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For CITIZEN CREDIT
CO-OP. BANK LTD.


Authorized Signatory



2023-BR2-6747
28/12/2023

AGREEMENT FOR DEVELOPMENT
(on Revenue sharing basis)



THIS AGREEMENT FOR DEVELOPMENT is made and executed at Mapusa, Bardez, Goa, on this 15th day of December, 2023;

BETWEEN

1. **M/s ZEPHYR HOLDINGS**, a partnership firm registered under No MPA-32187, with the Registrar of Firms at Pune, Maharashtra on 31-12-1996, under the Indian Partnership Act, holding PAN Card No. [REDACTED], having its office at 2nd Floor, Atur Chambers, 2A Moledina Road, Pune 1 and represented herein by its partners:
 - a. **Mr. KISHORE ARJUN MANSUKHANI**, s/o Mr. A. Mansukhani, 66 years of age, businessman, married, Indian National, holding PAN Card No [REDACTED] and Aadhar Card No. [REDACTED] and resident of 8, Shree Narsimha Co-operative Housing Society Limited, 194 Boat Club Road, Pune, 411 001;
 - b. **Mr. SUVIR INDURSEN MIRCHANDANI**, 62 years of age, s/o Mr. Indursen Mirchandani, married, Indian National, holding PAN Card No [REDACTED] and Aadhar Card No. [REDACTED] and resident of 701 Silver Leaf Apartment, Opp. Boat Club Road, Currimbhoy Road, Pune 411 001;
2. **Mrs. AMITA KISHORE MANSUKHANI**, 61 years of age, w/o Mr. Kishore Mansukhani and d/o Mr. Jai Krishna, housewife, Indian National, holding PAN CARD No. [REDACTED], Aadhar Card No. [REDACTED] and resident of 8, Shree Narsimha Co-Operative Housing Society Limited, 194 Boat Club Road, Pune 411 001, represented through her attorney, her husband Mr. KISHORE ARJUN MANSUKHANI, s/o Mr. A. Mansukhani, 64 years of age, businessman, married, Indian National, holding PAN Card No [REDACTED] and Aadhar Card No. [REDACTED] and resident



of 8, Shree Narsimha Co-operative Housing Society Limited, 194 Boat Club Road, Pune, 411 001, duly constituted vide Power of Attorney dated 12/08/2003 executed before the sub-Registrar at Haveli No. 11 on 12/08/2003 under No. 4543/2003;

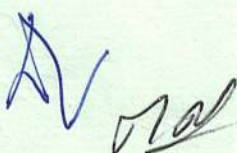
3. **Mr. MEHDI MOHAMMED NIROOMAND alias MEHDI MOHAMMED SADIK NIROOMAND**, 64 years of age, s/o Mr. Mohammad Sadique Niroomand, businessman, Indian National, holding PAN CARD No. [REDACTED], Aadhar Card No. [REDACTED] and resident of Flat No. 1, Building No. 5, Atur Park Co-operative Housing Society, Opp. Don Bosco, 5 Korgoan Road, Pune 411 001;

hereinafter be referred to as the "**VENDORS**" (which expression shall unless repugnant to the context and meaning shall mean and include the respective heirs of the partners, successors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

M/s ASHRAY REAL ESTATE DEVELOPERS, a partnership registered under the Indian Partnership Act under No. 113/06 on 12-07-2006 with the Registrar of Firms of Ilhas, at Panaji, having its registered office at Office No. 2, 2nd Floor, Landscape Shire, Caranzalem, Panaji, Goa, holding PAN Card No. [REDACTED] and represented herein by its partners:

1. **Mr. GIRISH RAGHA**, 53 years of age, s/o Mr. Laxman Ragha, Business, married, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED] and;
2. **Mrs. ASHWINI RAGHA**, 50 years of age, D/o Mr. Ramesh Shetty, Architect, married, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED] and represented herein through her

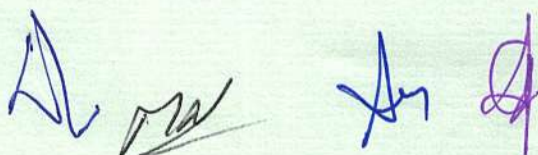


attorney holder Mr. GIRISH RAGHA, duly constituted vide power of attorney dated 30th July, 2008, executed before the Advocate and Notary Mrs. Meera Medhekar, under registration No. 4525 on 08-08-2008;

both Indian Nationals and residents of Kaivallya, 17/407/C3, 2nd floor, Near Models Status, Dona Paula, Tiswadi, Goa, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless repugnant to the context and meaning shall mean and include the heirs of the partners, successors, legal representatives, administrators, executors and assigns) of the **OTHER PART**.

WHEREAS:

- 
1. There exists a property known as 'AMBE KHOR' alias 'DARNADI', bearing survey no. **97/6**, admeasuring **11,250** sq mtrs, situated in the Village of Nerul, Bardez, Goa, and more particularly described under Schedule I hereunder written, which for brevity's sake shall be hereinafter referred to as 'the SAID LARGER PROPERTY', delineated in red in the plan annexed hereto.
 2. The SAID LARGER PROPERTY originally belonged to one Mr. Jose Frederico Anunciacao de Souza and his wife Mrs. Elvira Ana Petornila Lobo e Souza having purchased the same vide Deed of Sale dated 19th June, 1960, which Deed is found transcribed in the notarial records of the Notary, Shri. V. Sinai Singbal at pages 56 to 66 (v) of Book 530.
 3. As a consequence of the aforesaid the SAID LARGER PROPERTY came to be inscribed in favour of the said original owners, Mr. Jose Frederico Anunciacao de Souza and his wife Mrs. Elvira Ana Petornila Lobo e Souza vide Inscription No.



24792, at page 125(v) of Book G-38 in the Land Registration Office of Ilhas, at Panaji.

4. The aforesaid Mr. Jose Frederico Anunciacao de Souza, expired on 10-02-1962 leaving behind his wife, Mrs. Elvira Ana Petornila Lobo e Souza, as his moiety-holder and his universal heirs, the following, viz.:
 - a. Mrs. Ivone Felecidade Arcangela Santa Clara do Rosario de Souza.
 - b. Mrs. Melania Francisca do Rosario de Souza.
 - c. Mrs. Taxonia Maria Ida Melita de Souza.



5. The said Mrs. Elvira Ana Petornila Lobo e Souza and her daughters the aforesaid Mrs. Ivone Felecidade Arcangela Santa Clara do Rosario de Souza, Mrs. Melania Francisca do Rosario de Souza and Mrs. Taxonia Maria Ida Melita de Souza executed a Deed of Partition dated 6-10-1975, registered under no. 5, pages 211 to 220 of Book I, Vol 97 dated 2-1-76 in the Office of the Sub-Registrar of Ilhas at Panaji read with Deed of Rectification dated 17-2-1988.
6. In pursuance and in terms of the said Deed of Partition dated 6-10-1975, the SAID LARGER PROPERTY, listed as Item No. 1 under Schedule I therein, came to be allotted to Mrs. Ivone Felecidade Arcangela Santa Clara do Rosario de Souza married to one Mr. Arthur Paul D'Souza under the Regime of Communion of Assets.
7. The said Mr. Arthur Paul D'Souza subsequently expired and his share in the SAID PROPERTY devolved upon his children and universal heirs, viz.:

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- a. Mr. Leslie D'Souza married to Mrs. Cherryl D'Souza.
- b. Mr. Louis D'Souza married to Mrs. Hilma D'Souza.
- c. Mr. Lloyd D'Souza.
- d. Mr. Llewellyn D'Souza.
- e. Miss. Louletta D'Souza.

