

346/2021



गोवा GOA

Serial No 4165 Place of Vendor, Panaji Date 1/2/21
Value of Stamp Paper 1000
Name of Purchaser _____
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :

565339



M Sign of Stamp Vendor
Mangala N. Karanurkar
License No AC/STP/VEN/747/99
[Signature] Sign of Purchaser

AGREEMENT OF DEVELOPMENT

THIS AGREEMENT OF DEVELOPMENT is made at Panaji, Goa, on this 1st day of February, 2021;

[Signature]
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BETWEEN

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.

having its office at 2nd Floor, Atur Chambers, 2A Moledina Road, Pune 1 and represented herein by its partners:

- a. **Mr. KISHORE ARJAN MANSUKHANI**, major of age, s/o Mr. Arjun Mansukhani, businessman, married, Indian National, holding PAN Card No _____ and Aadhar Card No. _____ and resident of 8, Shree Narsimha Co-operative Housing Society Limited, 194 Boat Club Road, Pune, 411 001;
- b. **Mr. SUVIR INDURSEN MIRCHANDANI**, major of age, s/o Mr. Indursen Mirchandani, married, Indian National, holding PAN Card No _____ and Aadhar Card No. _____ and resident of 701 Silver Leaf Apartment, Opp. Boat Club Road, Currimbhoy Road, Pune 411 001;

both represented herein through their Attorney-holder:

Mr. PIERRE ANTONIO LOBO, major of age, s/o late Mr. Dominic L. B. Lobo, Indian National, businessman and resident of 'PERIWINKLE VILLA', H. No 435/30-9, Green Valley, Chogm Road, Near Little Steps School, Alto-Pilerne, Porvorim, Bardez, Goa, duly constituted vide power of attorney dated 23rd day of December, 2015, executed before Notary Adv. Gorakh V. Kirve under registration No. B7554/20151, hereinafter referred to as the '**OWNER**' (which expression shall, unless repugnant to the context or meaning, mean and include their heirs, successors, legal representatives, administrators and assigns) of the ONE PART.

P. Lobo
P. Lobo
[Signature]

AND

M/s ASHRAY REAL ESTATE DEVELOPERS, a Partnership Firm 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, Goa, holding PAN Card No. _____ and represented herein by its partners:

1. **Mr. GIRISH RAGHA**, major of age, s/o Mr. Laxman Ragha, holding PAN Card No. _____ Aadhar Card No. _____

and;

2. **Mrs. ASHWINI RAGHA**, major of age, d/o Mr. Ramesh Shetty and w/o Mr. Girish Ragha, holding PAN Card No. _____

Aadhar Card No. _____ and represented herein through her attorney holder **Mr. GIRISH RAGHA**, duly constituted vide power of attorney dated 30th July, 2008, executed before the 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, Taleigao, Tiswadi, Goa, hereinafter referred to as 'DEVELOPER' (which expression shall unless repugnant to the context and meaning shall be deemed to mean and include their heirs, heirs of the partners, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

1. There exists a property known as 'PADRE AGNEL WADDO' alias 'GAUNCHI ARADI' alias 'SIMECHEM TEMBA' alias

 Ashwin Ragha

'XEMECCHEM BATA' alias 'SIMIACHEM TEMBA', totally admeasuring 5,650 sq. mtrs, bearing survey no. 519/6 of the Village Panchayat of Anjuna, situated at Sonarvaddo, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, hereinafter referred to as the SAID PROPERTY for brevity sake and more particularly described under Schedule I hereunder.

2. The SAID PROPERTY formed part of a LARGER PROPERTY which was purchased by the OWNER vide Agreement of Sale dated 28-09-2011, which Agreement is registered under No. BRZ-BK1-05329-2011, CD Number BRZD248 on 17-11-2011 in the Office of the Sub-Registrar of Bardez, at Mapusa and Deed of Sale dated 27-02-2018, registered under BRZ-BK1-01237-2018, CD Number BRZD795 on 15-03-2018 in the Office of the Sub-Registrar of Bardez, at Mapusa.
3. The OWNER is therefore vested with right, title and interest in the SAID PROPERTY and is in exclusive possession of the SAID PROPERTY.
4. The OWNER hereby declares that it has not created any charge, encumbrance or lien on the SAID PROPERTY nor is there any legal encumbrance preventing the OWNER from entering into these presents
5. The DEVELOPER has agreed to carry out the development at its exclusive cost in the SAID PROPERTY by constructing villas therein which development shall be known as '**MAYBERRY II**'

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and shall hereinafter be referred to as the 'SAID PROJECT' for brevity's sake.

