

AXIS BANK LTD  
SIDDHARTH BANOODKAR BHAVAN  
P. SHIRGAONKAR ROAD, PANAJI

D-5/STP(V)/C.R./35/2/2010-RD

भारत 05562



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INDIA

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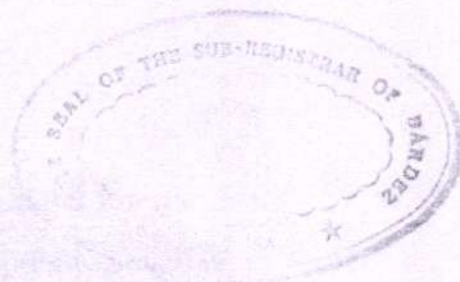
GOA

NAME: *Sulaj Molaj Kal*  
ADDRESS: *Condolim, Goa*  
THROUGH: *[Signature]*  
SIGNATURE: *[Signature]*  
RECEIPT NO.: *Axis B/5562*

For AXIS BANK LTD.

*[Signature]*  
Authorized Signatory  
P. Shirgaonkar Road,  
Panaji, Goa-403001.

*6012*  
*23/12/11*



DEED OF SALE

*[Signature]*



THIS DEED OF SALE is made at Mapusa this 23<sup>rd</sup> day of December, in the year 2011.

**BETWEEN**

(1) **M/s. Zephyr Holdings**, a Partnership Firm having its Office at 2<sup>nd</sup> Floor, Atur Chambers, 2-A Moledina Road, Pune – 411 001, having PAN Card No. AAAFZ0654P, herein represented by its Partner **Shri. Kishore Arjun Mansukhani**, aged 54 years, son of Shri Arjun Mansukhani, in Business, Holding PAN CARD No. AAZPM6523D, residing at 8, Narsinha Society, 194 Boat Club Road, Pune 411 001, herein represented by its Attorney **Shri. Pierre Antonio Lobo**, son of Late Mr. Domnic L.B. Lobo, of 52 years, Businessman, Holding PAN Card No. ABPPL0896F, Indian National, residing at Perriwrinkle Villa, Chowgm Road, Green Valley, Near Little Steps School, Porvorim, Bardez – Goa, executed before Notary Shridhar Tamba, dated 20/12/2011 of Panaji Goa, hereinafter referred to as the **OWNER / VENDOR** (which expression shall unless repugnant include their heirs, successors, legal representatives and assigns) of the **FIRST PART;**

*Allobo*

*Pierre Antonio Lobo*

AND

*Allobo* *Pierre Antonio Lobo*



(2) **Shri Suraj Sagun Morajkar**, aged 40 years, married, son of Shri. Sagun Morajkar, Holding PAN Card No. AEMPM7614J, operating as Sole Proprietor of **M/s. SUN ESTATES DEVELOPERS**, having its office at Miramar Beach Road, Next to Hotel Blue Bay Caranzalem, Goa, herein represented by its Attorney Shri. Sharan Morajkar, son of Shri. Sagun Morajkar, of 33 years, in Business, holding PAN Card No. ALSPS9014P, Indian National, residing Behind All India Radio, Chanekar Building, Altinho Panaji – Goa, executed before Notary Shridhar Tamba, dated 20/12/2011 of Panaji Goa, hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant include his heirs, successors, legal representatives and assigns) of the **SECOND PART**.

**All Indian Nationals.**

WHEREAS there exists a part and parcel of Land admeasuring 5075 M<sup>2</sup> bearing Sy. No. 208/3 of Village Candolim identified as CHAMARACHI ARADI situated at Aradi, within the limits of Village Panchayat Candolim, Taluka and Registration Sub – district of Bardez, District North Goa in the State of Goa hereinafter referred to as **THE SAID PROPERTY**; described in detail in Schedule I hereunder.

*Shri*

*Shri*



AND WHEREAS the said Property belongs to the Owners hereto as having acquired the same under a Deed dated 5-10-2006, registered under No. 5184 of Book I Vol. 1837 in the Office of Sub – Registrar Bardez.

AND WHEREAS the Owners by virtue of Joint Venture have developed an area of 2651 M<sup>2</sup> out of the said property.

AND WHEREAS the Owners HAVE ALSO CONSTRUCTED TWO Villas for themselves, and also constructed a common swimming pool on the said property.