8. Therefore, the SAID LARGER PROPERTY came to devolved as under in the following ratios, viz.;

- a. Mrs. IVONE DE SOUZA - 50%
- b. Mr. LELIS D'SOUZA & - 10%
his wife Mrs. CHERRYL D'SOUZA
- c. Mr. LOUIS D'SOUZA
& and his wife - 10%
- d. Mrs. HILMA D'SOUZA.
- e. Mr. LLOYD D'SOUZA - 10%
- f. Mr. LLEWELLYN D'SOUZA - 10%
- g. Ms. LOULETTA D'SOUZA - 10%



9. The said Mrs. Ivone Felecidade Arcangela Santa Clara Do Rosario De Souza alias Mrs. Ivone De Souza, Mr. Lelis D' Souza, Mrs. Cherryl D' Souza Mr. Louis D' Souza, Mrs. Hilma D' Souza, Mr. Lloyd D' Souza, Mr. Llewellyn D' Souza and Ms. Louletta D'Souza, then sold all their right, title and interest in the SAID LARGER PROPERTY to the VENDOR No. 1 herein by Deed of Sale dated 12-12-2005, registered under No. 5112 of Book I, Volume 1473 at pages 180 to 219 on 16-12-2005 with the Sub-Registrar of Bardez, at Mapusa.

10. The VENDOR No 1 then sold to the VENDOR No 2, one/tenth share in the SAID LARGER PROPERTY vide Deed of Sale dated 23-01-2019, registered under No. BRZ-1-459-2019 on 22-01-2019

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in the Office of the Sub-Registrar of Bardez, at Mapusa and therefore the VENDOR No. 2 is vested with 1/10th undivided share in the SAID LARGER PROPERTY.

11. A portion of land admeasuring 4,000 sq.mtrs, situated on the southern side of the SAID LARGER PROPERTY appurtenant to the road is zoned as "settlement" in Regional Plan 2021 more particularly described under Schedule II hereunder and hereinafter referred to as the 'SAID PROPERTY'.

From the balance property which is Orchard the DEVELOPER has converted an area admeasuring 3732 sq. mts. into Settlement and is in the process of converting the balance portion and it is hereinafter referred to the 'SAID PORTION PROPERTY' admeasuring 7250 sq. mts.

12. The VENDOR No. 1 and the VENDOR No 2 herein sold 400 sq. mtrs of undivided share in the SAID PROPERTY to the VENDOR No 3 herein vide Deed of Sale dated 23-01-2019, registered under No. BRZ-1-3185-2019 on 07-10-2019 in the Office of the Sub-Registrar of Bardez, at Mapusa and therefore the VENDOR No. 3 herein is vested with 400 sq.mtrs of undivided share in the SAID PROPERTY.

13. In pursuance of the aforesaid, the VENDORS are vested with the following shares in the SAID PROPERTY as under:

- a. M/s ZEPHYR HOLDINGS - 80% share
- b. Mrs. AMITA KISHORE
MANSUKHANI - 10%share
- c. Mr. MEHDI MOHAMMED - 10% share
NIROOMAND



14. The VENDORS thus state and declare to be the sole and exclusive owners in possession of the SAID PROPERTY.
15. The VENDORS further declare that they have not created any charge, encumbrance or lien on the SAID PROPERTY nor is the SAID PROPERTY subject matter of any litigation or acquisition.
16. The VENDORS herein are desirous of developing the SAID PROPERTY approached the DEVELOPER who has agreed to carry out the development at its exclusive cost in the SAID PROPERTY by constructing residential apartments/units in the SAID PROPERTY which 'PROJECT shall be known as 'CHRYSLIS 1', hereinafter referred to as 'the SAID PROJECT'.
17. The DEVELOPER has agreed to carry out the aforesaid development on **mutual revenue sharing basis** whereby the VENDOR No. 1, VENDOR No.2, VENDOR No.3 and the DEVELOPER shall share the revenue in respect of the development done in the SAID PROPERTY in the ratio 32:4:4:60 respectively.
18. The DEVELOPER has applied for and obtained the following, viz:
- a. Zoning certificate dated 31/01/2019 bearing No. TPBZ/ZON/5871/NER/TCP-19/999 as per Regional Plan 2021 from the Town and Country Planning Department, Mapusa, Bardez, Goa.
 - b. Conversion Sanad dated 05/02/2019 bearing No.4/226/CNV/AC-III/2018/181 from the Office of the Addl. Collector — III, at Mapusa.



- c. Technical Clearance Order dated 07/05/2018 bearing No. TPB/4453/NER/TCP-18/5031 from the Town and Country Planning Department, Mapusa, Bardez, Goa.
- d. No Objection Letter dated 31/12/2018 bearing No. PHCC/NOC-Const./2018-19/2630 from the Primary Health Centre, Candolim.
- e. Construction License dated 04/04/2019 bearing No. V.P/NRL/2019-2020/09 from the Village Panchayat of Nerul.
- f. Renewal of Technical Clearance Order dated 25/04/2022 bearing No. TPB/4453/NER/TCP-2022/2134 from the Town and Country Planning Department, Mapusa, Bardez, Goa.
- g. Technical Clearance Order dated 27/09/2022 bearing No. TPB/4453/NER/TCP-2022/7425 from the Town and Country Planning Department, Mapusa, Bardez, Goa.
- h. No Objection Letter dated 06/12/2022 bearing No. DHS/2022/DHS0901/00013/1652 from the Primary Health Centre, Candolim, Goa.
- i. Construction License dated 16/12/2022 bearing No. V.P/NRL/2022-2023/1207 from the Village Panchayat of Nerul.

19. Though the DEVELOPER had obtained all the permissions, approvals and licenses etc. the parties have changed the designs, plans of the PROJECT and hence, the DEVELOPER is in the process of applying for the development permissions afresh.

20. The VENDORS and the DEVELOPER have agreed that the VENDORS shall take their share at the time of the finishing of the PROJECT as they don't want the funds in smaller installments. For the security of the VENDORS funds, Apartments have been

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allotted to the VENDORS and the revenue from these Apartments shall go directly to the VENDORS. The revenue generated from the Apartments allotted to the DEVELOPER shall go to the DEVELOPER.

The revenue generated from Apartment B1 shall be shared by the VENDORS and the DEVELOPER in the ratio of 40:60. The total revenue sharing from the sale from the PROJECT shall remain in the ratio of 40:60 between the VENDORS and the DEVELOPER.

21. The parties hereto have agreed to execute these presents on the following terms and conditions.

**NOW THEREFORE THIS DEVELOPMENT AGREEMENT
WITNESSES AS FOLLOWS:**

1. As agreed by and between the parties, the VENDORS hereby permit the DEVELOPER to develop the SAID PROPERTY by constructing thereon the Said Project having obtained the above permissions as may be required in law. The VENDORS and the DEVELOPER shall be allotted the residential Apartments/Units as under, but the overall revenue sharing from the sale shall be shared in the ratio of 40:60.

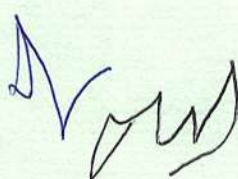
a. VENDORS -SCHEDULE II

b. DEVELOPER - SCHEDULE III

2. The VENDORS and the DEVELOPER have mutually decided that the gross sale proceeds of the Apartment No. B1 shall be shared between the VENDORS and the DEVELOPER in the proportion 40:60.



