,00,000/-	036802	--	--
11/07/2015	Rs. 5,00,000/-	037146	--	--

which amount the Owners/Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser and in further consideration an amount of **Rs. 4,30,75,000/- (Rupees Four Crore Thirty Lakh Seventy Five Thousand only)** to be paid in kind by the Purchaser to the Owners/Vendors by allotment of built up area of **4307.50**.mts.; which is now modified by mutual consent and the built up area of 965.9sq.mts., will be now reduced and thus the Vendor shall be paid that consideration by way of monetary consideration of Rs. 96,59,000/- (Rupees Ninety Six Lakh Fifty Nine Thousand only) out of which Rs. 50,00,000/- (Rupees Fifty Lakh only) is paid vide cheque bearing no. 037383 dated 21/11/2015 drawn on Bank of India Campal Branch, and the balance amount of Rs. 46,59,000/- (Rupees Forty Six Lakh Fifty Nine Thousand only) is paid on this date vide cheque bearing no.037394, drawn on Bank of India, Campal Branch, the Vendor herein duly admit and acknowledged the receipt of Rs. 96,59,000/- (Rupees Ninety Six Lakh Fifty Nine Thousand only) and the Purchaser is discharge of the same. Thus, towards the balance consideration of Rs. 3,34,16,000/- (Rupees Three Crore Thirty Four Lakh Sixteen Thousand only) shall be paid in kind by allotment of built up area of

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

Mander S. Pambekar

[Signature]
DIRECTOR



3341.60sq.mts.,(as mentioned in Schedule III of this Agreement) inconsideration whereof the Owners/Vendors do hereby grant, transfer, assign, assure and convey all SAID PLOT more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PLOT belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Owners/Vendors into and upon the said Plots and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed of things done or executed by the Owners/Vendors or knowingly suffered to the contrary they the Owner/Vendor now have in themselves good rights, full power and absolute authority to grant SAID PLOT hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be



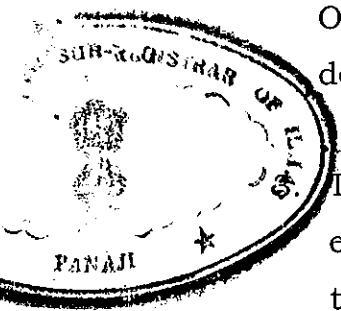
For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

Mande S. Paudyal

DIRECTOR

done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PLOT UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. The PURCHASER shall complete the construction of the said built up area within 60 months from the date of executing this Deed, subject to an extension of further 12 months, and after obtaining the Occupancy Certificate from the Competent Authorities, hand over its delivery to the VENDORS or to its agent.



The Owners/Vendors have today put the Purchaser in unconditional exclusive and absolute peaceful vacant possession of the SAID PLOT to be held by the Purchaser forever without any harm and/or hindrance from the Owners/Vendors and/or any person claiming through and/or on account of the Owners/Vendors and the Owners/Vendors do hereby indemnify the Purchaser against all/any such claims of heirship or otherwise if made shall be settled by the Owners/Vendors alone at their cost without disturbing the possession of the Purchaser.

4. The Owners/Vendors do hereby assure the Purchaser that there are no encumbrances/charges, lien or claims of any nature against the SAID PLOT and that the Purchaser has absolute, clear and marketable title to the SAID PLOT and is lawfully entitled to alienate the same unto the Purchaser the Owners/Vendors further assure the Purchaser that all or any dues upto the date of execution of Deed of Sale pertaining to the SAID PLOT and levied by any central or local authority, whatsoever have been paid by the Owners/Vendors and any dues arising after the Deed of Sale shall be paid by the Purchaser. At any later stage also, in case of dues being found to be payable for the period prior to the Deed of Sale, the same shall be paid by the Owners/Vendors without demur upon being informed by the Purchaser.