6. The OWNERS and the DEVELOPER have agreed to the development of the SAID PROPERTY by the DEVELOPER subject to the apportionment of the Villas as under:

a. OWNERS – Villa Nos. **1, 4, 5 & 10**

The OWNERS shall amongst themselves, appropriate the villas as under:

b. DEVELOPER – Villa Nos. **2,3, 6, 7, 8, 9 & 11**

The villas allotted to the parties herein are more particularly described and delineated in Schedule III & IV hereunder and delineated in the plans annexed hereto.

7. The DEVELOPER has applied for and obtained the following, viz:

a. Conversion Sanad dated 05-11-2018 bearing No. 4/252/CNV/AC-III/2018/1223 from the Office of the Addl. Collector – III, at Mapusa.

b. Conversion Sanad dated 05-11-2018 bearing No. 4/258/CNV/AC-III/2018/1222 from the Office of the Addl. Collector – III, at Mapusa.


c. Technical Clearance Order dated 04-02-2019 bearing No. TPB/4669/ANJ/TCP-19/908 from the Town and Country Planning Department, Mapusa, Bardez, Goa.

d. Technical Clearance Order dated 16-09-2020 bearing No. TPB/4670/ANJ/TCP-20/3451 from the Town and Country Planning Department, Mapusa, Bardez, Goa.





- e. No Objection Letter bearing No. PHCS/HS/NOC/18-19/2089 dated 13-03-2019 from the Primary Health Centre, Candolim
- f. No Objection Letter bearing No. PHCS/NOC-Const/20-21/1148 dated 23-09-2020 from the Primary Health Centre, Candolim.

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8. The DEVELOPER has also applied and obtained Construction License for the SAID PROJECT vide Construction License bearing No VP/ANJ-CAI/2018-19/4387 dated 16-03-2019 and Construction License bearing No VP/ANJ-CAI/2020-2021/2107 dated 22-10-2020 from the Village Panchayat of Anjuna, to construct the SAID PROJECT known as 'MAYBERRY II'.
 9. The parties hereto have agreed to execute these presents on the following terms and conditions.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. IN CONSIDERATION of the aforesaid agreement and in pursuance of the OWNERS allotting to the DEVELOPER Villa Nos. **2, 3, 6, 7, 8, 9 & 11**, more particularly described under Schedule III hereunder and delineated in the plans annexed hereto, the DEVELOPER shall carry out construction of the SAID PROJECT i.e. construction of the villas for the OWNERS herein bearing Villa Nos **1, 4, 5 & 10**, delineated in the plans annexed hereto and more particularly described under Schedule II hereunder. The OWNERS hereby permit the

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DEVELOPER to develop the SAID PROPERTY by constructing thereon the SAID PROJECT known as 'MAYBERRY II' having obtained the above Construction License from the Village Panchayat, no objection Certificates and Development Permissions from the Town & Country Planning and Development Authority, North Goa Planning and Development Authority and/or any other statutory body and/or authority as may be required in law.

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2. The DEVELOPER shall complete the SAID PROJECT at its exclusive cost within a period of **36 (Thirty Six)** months from the date of execution of these presents subject to an extension of 6 months. The DEVELOPER shall carry out the construction strictly in terms of the approved plans with good quality materials and the specifications and amenities detailed under Schedule IV hereunder. 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.
 3. 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

Photo



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.



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4. The DEVELOPER in consultation with the OWNER 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 the villas in the SAID PROJECT from the respective purchaser/s and to deposit the same in terms of the clauses herein in the joint venture account to be opened as under.
 5. 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 OWNER herein as a nominee of the OWNER.
 6. The DEVELOPER does agree with the OWNER 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

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SAID PROPERTY under the license of the OWNER herein as a nominee of the OWNER.