3. It is agreed between the parties that the VENDORS shall develop the balance property by way of constructing Villas or farm houses. In the event the DEVELOPER gets the balance property converted into settlement, then the revenue sharing between the VENDORS and DEVELOPER shall be in the ratio of 30:70.
4. The DEVELOPER shall complete the SAID PROJECT at its exclusive cost within a period of 30 (Thirty) months from the date of execution of these presents subject to an extension of 6 months including obtaining Occupancy Certificate. The DEVELOPER shall carry out the construction strictly in terms of the approved plans with good quality materials and the specifications and amenities detailed therein, it is understood and agreed that any violation and/or illegality committed in execution of the SAID PROJECT and amenities shall be the sole responsibility of the DEVELOPER.
5. It is agreed by and between the parties that it shall be the responsibility of the DEVELOPER to obtain, at its exclusive cost, the necessary permissions no objection certificates, approvals and licenses, required for the SAID PROJECT under the relevant laws, acts, rules and regulations from the Village Panchayat, Town and Country Planning Department and/or any other statutory body and/or authority and only thereafter the DEVELOPER shall commence the construction of the SAID PROJECT strictly according to the terms and approvals granted by the concerned authorities, The DEVELOPER shall bear all charges and expenses towards construction of the SAID PROJECT, development fees, infrastructure tax and such other necessary charges and expenses required to be borne for the construction of the SAID PROJECT.



6. The DEVELOPER in consultation with the VENDORS shall be in total and complete charge and control of construction activities to be carried out in the SAID PROPERTY and shall collect various instalment/s and purchase price towards the sale of apartments/units in the SAID PROJECT from the respective purchaser/s and shall calculate the total revenue and shall distribute the revenue to the parties and shall make sure that it is in the ratio of 40:60..

7. It is agreed and understood by the DEVELOPER that the DEVELOPER shall be entitled to only the consideration in terms of clause (1) & (2) above and shall not be vested with any right or interest in the SAID PROPERTY nor claim to be in possession of the SAID PROPERTY and shall enter the SAID PROPERTY under the license from the VENDORS herein as a nominee of the VENDORS.

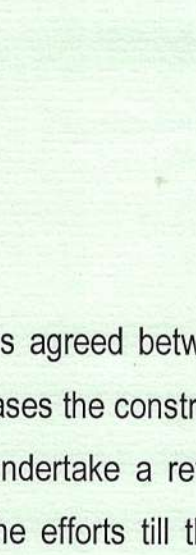
8. The DEVELOPER does agree with the VENDORS that on execution of these presents the DEVELOPER and its employees/personnel shall be entitled to enter upon the SAID PROPERTY and survey, demarcate the land, excavate, fill and commence and execute construction works thereon and do all that is required for the construction of the SAID PROJECT. It is agreed and understood that the DEVELOPER shall enter the SAID PROPERTY under the license of the VENDORS herein as a nominee of the VENDORS.

9. The DEVELOPER shall supervise construction of the SAID PROJECT on the SAID PROPERTY and ensure that the construction is being carried out as per the approved plans and designs with good quality, good elevation and good infrastructure and as per the specifications mentioned under.

10. It is agreed by the parties that there shall be a review once in every three months of the progress of construction and quality of



workmanship. It is agreed between the parties that in the event the DEVELOPER ceases the construction of the SAID PROJECT then the VENDOR shall undertake a review of the construction of the SAID PROJECT and the efforts till then made to construct the same. on such review, if the VENDORS is of the opinion that the pace of the construction of the SAID PROJECT is unsatisfactory, then the VENDORS shall call upon the DEVELOPER by a notice of not less than 2 (two) months to redress and rectify the shortcomings. on expiry of such notice period if the construction of the SAID PROJECT has not commenced then the VENDORS shall be entitled to terminate this Agreement, and in such event, the amount, spent by the DEVELOPER for the construction shall be reimbursed to the DEVELOPER by the VENDORS on completion and sale of all the units of the SAID PROJECT by the VENDORS.

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11. The DEVELOPER shall be solely liable in case of any wrong act, theft, crime or any other incident arising in the SAID PROJECT and SAID PROPERTY and covenants that it shall not create any charge, encumbrance and/or lien on the SAID PROPERTY and shall keep the SAID PROPERTY free from any and all encumbrances, charges or lien.
 12. It is specifically agreed by and between the parties hereto that the present Agreement for Development for the SAID PROJECT is strictly on the basis of profit sharing in terms of the above clause (1) and shall not be construed or deemed to be construed to be a Partnership or Association of Persons or Joint Venture between the parties hereto and the present arrangement is limited to the SAID PROJECT only which shall come to an end upon execution of Sale Deeds in favour of each prospective purchaser of the unit/s in the

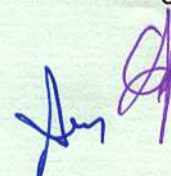
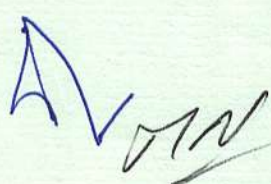


SAID PROJECT in order to safeguard the consideration payable to the VENDORS of the SAID PROPERTY.

13. The DEVELOPER shall lay down standard norms for the staff/employees/workers/personnel of the DEVELOPER working in the SAID PROJECT and ensure that they are covered under insurance schemes including proper safety measures are being adopted and shall ensure that all norms and regulations under the RERA Act, 2016 and the Rules framed there under shall be strictly complied with by the DEVELOPER/ VENDORS.

14. The VENDORS hereby declares that it has not created any charge, encumbrance or lien on the SAID PROPERTY nor is the SAID PROPERTY subject matter of any litigation or acquisition and that they shall not create any charge, encumbrance and/or lien on the SAID PROPERTY and shall keep the SAID PROPERTY free from any and all encumbrances, charges or lien during the currency of this Agreement and shall indemnify and keep indemnified the DEVELOPER against any defect in title. It is hereby agreed by and between the parties that the DEVELOPER shall hereby indemnify the VENDORS against any claims that may be raised by prospective purchasers in respect of any delay in handing over possession of the unit/s to the prospective purchaser/s as also as regards the quality of construction executed by the DEVELOPER.

15. It is hereby agreed by and between the parties that the VENDORS directly or through its constituted attorney and the DEVELOPER shall sign all the necessary Agreements for Sale or Memorandums of Understanding for the sale of the unit/s in the SAID PROJECT but it is the DEVELOPER that shall be solely responsible/liable for handing over possession of the unit/s within the time stipulated in the Agreements for Sale or Memorandums of Understanding proposed to

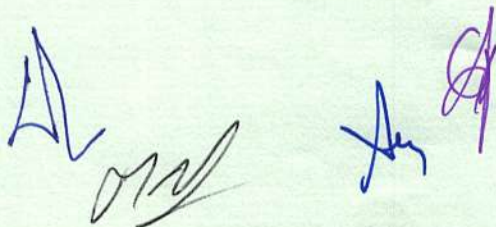


be executed with the prospective purchaser/s of the unit/s and also for the quality of construction of the unit/s in terms of the specifications agreed upon.

16. APPROPRIATION OF SALE PROCEEDS: It is hereby agreed that the entire sale proceeds received at the time of execution of the Agreements for Sale or Memorandums of Understanding and subsequent receipt of instalments as specified in those agreements proposed to be executed with the prospective purchaser/s of unit/s in the SAID PROJECT in the SAID PROPERTY, as also the final consideration at the time of execution of the Deed of Sale and/or handing over possession of the unit/s in the SAID PROJECT, shall be deposited by the DEVELOPER in the SAID PROJECT RERA ACCOUNT' to be operated by the parties hereto with HDFC Bank, Caranzalem Branch and the said Bank shall be issued irrevocable instructions that upon credit of the said account to immediately credit into the individual accounts of the parties hereto at the said Bank in term of clause 17 hereunder. It is agreed by the parties hereto that the share of revenue of the DEVELOPER shall be used primarily towards construction of the SAID PROJECT.