FOR VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

Manda S. Pawaleka

[Signature]
DIRECTOR

5. The Owners/Vendors hereby covenant with the Purchaser as under:-


- (a) That the SAID PLOT is free from encumbrances and claims of any nature whatsoever.
- (b) That the title of the Owners/Vendors to the SAID PLOT is clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.
- (c) That the has not created any third Party rights and/or encumbrances upon and to the said property nor is the said property the subject matter of any lis-pendent or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the said property and not that there are any dues, taxes and cess payable against the SAID PLOT which can be recovered as the Owners/Vendors of Land Revenue.
- (d) That the SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors and/or any other person whomsoever.

6. The Owners/Vendors do hereby give their exclusive consent and no objection to the Purchaser to get Mutation Proceedings conducted in the survey records of rights and get the name of the Purchaser recorded in the Form I & XIV under the provisions of Land Revenue Code.

7. The Owners/Vendors declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

FOR SIGN: DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED


DIRECTOR


Manda S. Panikkar

8. The total consideration of the SAID PLOT Rs.6,80,75,000/- (Rupees Six Crores Eighty Lakhs Seventy Five Thousand only) which is also fair market value of the SAID PLOT and as such Rs. 34,03,750/- (Rupees Thirty Four Lakh Three Thousand Seven Hundred and Fifty only) out of which an amount of Rs. 19,75,000/- (Rupees Nineteen Lakh Seventy Five Thousand only) has been affixed to Agreement for Sale dated 28/08/2014 which agreement is registered under No. PNJ-BK1-01915-2014, CD Number PNJD32 and the Registration Fee of Rs. 27,23,450/- (Rupees Twenty Seven Lakh Twenty Three Thousand Four hundred and Fifty only) has been paid under the Said Agreement for Sale; and as such the balance Stamp duty of Rs.14,28,750/- (Rupees Fourteen Lakh Twenty Eight Thousand Seven Hundred and Fifty only) is affixed hereto which is borne by the Purchaser.

SCHEDULE - I

(The Description of SAID WHOLE PROPERTY)

All part and parcel of land admeasuring 310375sq. mts., bearing Sy. No.289/0 of Village Carambolim, property identified as 'CUMBIACHI GALLI' situated at Carambolim, within the limits of Village Panchayat Carambolim, Taluka Tiswadi and Registration Sub-District of Panaji, District North Goa in the state of Goa; which property is described in the Land Registration office of Ilhas under no. 2307 of Book B 27 (old) not registered in the Taluka Revenue Office.


The SAID WHOLE PROPERTY is bounded as under:-

On the North: by the boundary of village Goalim - Moula & part of the property bearing Sy. No. 291.

On the South: by the property bearing Sy. No.12 of village Azossim.

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED


DIRECTOR


Mandla S. Pante/ka

On the East: by the property bearing Sy. No. 290 and 291 of village Carambolim.

On the West: by the boundary of village Goalim -Moula.

SCHEDULE - II

(The Description of SAID PLOT)

All that part and parcel of land identified as plot no. GH-1 admeasuring 17,900sq. mts., forming part of the bigger property; the SAID PLOT no.GH-1 represents 17,900/310375th part of the said Whole property known as 'CUMBIACHI GALLI' bearing Sy.No.289/0 of Village Carambolim, situated at Carambolim, within the limits of Village Panchayat Carambolim, Taluka Tiswadi and Registration Sub-District of Panaji, District North Goa, in the state of Goa; and which property is described in the Land Registration office of Ilhas under no.2307 of Book B 27 (old) not registered in the Taluka Revenue Office. The SAID PLOT is shown delineated in red boundary line in the plan annexed.

