

For CITIZEN CREDIT
CO-OP. BANK LTD.



Authorized Signatory

(Rupees Eleven Lacs Twenty Five Thousand Only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 02233
197936



NON JUDICIAL गौज
JUL 22 2013

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Rs. 1125000/- PB7147

सत्यमेव जयते

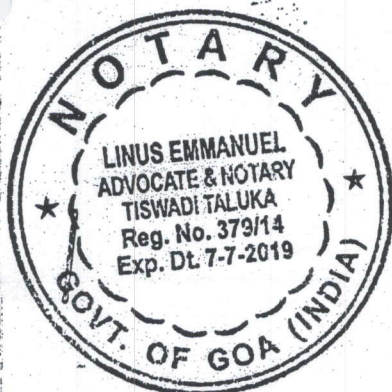
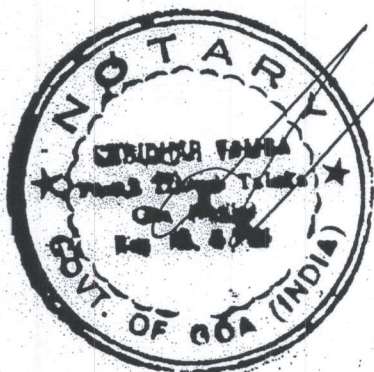
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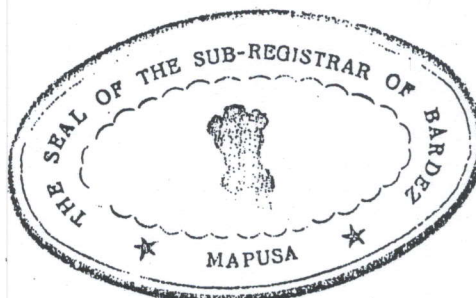
GOA

CERTIFIED TRUE COPY

Name of Purchaser ZEPHYR HOLDINGS



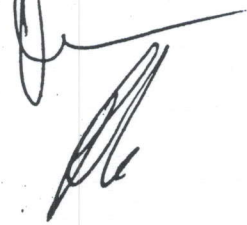
3-13
2013



DEED OF SALE

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THIS DEED OF SALE is made at Mapusa-Goa on this 23rd day of July 2013 between:-1.-(i) Shri Felix D'Souza, of 61 years, son of late Celestine Casmiro D'Souza, widower, holding PAN Card no.BMVPD9095C, retired, and (ii) Shri Charles D'Souza, aged 37 years, in service, unmarried, holding PAN Card no.AXIPD6588M, son of Shri Felix D'Souza, and (iii) Shri Celestino D'Souza, aged 38 years, unemployed, unmarried, holding PAN Card no. BMVPD9094D, son of Shri Felix D'Souza, all residing at H.No.200-Kalbatti-Pilerne-Bardez-Goa, herein-after referred to as the "OWNERS/ VENDORS" (which expression shall include their heirs, successors, administrators and assigns) of the FIRST PART AND (2)M/s. ZEPHYR HOLDINGS, a Partnership Firm registered under the Indian Partnership Act having its office at Pune and holding PAN Card No.AAAFZ0654P, herein represented by its Partners, (i) Shri Kishore Arjun Mansukhani, aged 55 years, in business, holding PAN Card no.AAZPH6523D, son of A. Mansukhani, residing

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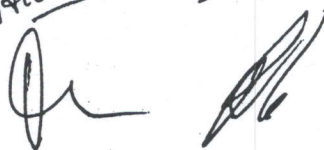
Road, Manjari Pune-412307 hereinafter referred to as "THE PURCHASERS" (which expression shall include its successors, legal representatives and assigns) of the SECOND PART.

All Indian Nationals.

The Vendor at Sr.no.1.(i) and (iii) are herein represented by their Attorney the Vendor at Sr.no.1(ii) as constituted vide specific Power of Attorney dated 14-3-2012 executed before Notary Gajanan G.S.Dhumatkar of Alto-Betim, Bardez Goa.

WHEREAS there exists a part and parcel of land admeasuring 11,575m² identified as BATULEM bearing sy.no.97/5 of Village Pilerne, situated at Pilerne, within the limits of Village Panchayat Pilerne-Marra, Taluka and Registration Sub-District of Ilhas, District North Goa in the State of Goa which property with the exclusion of 30m² acquired by the Government of Goa is hereinafter referred to as the SAID PROPERTY and is described in detail in the Schedule hereunder.

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WHEREAS THE SAID PROPERTY originally belonged to Smt. Olinda Aurora Francisco Felicidade Rodrigues, wife of Celestino D'Souza as stands inscribed in her favour under no.13705 at folio 130 (R) of book G-24 on 31-7-1941 in the Office of Land-Registrar Bardez.

WHEREAS by Order of Homologation dated 5-10-2011 in the Inventory Proceedings no. 459/2010/C conducted on the death of the said Olinda D'Souza and others in the Court of Civil Judge Senior Division Mapusa the said property listed as item no.I was allotted to the Vendors hereto.