AND WHEREAS now the balance available area with the Owners is to the tune of 1,579 M<sup>2</sup>, which the Owners are desirous of selling.

AND WHEREAS Purchaser has offered to purchase the same, to which the Owners have agreed on the following terms and conditions appearing hereinafter.

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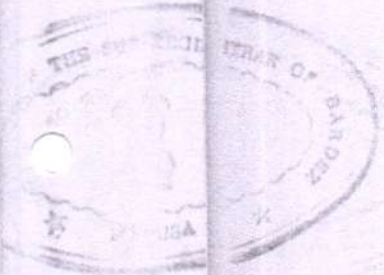

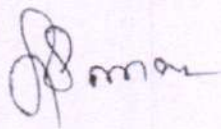
Now this Indenture Witheseth :-

That the Owners have agreed to sell and the Purchasers have agreed to purchase 1,579 M<sup>2</sup> of land, out of Survey No.208/3, more particularly described in Schedule – II appearing hereunder, on the following terms and conditions :

That the Purchasers have agreed to construct 6 (Six) Villas on the 1,579 M<sup>2</sup> of land, that is the subject matter of this Agreement, hereinafter called the said land.

That the Purchasers have further agreed that out of the aforesaid 6 Villas, they would construct for the Owners 3 (Three) Villas free of cost, with the best specifications which are attached herewith in Annexure "A". On completion of the said three villas, the same will belong to M/s. Zephyr Holdings, along with proportionate land for the same.

The Purchasers agree that they shall follow all the rules and regulations in force with respect to the development on the said land and shall appoint an architect for preparation and submission of the said plans, to have them passed at his own cost from the local Building Authority.


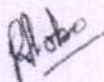
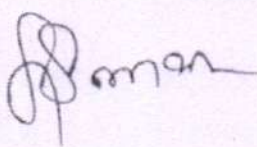


The Purchasers further covenants that he shall start work only after all permissions are available in hand and hereby indemnifies the owners against any breach and or lapse on his part with respect to the said development.

The Purchasers specifically agrees that the plans for the six Villas to be constructed on the said land shall be mutually decided between the Owners and the Purchasers and the architect of the Purchasers. All suggestions made by the Owners shall be taken into account and necessarily incorporated in such final plans to be submitted to the local authorities.

That the Purchasers shall spend an amount of not less than Rs.50,00,000/= [Rupees Fifty Lakhs Only] per Villa, towards the cost of construction and development, including any infrastructure development and it is expressly agreed that the Owners shall not be required to pay any cost whatsoever towards the same.

For the purpose of this Agreement therefore the consideration for sale would be Rs.1,50,00,000/= [Rupees One Core Fifty Lakhs Only] i.e. cost of the 3 (Three) Villas to be constructed upon the said Property for the Owners. The stamp duty and registration charges for the purpose of this Sale Deed will be paid by the Purchasers


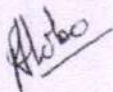
  
 

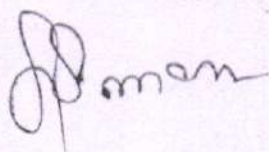


solely and all incidental costs for conveying the said 3 (three) villas to the Owners, M/s Zephyr Holdings shall be borne exclusively by the Owners.

The Purchasers agree that they shall complete construction of the Project, including the 3 (Three) Villas for the Owners [as per the attached specifications] within a period of 24 (Twenty Four) months from the date of this Agreement. For any delay, the Purchasers agree to compensate the Owners @ Rs.1,50,000/= [Rupees One Lakh Fifty Thousand Only] per month pro rata part thereof for the period of such delay.

1] That in pursuance of the above and in consideration of Rs.1,50,00,000/= [Rupees One Core Fifty Lakhs Only] in the form of construction of the 3 Villas as aforesaid, do hereby acquit, release and discharge the Purchaser, they the Vendors do hereby grant, transfer, assign assure and convey said plot more described in detail in the schedule hereunder written and indicated in red coloured boundary lines in the Plan annexed hereto TOGETHER WITH all severs, trees, drains, ways, paths, passages, water courses, lights, liberties, rights, privileges, easements, advantages and appurtenances to the said Property belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL





the estate, rights, title, interest, property, use, possession, claim and demand whatsoever of the Vendor into and upon the said Plot and every part thereof hereby granted and conveyed and expressed so as to be UNTO AND TO THE USE OF THE PURCHASER forever, as distinct and disannexed from the Vendors remaining land 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 VENDOR DO HEREBY CONVENANT WITH THE PURCHASER that notwithstanding any act, deed or things by the Vendor or executed or Knowingly suffered to the contrary he the Vendor now has in herself good right, full power and absolute authority to grant the said Property 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 the said Plot and receive the rents and profits thereof without any lawful eviction, interruption, and claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ENCUMBRANCES WHATSOEVER made or suffered by