The SAID PLOT is bounded as under:-

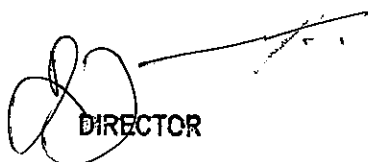
On the North: by remaining part of the property

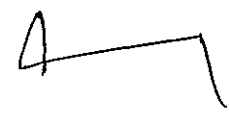
On the South: by part of property & 8mts wide proposed road beyond which lies remaining part of the property

On the East: by 6mts proposed road beyond which lies Plot kept for proposed construction of 16 villas & remaining part of the property

On the West: by boundaries of Village Goanlim Maula

FOR UNION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED


DIRECTOR



Manda S. Paulsekar

SCHEDULE - III
(The built up area allocation)

Sr. No.	Flat/Unit No.	Built up area	Carpet Area	Floor	Block	Phase	Car Park No.
1	C UG1	92.20	75.89	Upper Ground	C	I	C UG1
2	C UG2	92.20	75.89	Upper Ground	C	I	C UG2
3	C UG3	94.20	78.36	Upper Ground	C	I	C UG3
4	C UG4	94.20	78.36	Upper Ground	C	I	C UG4
	C F1	92.20	75.89	First	C	I	C F1
	C F2	92.20	75.89	First	C	I	C F2
	C F3	94.20	78.36	First	C	I	C F3
8	C F4	94.20	78.36	First	C	I	C F4
9	C S1	92.20	75.89	Second	C	I	C S1
10	C S2	92.20	75.89	Second	C	I	C S2
11	C S3	94.20	78.36	Second	C	I	C S3
12	C S4	94.20	78.36	Second	C	I	C S4
13	C T1	92.20	75.89	Third	C	I	C T1
14	C T2	92.20	75.89	Third	C	I	C T2
15	C T3	94.20	78.36	Third	C	I	C T3
16	C T4	94.20	78.36	Third	C	I	C T4
17	K UG1	91.32	75.88	Upper Ground	K	II	K UG1
18	K UG2	91.32	75.88	Upper Ground	K	II	K UG2
19	K UG3	94.13	78.36	Upper Ground	K	II	K UG3
20	K UG4	94.13	78.36	Upper Ground	K	II	K UG4
21	K F1	91.32	75.88	First	K	II	K F1
22	K F2	91.32	75.88	First	K	II	K F2
23	K F3	94.13	78.36	First	K	II	K F3

For VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

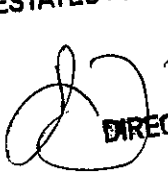

DIRECTOR

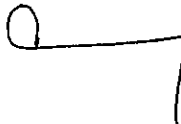

Manda S. Panikkar

24	K F4	94.13	78.36	First	K	II	K F4
25	K S1	91.32	75.88	Second	K	II	K S1
26	K S2	91.32	75.88	Second	K	II	K S2
27	K S3	94.13	78.36	Second	K	II	K S3
28	K S4	94.13	78.36	Second	K	II	K S4
29	K T1	91.32	75.88	Third	K	II	K T1
30	K T2	91.32	75.88	Third	K	II	K T2
31	K T3	94.13	78.36	Third	K	II	K T3
32	K T4	94.13	78.36	Third	K	II	K T4
33	E UG3	91.70	78.36	Upper Ground	E	III	E UG3
34	E UG4	91.70	78.36	Upper Ground	E	III	E UG4
35	E F3	91.70	78.36	First	E	III	E F3
36	E F4	91.70	78.36	First	E	III	E F4

Total 3341.6

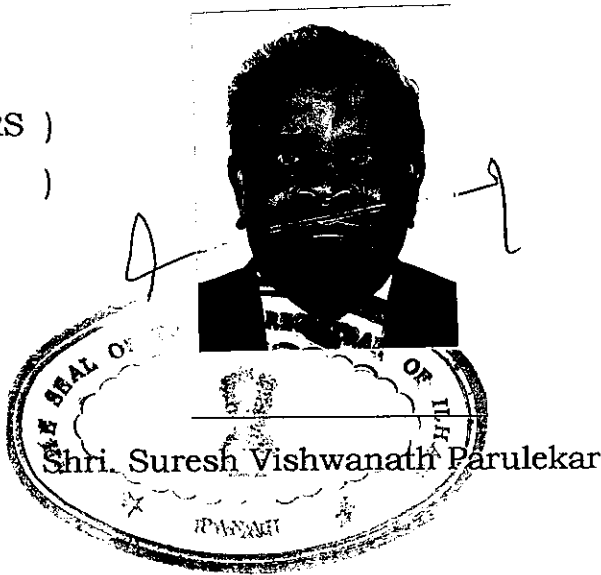
For VISION DEMPO HOSPITALITY AND
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Manda S. Paul