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7. 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 Schedule IV herein.
 8. It is agreed by the parties that there shall be a monthly review 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 OWNER 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 OWNER is of the opinion that the pace of the construction of the SAID PROJECT is unsatisfactory, then the OWNER 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 OWNER shall be entitled to terminate this Agreement, and in such event, the amount, after deducting 10% spent by the DEVELOPER for the construction shall be reimbursed to the DEVELOPER by the OWNER on completion and sale of all villas of the SAID PROJECT by the OWNERS.

9. 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.
10. 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 apportionment of built-up areas (villas) 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 villas in the SAID PROJECT in order to safeguard the consideration payable to the OWNER of the SAID PROPERTY.
11. 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/ OWNERS.
12. The OWNER hereby declares that it has not created any charge, encumbrance or lien on the SAID PROPERTY nor is

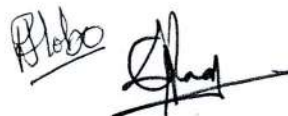


the SAID PROPERTY subject matter of any litigation or acquisition and that they shall not create any charge, encumbrance and/or lien on the SAID PROPERTY and shall keep the SAID PROPERTY free from any and all encumbrances, charges or lien during the currency of this Agreement and shall indemnify and keep indemnified the DEVELOPER against any defect in title.



13. It is hereby agreed by and between the parties that the DEVELOPER shall hereby indemnify the OWNER against any claims that may be raised by prospective purchaser/s in respect of any delay in handing over possession of the villas to the prospective purchaser/s as also as regards the quality of construction executed by the DEVELOPER.

14. It is hereby agreed by and between the parties that the OWNER 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 villa/s in the SAID PROJECT but it is the DEVELOPER that shall be solely responsible/liable for handing over possession of the villa/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 villa/s and also for the quality of construction of the villa/s in terms of the specifications agreed upon under Schedule IV hereunder and the licenses/permissions issued for the SAID PROJECT.




14. It is hereby agreed between the parties that the usual books of accounts of business shall be regularly and properly maintained and each party to this Agreement shall have free access to the same and shall be at liberty to take extracts there from as the parties hereto may deem necessary.
15. **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 Villa/s in the SAID PROJECT in the SAID PLOT, as also the final consideration at the time of execution of the Deed of Sale and/or handing over possession of the Villa/s in the SAID PROJECT, shall be deposited by the DEVELOPER in '**MAYBERRY II 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 19 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.
16. In case of disputes and differences between the parties hereto, the same shall be referred to arbitration as per the



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provisions of the Arbitration and Conciliation Act, 1996 and in case of disputes only the Courts in Goa shall have jurisdiction.

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18. Any increase in F.A.R of the SAID PROPERTY will inure to the benefit of the parties hereto with respect to the villa allotted to the party as above.
 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 OWNER:

2nd Floor, Atur Chambers,

2A Moledina Road, Pune 1

Email:

suvir.mirchandani@gmail.com,

kishore.mansukhani@gmail.com

Phone:

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Mr. Kishore Mansukhani: 98220 22098

Mr. Suvir Mirchandani: 98220 22097

ADDRESS OF THE DEVELOPER:

Office No. 2, 2nd floor, Landscape Shire,
Caranzalem, Panaji, Goa, 403002

Email: ashraygoa@gmail.com

Phone:

i. Mr. Girish Ragha: 98221 27197

ii. Mrs. Ashwini Ragha: 9822127198

SCHEDULE I

[SAID PROPERTY]

ALL THAT PROPERTY known as 'PADRE AGNEL WADDO' alias 'GAUNCHI ARADI' alias 'SIMECHEM TEMBA' alias 'XEMEACHEM BATA' alias 'SIMIACHEM TEMBA', totally admeasuring **5,650** sq. mtrs, bearing survey no. **519/6** of the Village Panchayat of Anjuna, situated at Sonarvaddo, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, described under No. 5606, page 92 of Book B-38(old) and No. 17875 at pages 108v of Book B-46 in the Land Registration Office of Bardez, not known to be registered in the Taluka Revenue Office and is bounded as under:

On or towards the EAST : by survey no 519/7 and 518/1

On or towards the WEST : by survey no. 520/1, 520/2, 3 & 4 and partly by the 8-meter wide internal road;

On or towards the NORTH : by survey nos. 519/7 and partly by the 8-meter wide internal road;

On or towards the SOUTH : by survey no. 518/1 and the nullah.