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the Vendor or any person or persons lawfully or equitably claiming any estate or interest in the said property 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 done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said Property UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2] The Vendors do hereby give their explicit consent to the Purchaser to get Mutation Proceedings conducted and delete the name of the Vendor and include the name of the purchaser in the Survey Record of Rights.

3] The present fair Market Value of the said Property is Rs.1,50,00,000/= [Rupees One Crore Fifty Lakhs Only] and as such Stamp duty of Rs.4,50,500/= [Rupees Four Lakhs Fifty Thousand Five Hundred Only] is affixed hereto which is borne solely by the Purchaser.

**SCHEDULE - I**

**(Description of the Whole Property)**

All that part and parcel of land admeasuring 5075 M<sup>2</sup> bearing Survey No. 208/3 situated at Aradi, known as CHAMARACHI ARADI, within the limits of Panchayat

*Allobo* *JP Boman*



Candolim, Taluka and Registration Sub – District of Bardez, District North Goa in the State of Goa which Property is described in the Office of Land – Registrar Bardez under No. 147/2 of Book B – 38 (New) – and is enrolled under no. 450 in the Taluka Revenue Office of Bardez.

The Said Plot is bounded as under:-

Towards the North:	Survey No. 208/2 of Candolim.
Towards the south:	Survey No. 208/4 of Candolim.
Towards the East:	Balance 2424 Sq. Mts. of Survey No. 208/3.
Towards the west:	Public road.

#### **SCHEDULE – II**

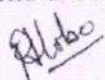
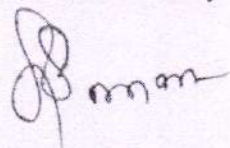
**(Description of the Plot sold hereunder)**

All that part admeasuring 1579 M<sup>2</sup> being a part of the whole property described in the Schedule I hereinabove.

The Said Property is bounded as under:-

Towards the North:-	Survey No. 208/2 of Candolim.
Towards the South:-	Survey No. 208/4 of Candolim.
Towards the East:-	Survey. No. 209
Towards the West:-	remaining part of the property bearing Sy. No. 208/3

IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale on the day first hereinabove mentioned.



**SCHEDULE - III**

**( SPECIFICATIONS & AMENITIES )**

**(1) PLAIN CEMENT CONCRETE:** Providing and laying in position and compaction Machine mixed cement concrete using maximum 40 mm down graded coarse aggregated in different grades of concrete to shape and depth complete curing etc.

**(2) REINFORCED CEMENT CONCRETE :**

Providing and casting to required sizes, shapes and heights in-situ reinforced cement concrete of M- (250, 350 grade) with 20 mm down graded coarse aggregate, clean sand, machine mixed with proper form work, using power driven mechanical surface and needle vibrators for columns, beams, flat slab, landing, lintels, parapets, chajjas facia drop paddies, architraves, etc., using only L & T cement.

**(3) REINFORCEMENT :**

Providing and fixing in place, reinforced bars (tested quality) in all categories, including straightening, bending, hooking, binding with 18G binding wires, welding if necessary and keeping in position during

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concreting by means of strays, blocks, spaces, chains, hangers, etc., as per R.C.C. Consultant drawings and instructions, using only Tata or equivalent steel.

**(4) MASSONRY :**

Constructing B. Brick / Blocks / siporex masonry with best quality available of different thickness at all levels in superstructure, raking of joints, curing, etc., in C.M. 1:4 mix. for 115 mm thick wall, R.C.C. band "Patli" 75 mm thick at every 3' to 4' etc. complete.

**(5) URC MASONRY :**

Constructing URC Masonry with flush / sunk pointing in foundation, superstructure, compound walls in C.M. 1:6 mix, with water proofing powder for painting, etc. complete.