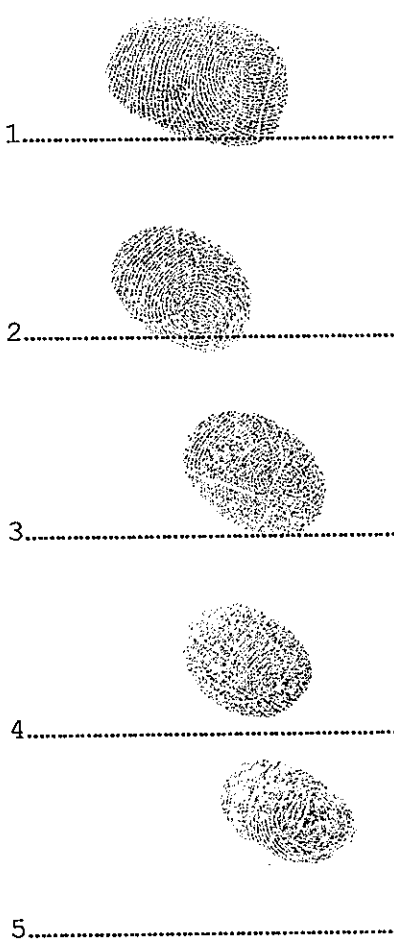
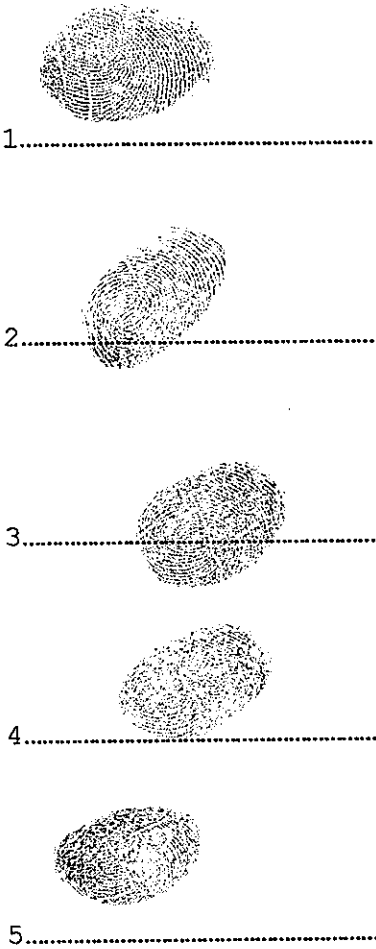
IN WITNESS WHEREOF the Parties hereto have executed this Deed of Sale on the day, month and year hereinabove mentioned

SIGNED AND DELIVERED BY
within the name OWNERS/VENDORS)
Shri. Suresh Vishwanath Parulekar)