17. In case of disputes and differences between the parties hereto, the same shall be referred to arbitration as per the provisions of the Arbitration and Conciliation Act, 1996 and in case of disputes only the Courts in Goa shall have jurisdiction.

18. Any increase in F.A.R of the SAID PROPERTY will inure to the benefit of the parties hereto with respect to their share in terms of clause (1) as above, Possession of the SAID PROPERTY has not been transferred to the DEVELOPER herein but the DEVELOPER is



granted license to enter the SAID PROPERTY for the purpose of the SAID PROJECT.

19. Possession of the SAID PROPERTY has not been transferred to the DEVELOPER herein but the DEVELOPER is granted license to enter the SAID PROPERTY for the purpose of the SAID PROJECT.
20. This Agreement comprises the entire agreement between the parties and shall supersede any earlier oral or written agreement or any other writing in the matter. Any amendment to this Agreement shall be in writing and signed by the parties hereto.
21. All notices to be served on the parties shall be deemed to be duly served if sent by registered post to the address-mentioned below:

ADDRESS OF THE VENDORS:

a. **M/s ZEPHYR HOLDINGS**

2nd Floor, Atur Chambers,
2A Moledina Road, Pune 1

Email: suvir.mirchandani@gmail.com

Phone: Mr. Kishore Mansukhani: 9822022098

Mr. Suvir Mirchandani: 9822022097

Kishore.mansukhani@gmail.com

b. **Mrs. AMITA KISHORE MANSUKHANI**

8, Shree Narsimha Co-operative Housing
Society Limited, 194 Boat Club Road,
Pune, 411 001

c. **Mr. MEHDI MOHAMMED NIROOMAND**

Flat No. 1, Building No. 5, Atur Park Cooperative
Housing Society, Opp. Don Bosco,



5 Korgaon Road, Pune, 411001

Phone: 91 + 98220 22098/ 9822022097

ADDRESS OF THE DEVELOPER:

ASHRAY REAL ESTATE DEVELOPERS

Office No. 2,2d floor, Landscape Shire,

Caranzalem, Panaji, Goa, 403002

Email: ashraygoa@gmail.com

Phone: i. Mr. Girish Ragha: 98221 27197

ii. Mrs. Ashwini Ragha: 9822127198



22. For the purpose of stamp duty and valuation, the share sought to be developed is valued at Rs. 4,56,32,500/- (Rupees Four crores Fifty Six Lakhs Thirty Two Thousand Five Hundred Only) and necessary stamp duty of 2.9% i.e. Rs. 13,23,500/- (Thirteen Lakhs Twenty Three Thousand Five Hundred Only) is paid herewith.

23. Possession of the SAID PROPERTY has not been transferred to the DEVELOPER.

SCHEDULE I

[LARGER PROPERTY]

ALL THAT PROPERTY known as 'AMBE KHOR', also known as 'DARNADI', situated within the village panchayat of Nerul, Bardez, Goa bearing survey no.97/6, admeasuring 11,250 sq. mtrs, described in the Land Registration office of Ilhas under No. 21610 of Book B-58. inscribed under No. 24792 of Book G-38, represented in the cadastral plan under No. 513, bearing matríz no. 187 of the Taluka Revenue Office and bounded as follows:



ON OR TOWARDS THE EAST: by property bearing no.97/7;
 ON OR TOWARDS THE WEST : by property bearing no. 97/5;
 ON OR TOWARDS THE NORTH: by property bearing survey
 no. 95/1;
 ON OR TOWARDS THE SOUTH : by a public village road;

SCHEDULE II
(VENDORS UNITS)

Sr. No.	BLOCK	UNIT NAME	FLOOR	FLAT TYPE	SUPER BUILT UP AREA (SQ. MTS.)
1.	A	A1	FIRST	2 BHK	243.06
2.	B	B3	SECOND	4 BHK	319.08
3.	B	B5	THIRD	4 BHK	327.34
4.	A	A6	FOURTH	3 BHK	396.84
5.	B	B8	FOURTH	4 BHK	358.97

(The aforesaid Apartments are delineated in red in the plans annexed hereto)

SHARED APARTMENT B1

Sr. No.	BLOCK	UNIT NAME	FLOOR	FLAT TYPE	AREA ALLOTTED IN SQ. MTS.	SHARING PERCENTAGE
1	B	B1	FIRST	4BHK	180	0.55

(The aforesaid Apartment B1 is delineated in green in the plans annexed hereto)

SCHEDULE III
(DEVELOPERS UNITS)

Sr. No.	BLOCK	UNIT NAME	FLOOR	FLAT TYPE	SUPER BUILT UP AREA IN SQ. MTS.
1.	A	A2	FIRST	3BHK	317.04
2.	B	B2	FIRST	4 BHK	328.25

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3.	A	A3	SECOND	2 BHK	231.56
4.	A	A4	SECOND	3 BHK	317.56
5.	B	B4	SECOND	4BHK	327.77
6.	A	A5	THIRD	4 BHK	391.73
7.	B	B6	THIRD	4 BHK	328.25
8.	B	B7	FOURTH	4 BHK	350.28

(The aforesaid Apartments are delineated in blue in the plans annexed hereto)

SHARED APARTMENT B1

Sr. No.	BLOCK	UNIT NAME	FLOOR	FLAT TYPE	AREA ALLOTTED IN SQ. MTS.	SHARING PERCENTAGE
1	B	B1	FIRST	4BHK	147.33	0.45

(The aforesaid Apartment B1 is delineated in green in the plans annexed hereto)

The gross sale proceeds of the said Apartment shall be appropriated in the following manner:

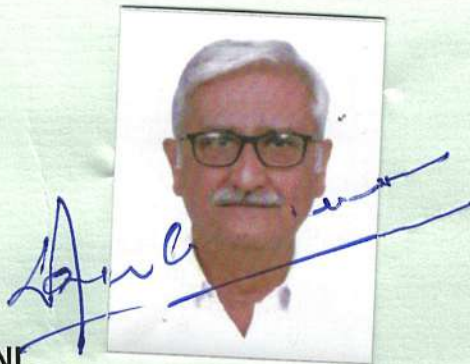
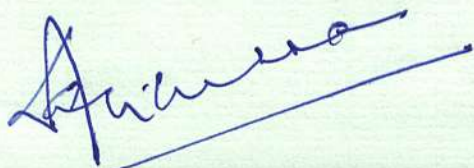
- 0.55% of the gross sale proceeds would be paid to the VENDORS;
- 0.45% of the gross sale proceeds would be paid to the DEVELOPER.

IN WITNESS WHEREOF the parties hereto have put their respective hands the day and year first hereinabove written.

[Signature]

[Signature]

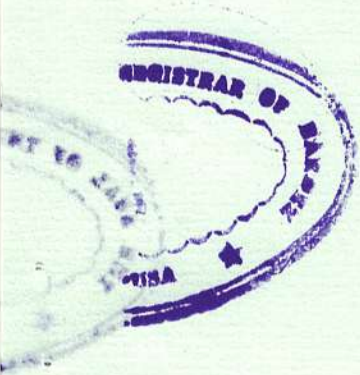
SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDORS]



1a. Mr. KISHORE ARJUN MANSUKHANI
Partner
M/s ZEPHYR HOLDINGS
and as POA Holder of
Mrs. AMITA KISHORE MANSUKHANI

L.H.T.I.

R.H.T.I.



1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

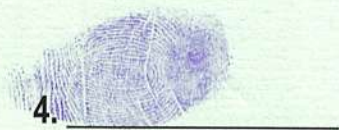


Suvir Indur Sen

1b. Mr. SUVIR INDURSEN MIRCHANDANI
Partner
M/s ZEPHYR HOLDINGS



L.H.T.I.