(6) Providing and applying external sand faced / textured plaster in C.M. 1:4 of 20 mm to 25 mm thickness on masonry / surfaces using clean and best quality sand in two coats, keeping the surface of the

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-13-

base coat rough to receive faced treatment, proper curing, necessary grooves, drip moulds, etc.

Applying Internal plaster over thick masonry /concrete surfaces in C.M. 1:4, 15 mm thick in c\single coat finished smooth with plaster of paris, (1.5 mm thick) with coat of plastic emulsion paint, etc. Ceiling can be finished in plaster of paris.

**(7) FLOORING :**

i. Providing and fixing minimum 600 mm x 600 mm and above size, thickness below 25 mm mirror polished granite stone flooring in lobby / foyer, filling in joints with matching pigments.

ii. Green Kota slabs of size and shade for staircase treads, risers and landing.

iii. Ceramic tiles (granite or equivalent) flooring for entire building of minimum 40 mm x 40 mm size of approved first quality make.

*Rlobo*

*Rom m*



iv. Marble slab, superior quality mirror polished 20 mm thick 100 / 150 mm wide in one piece upto 1.2 m length for window.

(8) EXTERNAL TREATMENT :

Building external façade to be done as per instruction of Architect Arvind D'Souza, Composite cladding, stone cladding, fancy grills, superior paint finish, etc., are deemed to have been considered by the Developer.

(9) DOORS :

a) T.W. (seasoned old) frames of 125 mm x 65 mm fixed in position to jam with M.S. holdfast, minimum 6 Nos. with screws to wooden frames and 1:3:6 concrete blocks for embedding holdfast and two coats of anti termite solution to the unexposed faces and decorative flush door shutter of 35 mm thick of solid core block, constructed with stile frame, rails, lock rail bonded with water proof synthetic resin and 12 mm beading all round the edges of shutter with 4 Nos. 100 mm heavy brass hinges, 150 mm tower bolts, and lock. Painted with 3 coats of first quality enamel paint.

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- b) For toilet door, shutter to have water proof ply from inside.

**(10) ALLUMINIUM WINDOWS :**

Matt finished coloured anodized / power coated aluminum windows, sliding / fixed in heavy sections using 5.0 mm thick tinted glass.

- (11) Terrace floor to be duly waterproof with  
GUARANTEE FOR TEN YEARS and finished with  
good quality ceramic tiles finish.

- (12) 2 Nos. high speed Elevators or OTIS or equivalent make, of 8 passenger capacity each, automatic with latest technology.

- (13) Plumbing in copper pipes of required thickness and diameter. Fixtures of Jaguar make or equivalent.

**(14) ELECTRIFICATION :**

All wiring/cables to be of standard make – Finolex or equivalent of adequate capacity and only in copper.  
Switches and fixtures to be latest plate type of leading manufacturer.

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**(15) SITE DEVELOPMENT :**

Compound wall with 'Khandki' stone masonry with fancy gate for approach. Necessary plantation, Garden to be done with Landscape Consultant or repute.

**(16) MISCELLANEOUS :**

Pop Cornice, Bathtubs in bathrooms, Mosquito net on windows, Plastic emulsion Paint for internal work, Swimming Pool (area 900 Sq. Ft.), Fibre optic cable network, Telephone Network, Any Security, Epabx.

The above list is not exhaustive. Any items not specifically covered hereinabove shall also be executed by the Developer at his own cost, using SUPERIOR MATERIALS available in the market and of the HIGHEST QUALITY WORKMANSHIP.



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SIGNED AND DELIVERED  
BY THE WITHINNAMED  
OWNERS/ VENDORS

*Albo*


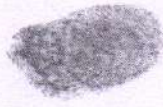





Shri. Pierre Antonio Lobo  
Attorney for

**Shri. Kishore Arjun Mansukhani,**  
For M/s. Zephyr Holdings



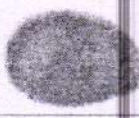




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Right Hand Fingers

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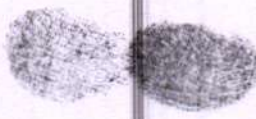

SIGNED AND DELIVERED BY THE  
WITHIN NAMED PURCHASER

**Shri. Sharan Morajkar**  
Attorney for  
**Shri. Suraj Morajkar**  
For Sun Estates Developers

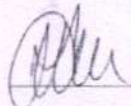
Left Hand Fingers

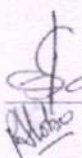
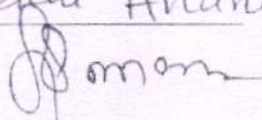
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Right Hand Fingers