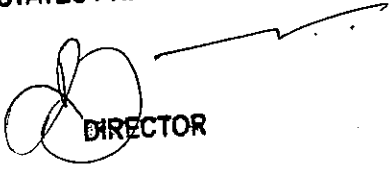


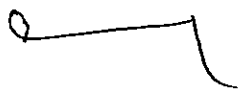
Left hand finger prints

Right hand finger prints



For VISION DENPO HOSPITALITY AND
ESTATES PRIVATE LIMITED


DIRECTOR

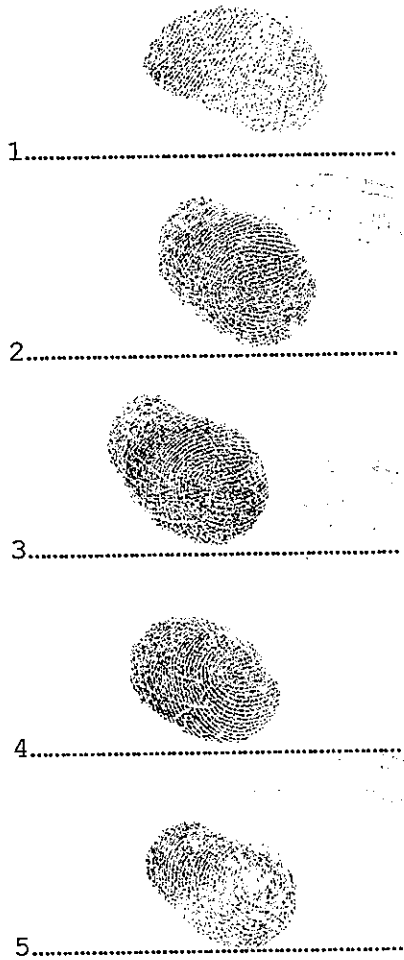
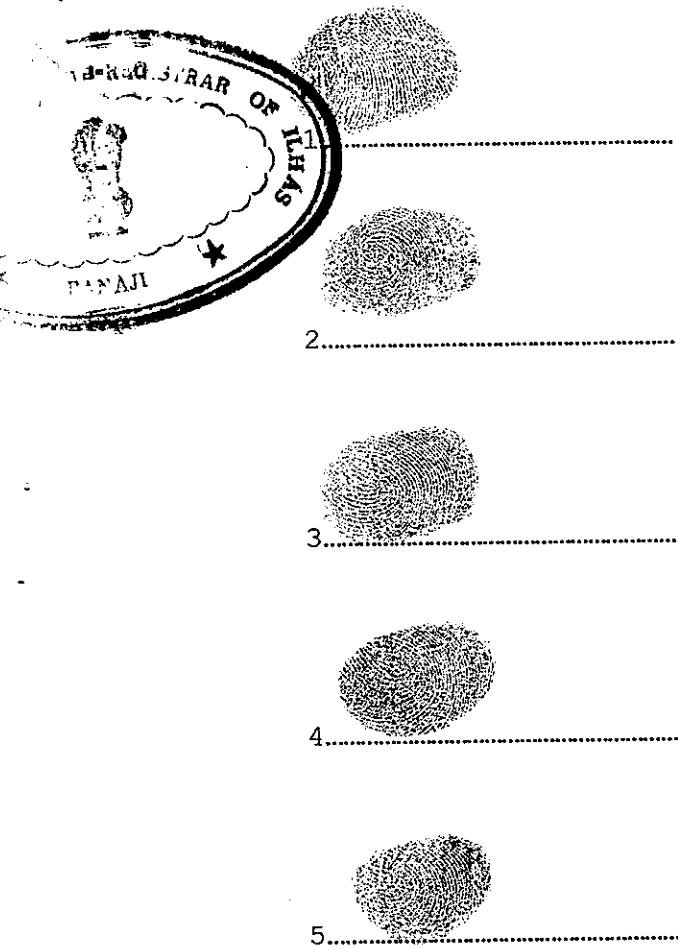

Manda S. Parulekar

SIGNED AND DELIVERED BY
within the name OWNERS/VENDORS)
Smt. Manda Vishwanath Parulekar)