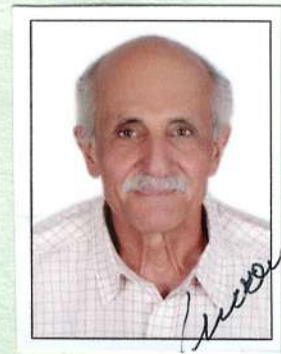
R.H.T.I.



Am
Am

Am
Am

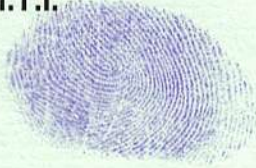
M. Niroomand



M. Niroomand

3. Mr. MEHDI MOHAMMED NIROOMAND
alias MEHDI MOHAMMED SADIK NIROOMAND

L.H.T.I.



1. _____



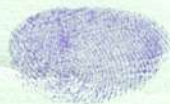
2. _____



3. _____



4. _____



5. _____

R.H.T.I.



1. _____



2. _____



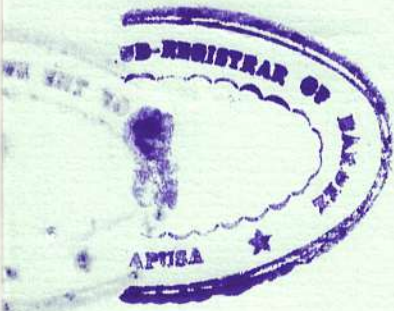
3. _____



4. _____



5. _____



M. Niroomand

M. Niroomand

SIGNED, SEALED AND DELIVERED]
BY THE WITHIN-NAMED DEVELOPER]

Handwritten signature in blue ink.



Handwritten signature in blue ink.

Mr. GIRISH RAGHA
Partner
M/s ASHRAY REAL ESTATE DEVELOPERS
For self and as attorney holder of
Mrs. ASHWINI RAGHA

L.H.T.I.

R.H.T.I.



1. _____

1. _____



2. _____

2. _____



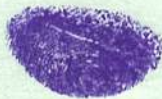
3. _____

3. _____



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Handwritten signature in blue ink.

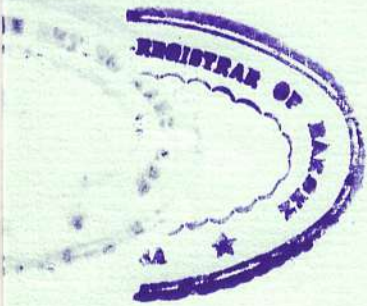
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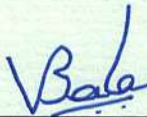
IN THE PRESENCE OF:



1. Advocate Sonia P. Shetye

R/o H. No. 769/B, Corgao, Pernem, Goa





2. Vicky Bala

R/o H. No. 107, Madhala Wada, Karapur,
Cudnem, Sanquelim, Bicholim, Goa.

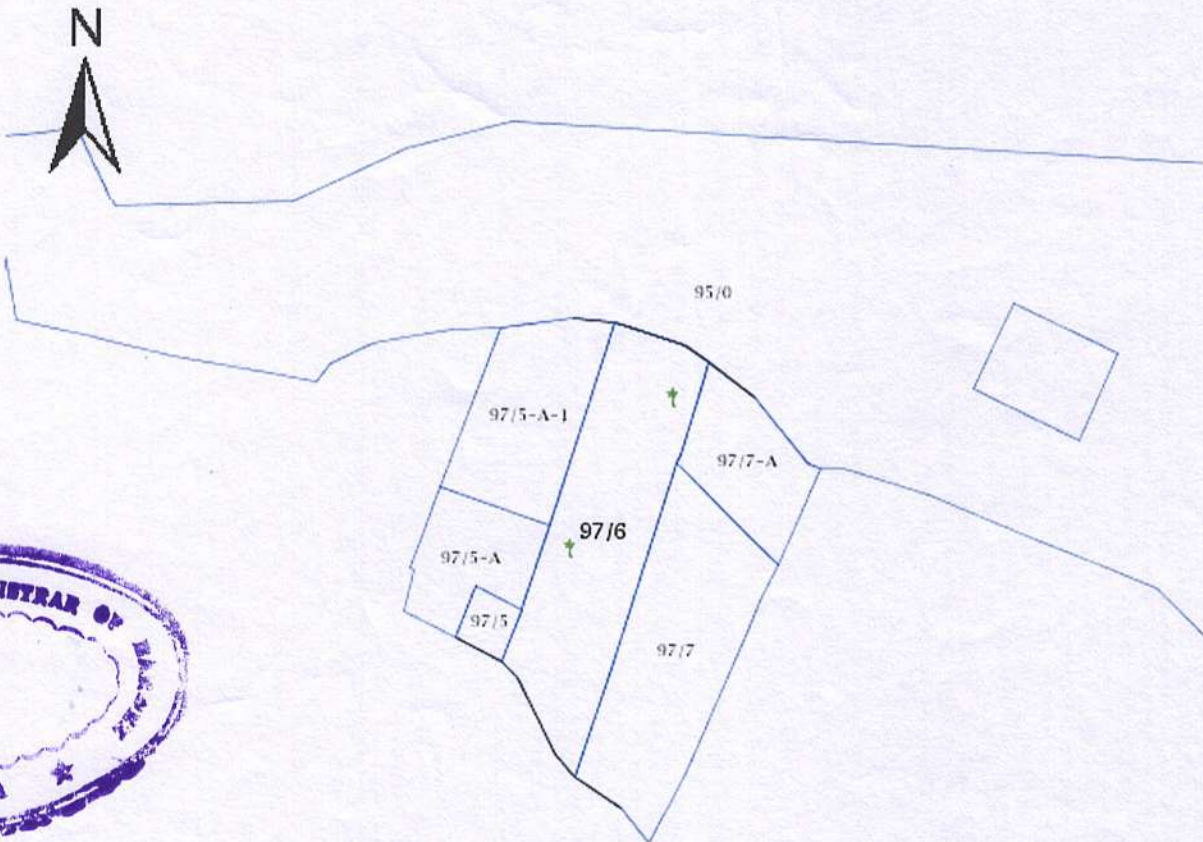




Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Nerul Village
Survey No.: 97 , Subdivision No.: 6