SCHEDULE II
[OWNER'S VILLAS]

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1. ALL THAT VILLA bearing Nos. **1**, designated as Type **A**, admeasuring **251** sq.mtrs of carpet area, **375.9** sq.mtrs of built-up area, **407.5** sq.mtrs of super-built up area, together with plot of **465** sq.mtrs, with garden area of **277** sq.mtrs, consisting of 4 (four) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.
 2. ALL THAT VILLA bearing Nos. **4**, designated as Type **A**, admeasuring **251** sq.mtrs of carpet area, **375.9** sq.mtrs of built-up area, **407.5** sq.mtrs of super-built up area, together with plot of **359** sq.mtrs, with garden area of **171** sq.mtrs, consisting of 4 (four) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.
 3. ALL THAT VILLA bearing Nos. **5**, designated as Type **A**, admeasuring **251** sq.mtrs of carpet area, **375.9** sq. mtrs of built-up area, **407.5** sq.mtrs of super-built up area, together with plot of **263** sq.mtrs, with garden area of **75** sq.mtrs, consisting of 4 (four) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.
 4. ALL THAT VILLA bearing Nos. **10**, designated as Type **D**, admeasuring **176** sq.mtrs of carpet area, **282** sq. mtrs of built-up area, **313.6** sq.mtrs of super-built up area, together with plot of **375** sq.mtrs, with garden area of **181** sq.mtrs, consisting of 3 (three) bedrooms, hall, kitchen and swimming pool and shall


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include share in the common areas, amenities, parking and passages.


(The OWNER'S VILLAS are delineated in the plan annexed hereto)

SCHEDULE III

[DEVELOPER'S VILLAS]

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1. ALL THAT VILLA bearing Nos. **2**, designated as Type **A**, admeasuring **251** sq.mtrs of carpet area, **375.9** sq.mtrs of built-up area, **407.5** sq.mtrs of super-built up area, together with plot of **356** sq.mtrs, with garden area of **167** sq.mtrs, consisting of 4 (four) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.
 2. ALL THAT VILLA bearing Nos. **3**, designated as Type **A**, admeasuring **251** sq.mtrs of carpet area, **375.9** sq.mtrs of built-up area, **407.5** sq.mtrs of super-built up area, together with plot of **330** sq.mtrs, with garden area of **141** sq.mtrs, consisting of 4 (four) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.
 3. ALL THAT VILLA bearing Nos. **6**, designated as Type **A**, admeasuring **251** sq.mtrs of carpet area, **375.9** sq.mtrs of built-up area, **407.5** sq.mtrs of super-built up area, together with plot of **291** sq.mtrs, with garden area of **103** sq.mtrs, consisting of 4 (four) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.

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4. ALL THAT VILLA bearing Nos. **7**, designated as Type **B**, admeasuring **225** sq.mtrs of carpet area, **324.6** sq.mtrs of built-up area, **356.2** sq.mtrs of super-built up area, together with plot of **446** sq.mtrs, with garden area of **229** sq.mtrs, consisting of 4 (four) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.
 5. ALL THAT VILLA bearing Nos. **8**, designated as Type **C**, admeasuring **187** sq.mtrs of carpet area, **245.6** sq.mtrs of built-up area, **275.5** sq.mtrs of super-built up area, together with plot of **291** sq.mtrs, with garden area of **111** sq.mtrs, consisting of 3 (three) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.
 6. ALL THAT VILLA bearing Nos. **9**, designated as Type **D**, admeasuring **176** sq.mtrs of carpet area, **282** sq.mtrs of built-up area, **313.6** sq.mtrs of super-built up area, together with plot of **408** sq.mtrs, with garden area of **214** sq.mtrs, consisting of 3 (three) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.
 7. ALL THAT VILLA bearing Nos. **11**, designated as Type **E**, admeasuring **100.64** sq.mtrs of carpet area, **216.76** sq.mtrs of built-up area, together with plot of **270** sq.mtrs, consisting of 3 (three) bedrooms, hall, kitchen and swimming pool and shall include share in the common areas, amenities, parking and passages.