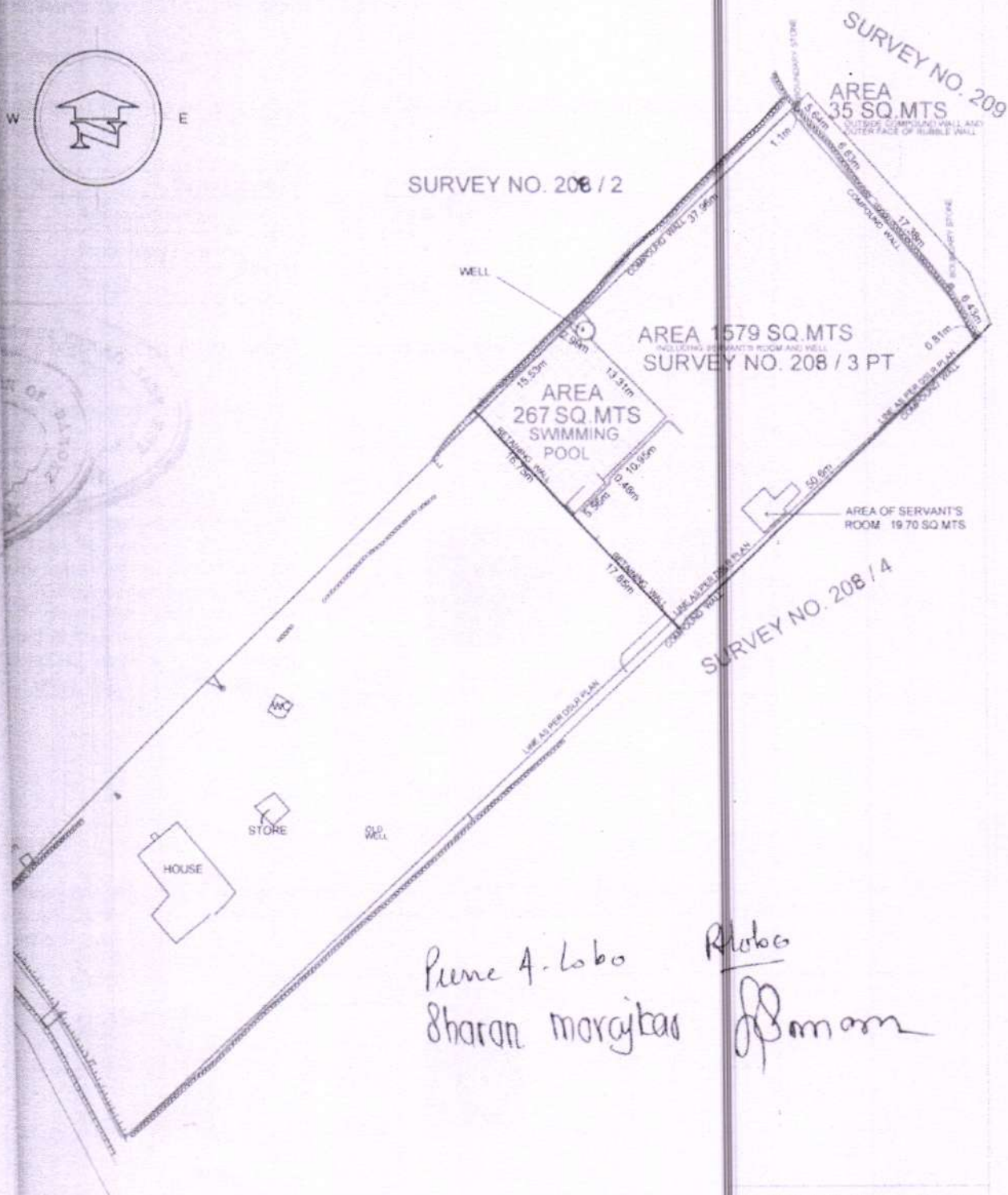
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IN THE PRESENCE OF:-