Scale 1:4000

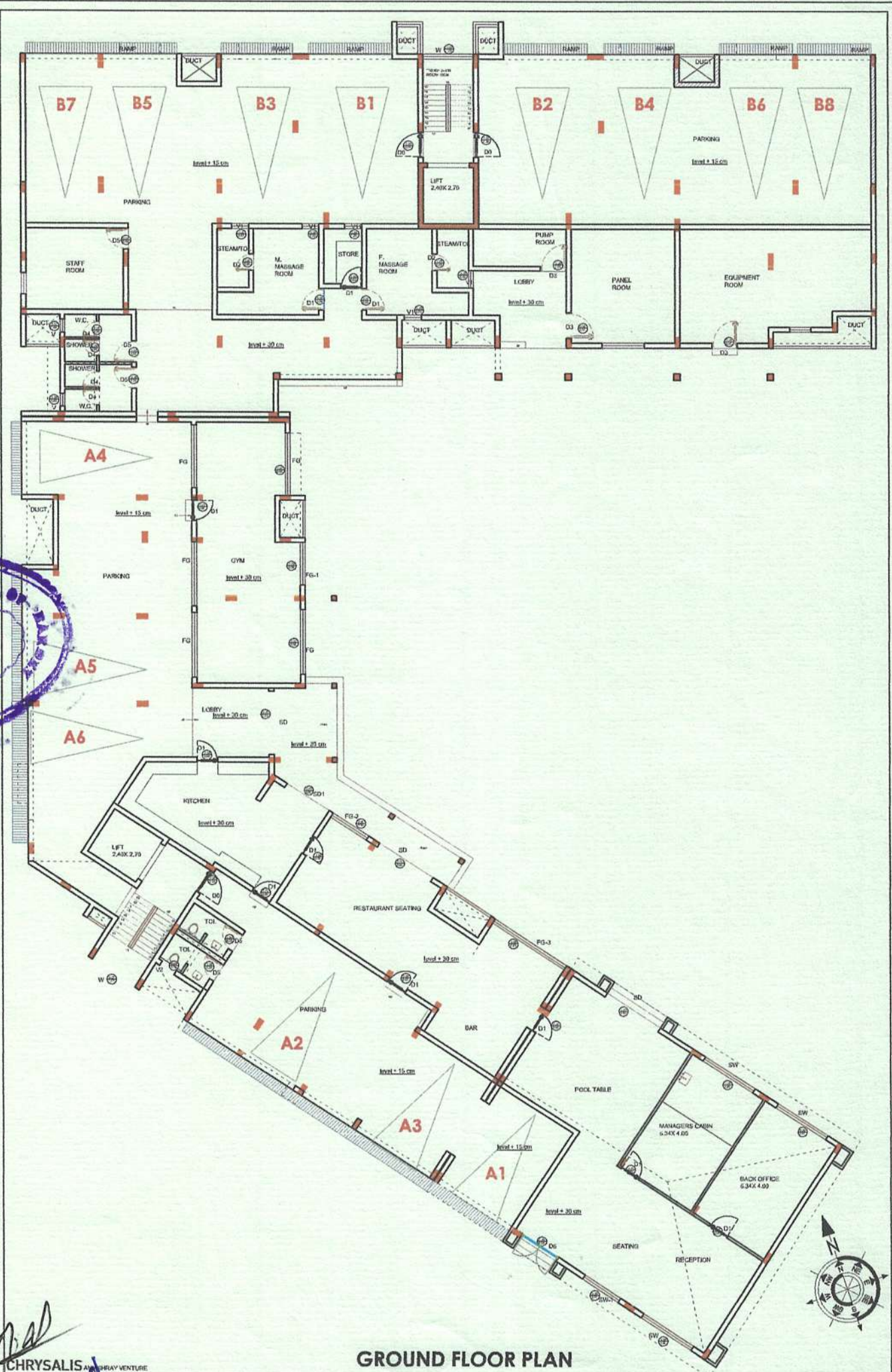
Reference No.: CBAR122-19289-945953



This record is computer generated on 26-07-2022 04:13:05. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Handwritten signatures in blue and purple ink.