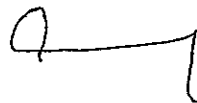
Left hand finger prints

Right hand finger prints

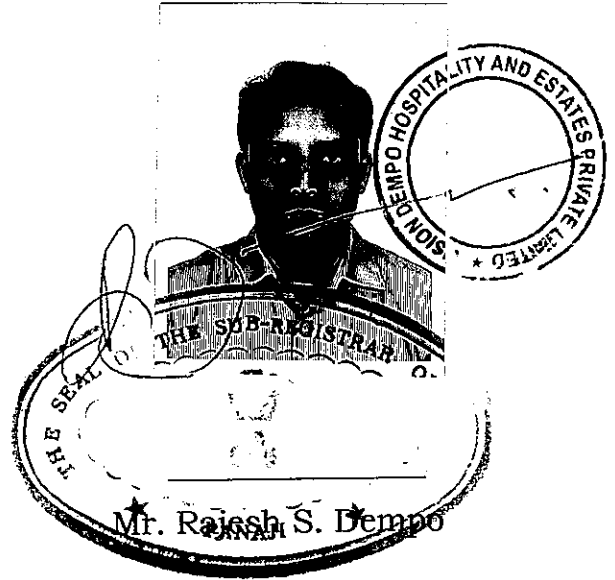


FOR VISION DEMPO HOSPITALITY AND
ESTATES PRIVATE LIMITED

 DIRECTOR

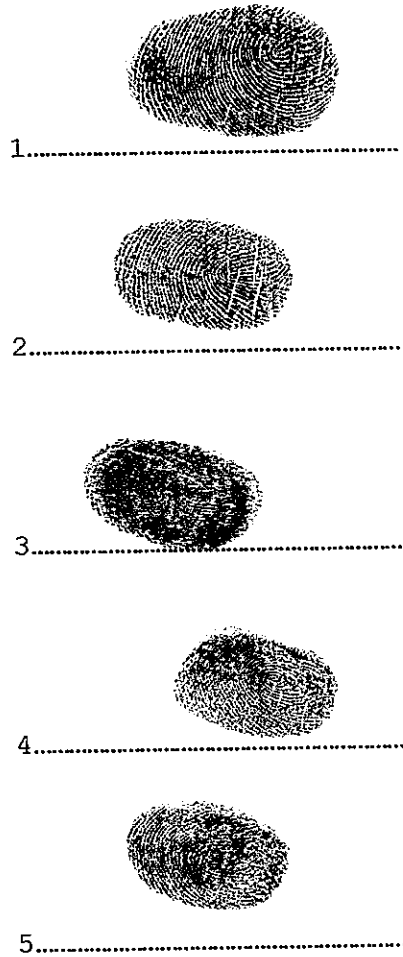
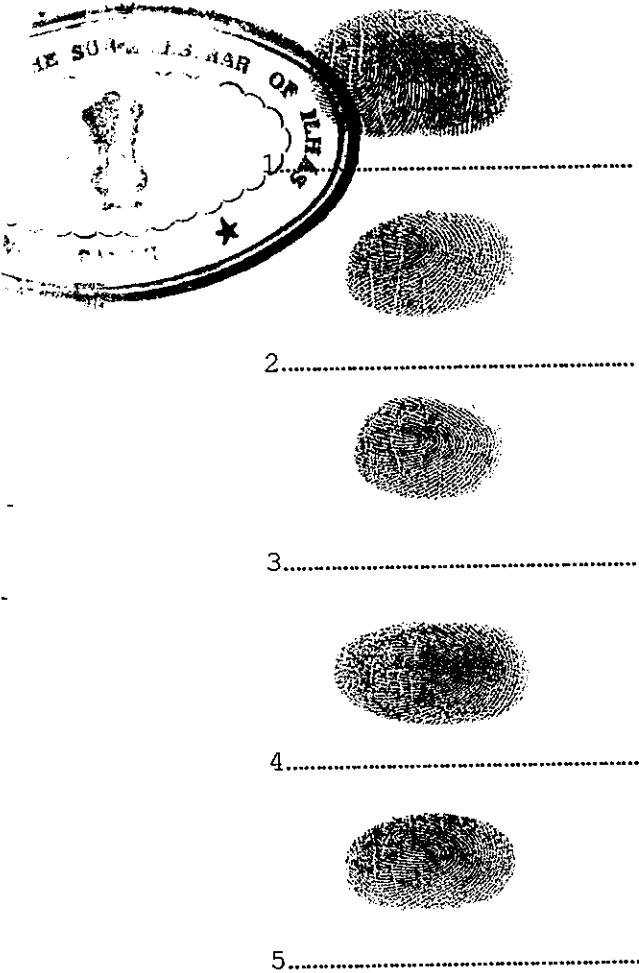

Manda S. Parulekar

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



Left hand finger prints

Right hand finger prints



IN THE PRESENCE OF WITNESSES:

- 1) Adv. Prayakta V.S. Pissolenkar *P.V.S. Pissolenkar*
- 2) Bhavana Prabhu *Prabhu*