(The DEVELOPER'S VILLAS are delineated in the plan annexed hereto)

R. Hobo *[Signature]*

SCHEDULE IV
[SPECIFICATIONS & AMENITIES]

1. R.C.C framed structure in M25 Concrete with branded HYSD bars
2. External walls in 23 cm. thick Bricks/ Concrete blocks.
3. Internal walls in 10 cm. thick bricks/ Concrete blocks
4. External plaster in cement mortar in two coats, internal plaster finished with plaster of paris or gypsum plaster.
5. Waterproofing with 5 years' warranty
6. Good quality flooring and walls & tiles costing Rs.125/sq.ft
7. Staircase steps in natural stone/wood.
8. Natural stone/wood for the window ledges.
9. Monier or equivalent roofing tiles.
10. Toilet wash basin, W.C., taps, of standard Kohler or Grohe or Toto with stainless steel fittings like towel rod, glass shelf, and shower enclosure.
11. Granite/ Marble wash basin counters.
12. Solar water heater arrangement
13. External paint in texture with Apex Ultima or equivalent.
14. Internal paint in Royale or equivalent.
15. Main door in solid first class teakwood, Internal doors in panelled veneer finish with melamine with good quality hardware.
16. Windows in UPVC/Anodised aluminium/teakwood with good quality fittings and with mosquito screen shutters.
17. Modular Kitchen cabinets with stainless steel sink, hob and chimney

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18. Fire resistant cables of finolex with Le-grand or equivalent electrical switches.
19. Multiplug sockets.
20. TV and telephone points in all the rooms.
21. Intercom facility with main security cabin
22. MS powder coated or cast iron balcony railing.
23. Wooden deck for each Villa
24. LED lights in the garden
25. Standard LED light fixtures inside and outside the Villa.
26. Landscaping
27. Cobble stone/ pavers for driveway.
28. Drip irrigation system for plants.
29. Sump tank, septic tank and soak-pit for the complex
30. Generator with full back-up

IN WITNESS WHEREOF the parties hereto have executed these presents on the date hereinabove mentioned.

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

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Mr. PIERRE ANTONIO LOBO

as attorney holder of:

- i. Mr. KISHORE ARJAN MANSUKHANI
- ii. Mr. SUVIR INDURSEN MIRCHANDANI
Partners
M/s ZEPHYR HOLDINGS

ALobo *[Signature]*

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

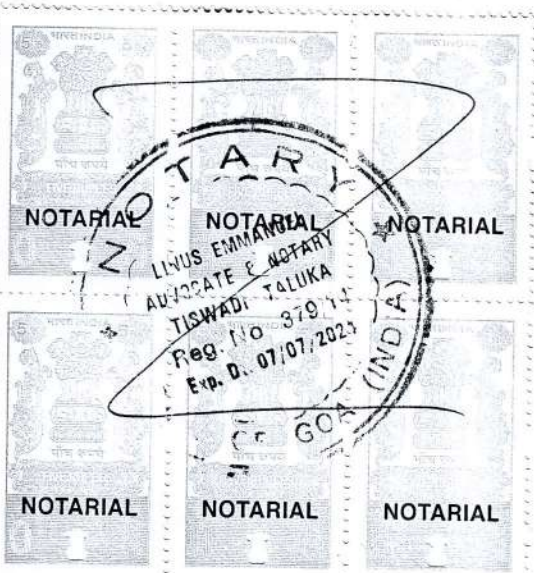


Mr. GIRISH RAGHA
for self & attorney holder of
Mrs. ASHWINI RAGHA
Partners
M/s ASHRAY REAL ESTATE DEVELOPERS

IN THE PRESENCE OF:


1. *Vicky Bala*

2. *Shradha K. Bhandari* (Shradha K. Bhandari)