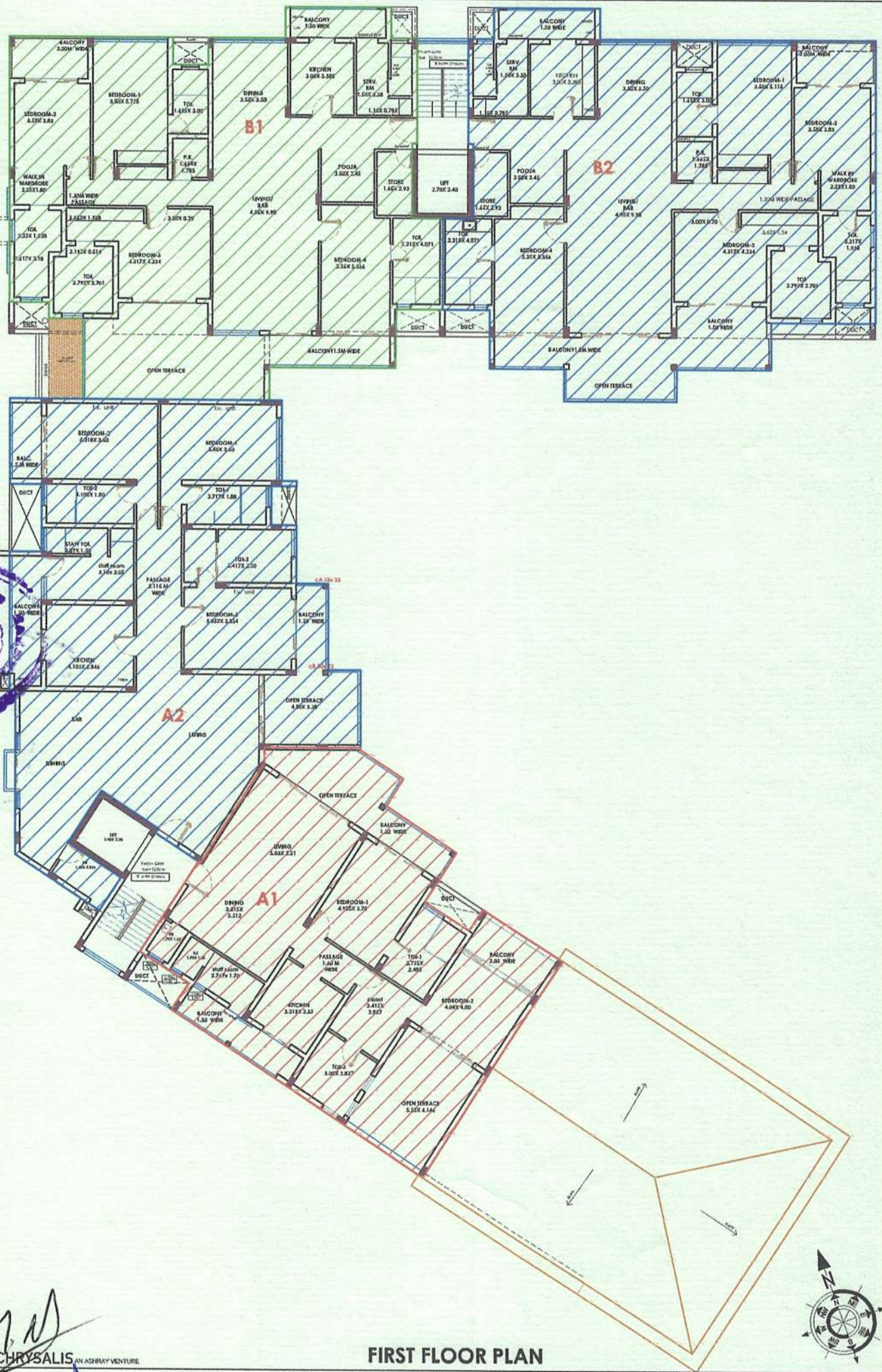


GROUND FLOOR PLAN

CHRYSLIS ARCHITECTURE VENTURE

VENDORS

DEVELOPER



STRAP

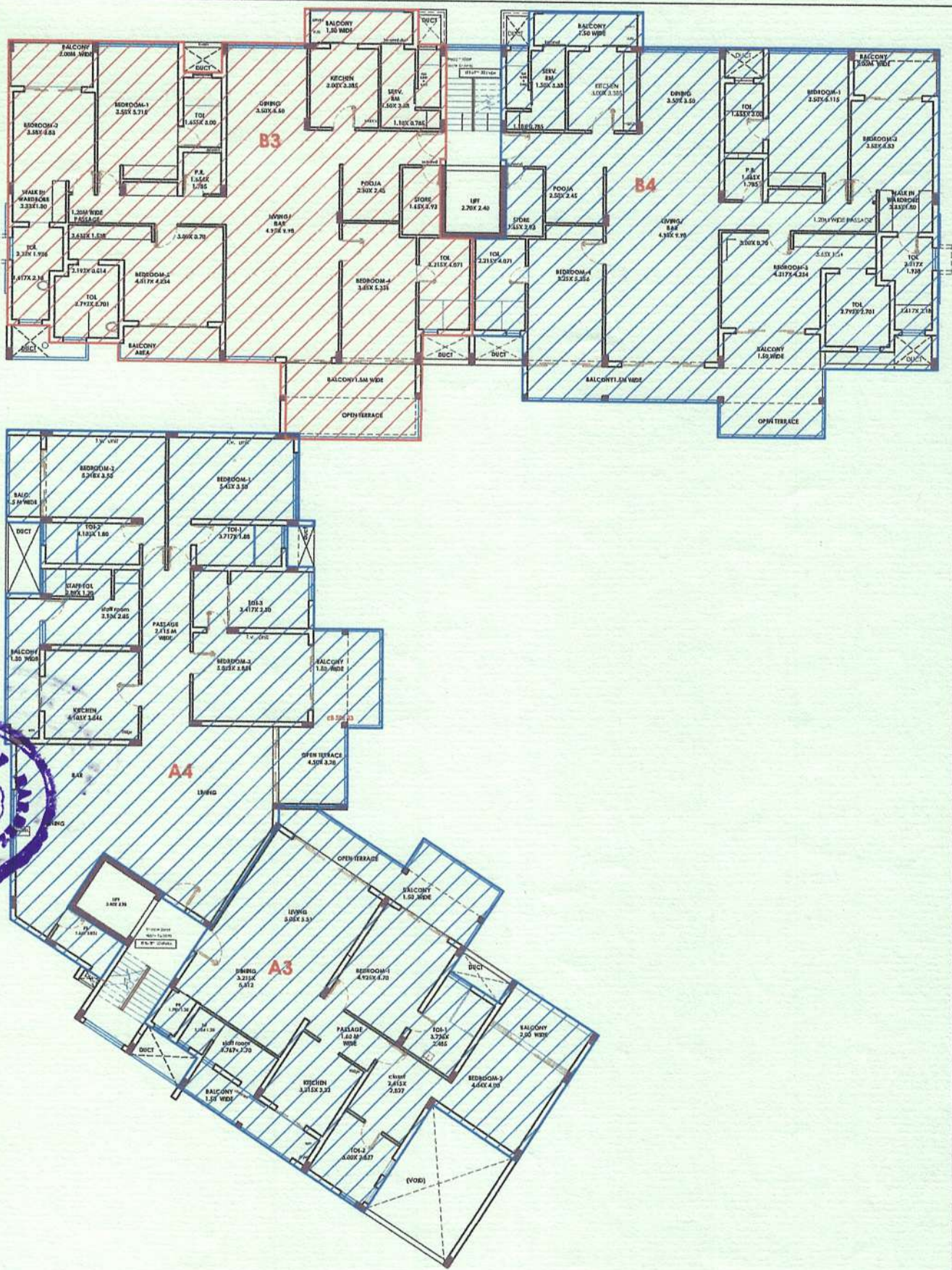
CHRYSLIS AN ASHLEY VENTURE

FIRST FLOOR PLAN



VENDORS

DEVELOPER



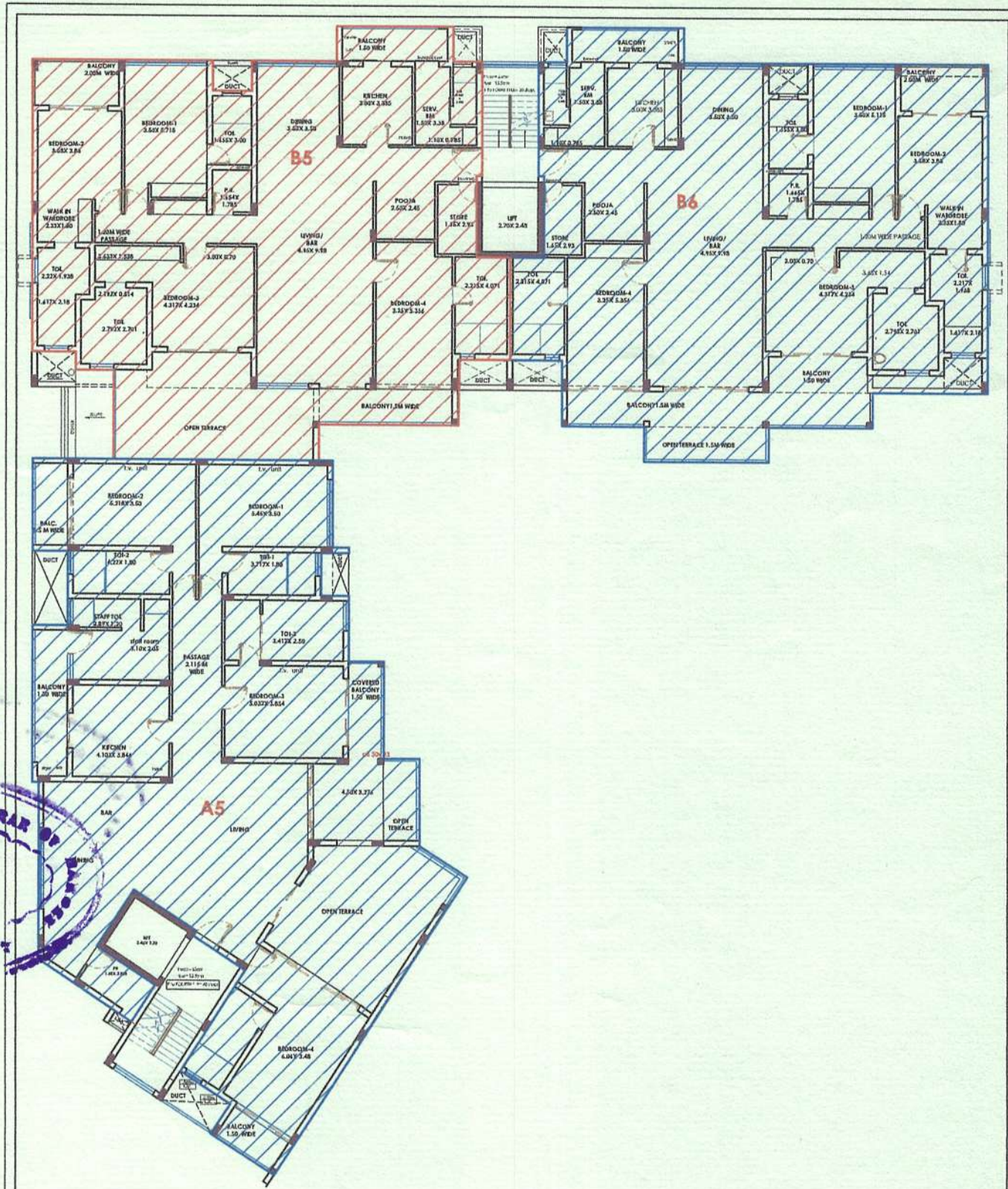
SECOND FLOOR PLAN



CHRYSALEIS ADARAY VENTURE

VENDORS

DEVELOPER



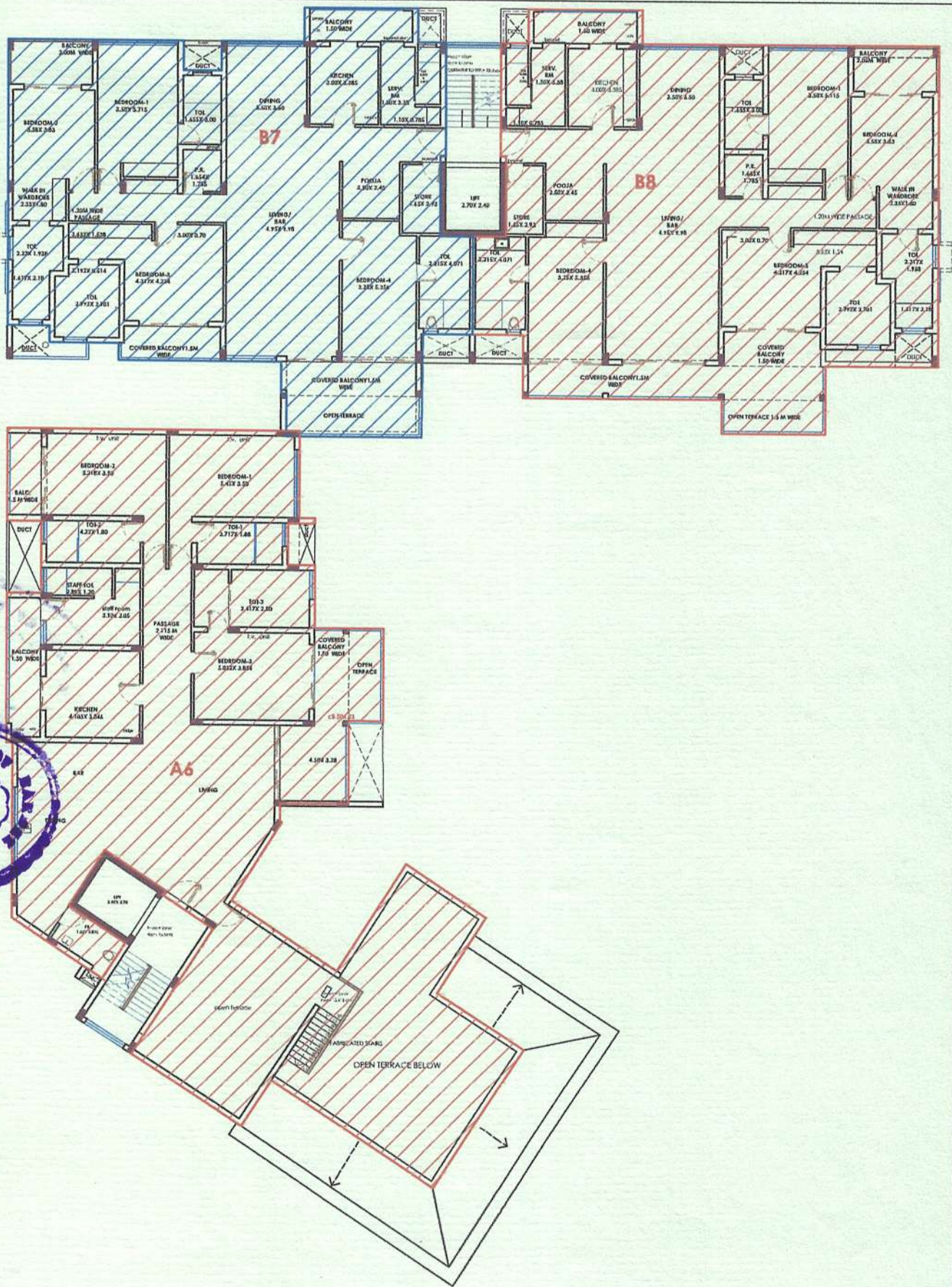
[Signature]
CHRYSLIS AN ASHLEY VENTURE

THIRD FLOOR PLAN



[Signature]
VENDORS

[Signature]
DEVELOPER



FOURTH FLOOR PLAN



CHRYSLIS AN AGRIWAY VENTURE

VENDORS

DEVELOPER



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 28-Dec-2023 11:35:20 am
Document Serial Number :- 2023-BRZ-6747
Presented at 11:14:39 am on 28-Dec-2023 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	1323300
2	Registration Fee	1368900
3	Tatkal appointment fee	10000
4	Processing Fee	3040
Total		2705240

Stamp Duty Required :1323300/-

Stamp Duty Paid : 1323500/-

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Kanakant Fondu Kholkar POA Holder Of ASHWINI RAGHA Partner ,Father Name:Fondu P Kholkar, Age: 46, Marital Status: ,Gender:Male,Occupation: Service, Address1 - H No. 15 Gawanth Chimbhel Tiswadi Goa, Address2 - , PAN No.:			

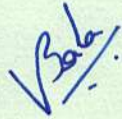
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pierre Antonio Lobo POA Holder Of AMITA KISHORE MANSUKHANI , Father Name:Dominic L B Lobo, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, Periwinkle Villa H No. 435-30-9 Green Valley Chogm Road Porvorim Goa, PAN No.: , as Power Of Attorney Holder for AMITA KISHORE MANSUKHANI			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Pierre Antonio Lobo POA Holder Of MEHDI MOHAMMED NIROOMAND Alias MEHDI MOHAMMED SADIK NIROOMAND , Father Name:Dominic L B Lobo, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, Periwinkle Villa H No. 435-30-9 Green Valley Chogm Road Porvorim Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for MEHDI MOHAMMED NIROOMAND Alias MEHDI MOHAMMED SADIK NIROOMAND			