VISION DEMPO HOSPITALITY AND
 ESTATES PRIVATE LIMITED

[Signature]
 DIRECTOR

[Signature]
 Manda S. Pissolenkar



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 01-12-2015 11:04:45 AM



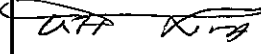
Document Serial Number : 3003

Presented at 09:33:00 AM on 01-12-2015 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	500.00
2	Processing Fees	310.00
	Total :	810.00

Stamp Duty Required: 1428750.00 Stamp Duty Paid: 1428800.00

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

Name	Photo	Thumb Impression	Signature
Lt. Col. K. F. D'Lima (Retd.), S/o Late Brig. (Retd.) Kevin Francis D'Lima , Married, Indian, age 58 Years, Sr. General Manager, r/o Porvorim, Bardez-Goa PAN No. ACVPD2402Q. Admits execution on behalf of the Purchaser-M/s. Vision Dempo Hospitality and Estates Private Limited formerly known as M/s Vision Enterprises rep. by Rajesh Dempo, vide POA dated 12/03/2014, executed before the Sub Registrar of Ilhas, Panaji, under Reg. No. PNJ-BK4-20-2014, Sr. No. 659/2014 dated 12/03/2014.			




Endorsements

Executant

1 . Lt. Col. K. F. D'Lima (Retd.), S/o Late Brig. (Retd.) Kevin Francis D'Lima, Married, Indian, age 58 Years, Sr. General Manager, r/o Porvorim, Bardez-Goa PAN No. ACVPD2402Q. Admits execution on behalf of the Purchaser-M/s. Vision Dempo Hospitality and Estates Private Limited formerly known as M/s Vision Enterprises rep. by Rajesh Dempo, vide POA dated 12/03/2014, executed before the Sub Registrar of Ilhas, Panaji, under Reg. No. PNJ-BK4-20-2014, Sr. No. 659/2014 dated 12/03/2014.

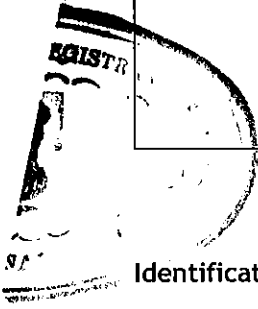
Photo	Thumb Impression	Signature
		

2 . Suresh Vishwanath Parulekar, S/o Late Vishwanath Mahadev Parulekar, Married,Indian,age 62 Years,Business,r/oH.No. 147A, Kegdevelim, Reis Magos, Bardez-Goa PAN No. AJXPP8521B

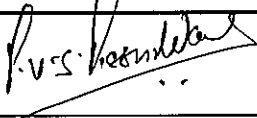
Photo	Thumb Impression	Signature
		

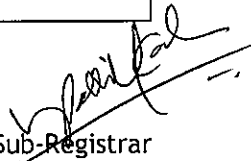
3 . Manda Suresh Parulekar, W/o Suresh Vishwanath Parulekar, Married,Indian,age 62 Years,House-Wife,r/oH.No. 147A, Kegdevelim, Reis Magos, Bardez-Goa PAN No. AHNPP9092P

Photo	Thumb Impression	Signature
		Manda S Parulekar



Identification

Sr No.	Witness Details	Signature
1	Prajakta V. S. Pissurlenkar , D/o Vinayak Pissurlenkar,UnMarried,Indian,age 27 Years,Advocate,r/o H.No. S-2, Pissurlekar Tower, St. Inez, Panaji, Tiswadi-Goa	


Sub-Registrar
SUB-REGISTRAR
ILHAS

Denotation of Stamp :

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 1975000/- has been paid thereon.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number PNJ-BK1-02952-2015
CD Number PNJD44 on
Date 01-12-2015

Sub-Registrar (Ilhas/Tiswadi)
SUB - REGISTRAR
ILHAS



PANAM

Scanned By:- *A. N. D. A. N. K. A.*

Signature:- *A.*

Designed and Developed by C-DAC, ACTS, Pune