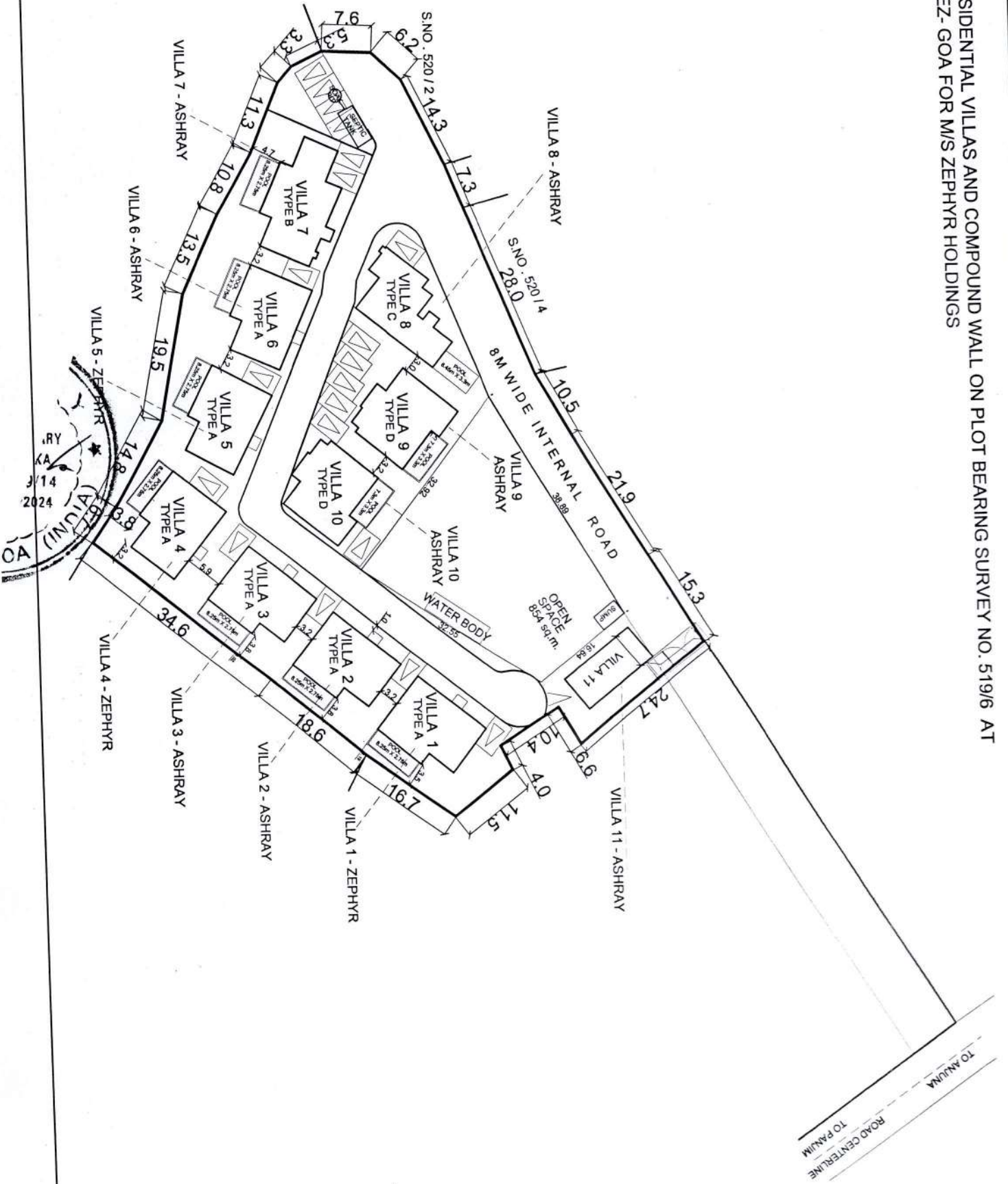
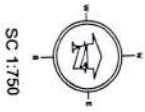
EXECUTED BEFORE ME
WITNESS MY HAND

SR. No. 346 DATED 8/02/2024



Linus Emmanuel,
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14

PROPOSED RESIDENTIAL VILLAS AND COMPOUND WALL ON PLOT BEARING SURVEY NO. 519/6 AT ANJUNA, BARDEZ- GOA FOR M/S ZEPHYR HOLDINGS