3	Pierre Antonio Lobo POA Holder Of SUVIR INDURSEN MIRCHANDANI Partner Of M/s ZEPHYR HOLDINGS , Father Name:Dominic L B Lobo, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, Periwinkle Villa H No. 435-30-9 Green Valley Chogm Road Porvorim Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for SUVIR INDURSEN MIRCHANDANI Partner Of M/s ZEPHYR HOLDINGS			
4	Pierre Antonio Lobo POA Holder Of KISHORE ARJUN MANSUKHANI Partner Of M/s ZEPHYR HOLDINGS , Father Name:Dominic L B Lobo, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, Periwinkle Villa H No. 435-30-9 Green Valley Chogm Road Porvorim Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for KISHORE ARJUN MANSUKHANI Partner Of M/s ZEPHYR HOLDINGS			
5	Ramakant Fondu Kholkar POA Holder Of ASHWINI RAGHA Partner , Father Name:Fondu P Kholkar, Age: 46, Marital Status: ,Gender:Male,Occupation: Service, H No. 15 Gawanth Chimbhel Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for ASHWINI RAGHA Partner Of M/s ASHRAY REAL ESTATE DEVELOPERS			
6	Ramakant Fondu Kholkar POA Holder Of GIRISH RAGHA , Father Name:Fondu P Kholkar, Age: 46, Marital Status: ,Gender:Male,Occupation: Service, H No. 15 Gawanth Chimbhel Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for GIRISH RAGHA Partner Of M/s ASHRAY REAL ESTATE DEVELOPERS			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vicky Bala, Age: 47, DOB: 1970-01-01 , Mobile: , Email: , Occupation: Driver , Marital status : Married , Address: 403515, H No 107 Madhala wada Karapur Cudnem Sanquelim Bicholim Goa, H No 107 Madhala wada Karapur Cudnem Sanquelim Bicholim Goa, Cudnem, Bicholim, NorthGoa, Goa			
2	Name: Sonia Shetye, Age: 40, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403512, Corgao Pernem Goa, Corgao Pernem Goa, Corgao, Pernem, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-6747

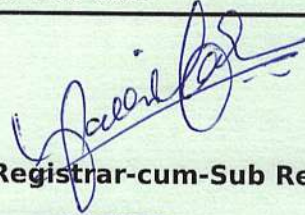


Document Serial No:-2023-BRZ-6747

Book :- 1 Document

Registration Number :- **BRZ-1-6499-2023**

Date : 28-Dec-2023



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

**SUB-REGISTRAR
BARDEZ**