[i]  Adv. Mihun Goukhar

[ii]  Anand R. Redhekar  






SURVEY NO. 209  
AREA  
35 SQ. MTS

AREA  
267 SQ.MTS  
SWIMMING  
POOL

AREA OF SERVANT'S ROOM 19.70 SQ MTS

SURVEY NO. 208 / 4

Pune 4-6-60  
Sharan Moraykar

Rubio  
Barnum

NOTE: THE PLAN IS DRAWN AS PER THE  
EXISTING PHYSICAL SITE BOUNDARIES

COMPOUND WALL	كُنُوز	RUBBLE RETAINER
EXISTING RUBBLE WALL		
ELECTRIC POLE		
CHANGE OF SLOPE LINES		
BOUNDARY STONE		
STRUCTURES		

**PLAN**  
OF PART OF THE PLOT BEARING  
SURVEY NO. 203/3 SITUATED  
AT CANDOLIM VILLAGE OF  
BARDEZ TALUKA

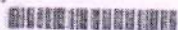
BOSCO M. GONSALVES

CIVIL ENGINEER  
ARCHITECT  
CIVIL / RES. AFFILIATION: UPPERM. REGISTRATION: 0000000000000000  
PRA 1000 1 40 2000

CLIENT			
CONTENTS	CONTOUR PLAN	DATE OF REVISION	JUNE 2006

CRD NO	BAR CAN / BURAI	5	0	5
	PRO JUNE 2009	100%		





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Office of Sub-Registrar Bardez

Government of Goa

Print Date &amp; Time : 23-12-2011 10:47:49 AM

Document Serial Number : 6012



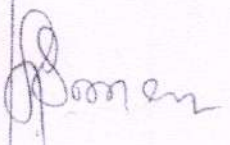
Presented at 10:32:00 AM on 23-12-2011 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	300000.00
2	Processing Fees	640.00
	Total :	300640.00

Stamp Duty Required: 375000.00

Stamp Duty Paid: 450500.00



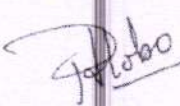
Sharan Sagun Morajkar presenter

Name	Photo	Thumb Impression	Signature
Sharan Sagun Morajkar, S/o Sagun Morajkar, Married, Indian, age 33 Years, Business, r/o Candolim, Bardez-Goa PAN No. ALSP59014P. As POA holder for the Owner/ Developer No's. 1 & 2 vide POA dated 25/03/2011, executed before the Notary, Shridhar Tamba, Panaji, under Reg. No. 37790/2011			

## Endorsements



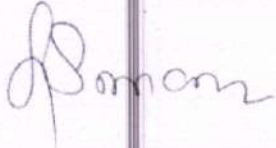
## Executant

1. Pierre Antonio Lobo, S/o Late Dominic L.B. Lobo, Married, Indian, age 48 Years, Business, r/o 1st Floor, Rahul Apts, Alto Betim, Porvorim Bardez Goa. As POA holder for Vendor dated 14/11/2006, executed at Notary Emerico Afonsa, Panaji Goa.

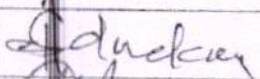
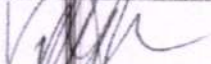
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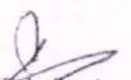


2 . Sharan Sagun Morajkar, S/o Sagun Morajkar, Married, Indian, age 33 Years, Business, r/o Candolim, Bardez-Goa  
PAN No. ALSPS9014P. As POA holder for the Owner/ Developer No's. 1 & 2 vide POA dated 25/03/2011,  
executed before the Notary, Shridhar Tamba, Panaji, under Reg. No. 37790/2011

Photo	Thumb Impression	Signature
		

#### Identification

Sr No.	Witness Details	Signature
1	Anand Ravlu Pednekar, S/o late Ravlu Pednekar, UnMarried, Indian, age 57 Years, Self-employed, r/o Ansabhat, Mapusa Bardez Goa	
2	Mithun Govekar, Laxman Govekar, UnMarried, Indian, age 30 Years, Advocate, r/o Verem, Bardez-Goa	

  
Sub-Registrar

SUB-REGISTRAR



Book-1 Document  
Registration Number BRZ-BK1-05983-2011  
CD Number BRZD262 on  
Date 23-12-2011

Sub-Registrar (Bardez)

SUB - REGISTRAR

Scanned By:- Saclanand

Signature:-

Designed and Developed by C-DAC, ACTS, Pune