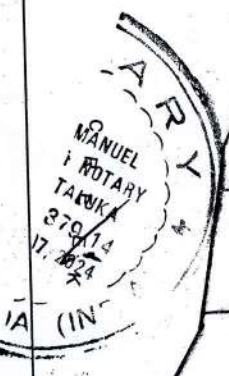
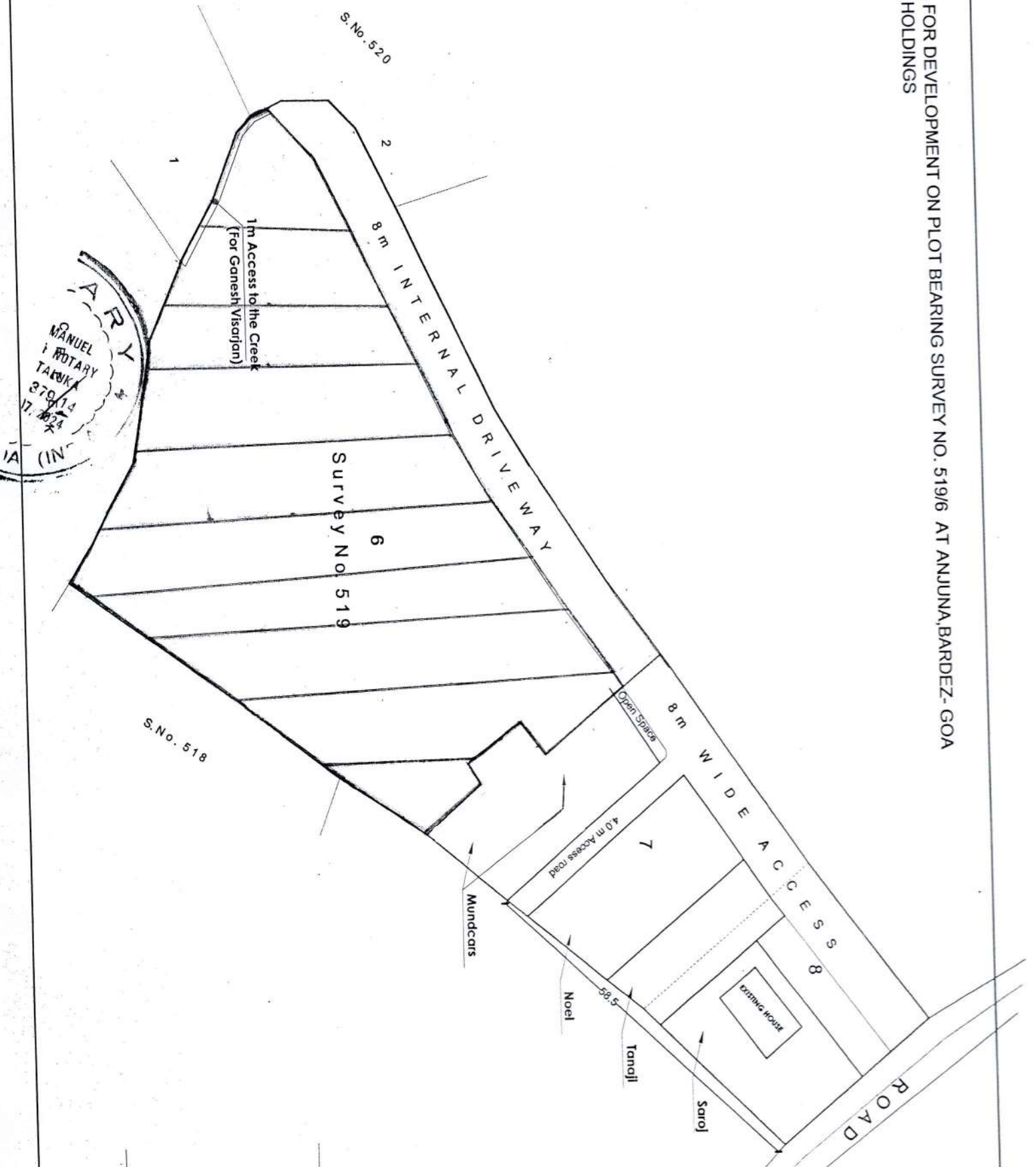
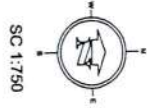
DEVELOPER

[Handwritten Signature]

OWNER

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PROPOSED AREA FOR DEVELOPMENT ON PLOT BEARING SURVEY NO. 519/6 AT ANJUNA, BARDEZ- GOA
FOR M/S ZEPHYR HOLDINGS



DEVELOPER

OWNER