WHEREAS the Owners/Vendors have thus represented to be the sole and exclusive Owners in possession of the said Property.

WHEREAS on 29-8-2012 the Parties hereto entered into an Agreement for Sale of the said Property at a total consideration of Rs.3,75,00,000/- (Rupees three crores seventy five

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lakhs only) which Agreement is duly registered under Book I Doc.Reg.no.BRZ-BK1-03925-2012 CD No.BRZD371 in the Office of Registrar Bardez.

WHEREAS the Purchasers do hereby purchase the said property in the following proportion

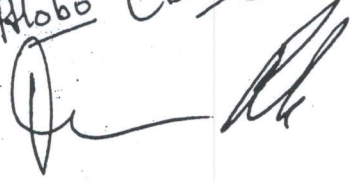
- (a)-Zephyr Holding 71%
- (b)-Shri Vivek Kamal Seth 17.5%
- (c)-Shri Ramesh Gule ... 11.5% in terms of the said Agreement dated 29-8-2012..

NOW THIS INDENTURE WITNESSETH:-

1.- That in pursuance of the Agreement dated 29-8-2012 and in consideration of the amount of Rs. 3,75,00,000/- (Rupees three crores seventy five lakhs only) paid by the Purchasers to the Vendors as described in the Schedule of Payment hereinbelow mentioned; which amount the Vendors do hereby admit and acknowledge having received and of and from the same and

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every part thereof do hereby acquit, release and discharge the Purchasers; they the Vendors hereby grant, transfer, assign, assure and convey unto the Purchasers all the SAID PROPERTY more particularly described in the Schedule hereunder written TOGETHER WITH ALL trees, drains, ways, paths, passages, common gullies, waters, water, privileges, easements, advantages and appurtenances to the SAID PROPERTY usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the advantages, benefits, easements, estate, right, title, interest use, possession, claim and demand whatsoever of the Vendors into and upon the said Property and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASERS forever, THE SAID PROPERTY 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 COVENANT WITH THE

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PURCHASERS that notwithstanding any act, deed or things done or executed by the Vendors or knowingly suffered to the contrary they the Vendors now have in themselves good rights, full power and absolute authority to grant the SAID PROPERTY hereby granted sold and conveyed or expressed so to be UNTO AND TO USE OF THE PURCHASERS in the manner aforesaid AND THAT the Purchasers shall and may at all times hereafter quietly and peacefully possess and enjoy all the rights to the SAID PROPERTY sold hereunder and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the 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 Vendors or any person or persons lawfully or equitably claiming any estate or interest in the 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 Purchasers do and execute

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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 any be reasonably required.

2.- The Vendors have declared and assured the Purchasers about the absolute clear and marketable title of the Vendors have today put the Purchasers in exclusive vacant and peaceful possession of the said Property to be held and its profits enjoyed by the Purchasers forever peacefully without any harm or hindrance from the Vendors and the Vendors do hereby indemnify the Purchasers against any Third Party claim if made to the SAID PROPERTY on account of the Vendors which shall be settled by the Vendors at their cost without any reference to the Purchasers and without disturbing the possession and title of the Purchasers.

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3.- The Vendors do hereby give their exclusive consent and no objection to the Purchaser to conduct the mutation proceedings in the Survey Records of Rights and get the name of the Purchasers recorded in the Form I and XIV under the Provisions of Land Revenue Code.

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

5.- The present fair market value of the said property is Rs.3,75,00,000/- and as such stamp duty of Rs.15,00,000/- is payable hereto out of which an amount of Rs.3,75,000/- is paid against the Agreement dated 29-8-2012 and the balance of Rs.11,25,000/- is affixed hereto which is borne by the Purchaser, as confirmed by Zoning Certificate dated 4/1/2012 under inversed no. 53.

SCHEDULE

(Description of the said Plot)

All that part and parcel of land admeasuring 11,575m² identified as BATULEM bearing sy.no.97/5 of Village Pilerne, situated at Pilerne,

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within the limits of Village Panchayat Pilerne-Marra, Taluka and Registration Sub-District of Ilhas, District North Goa in the State of Goa described under no.16538 of book B-43 New in the Office of Land Registrar of Bardez nor enrolled in the Taluka Revenue Office but is surveyed under Cadastral Sy.no.1281.

The said property is bounded as under:-

Towards the North:- Sy.no.97/4 and 3 of Pilerne

Towards the South:- Sy.no.97/6 of Pilerne

Towards the East :- Public Road.

Towards the West :- Sy.no.90 of Pilerne.

SCHEDULE OF PAYMENT

Ch.no.	Date	Drawn on	Amount	Paid to
426065	03-09-2012	HDFC-Goa	1,050,000	Charles D'Souza
426064	03-09-2012	HDFC-Goa	2,500,000	Felix D'Souza
143826	3-9-2012	ICICI-Pune	5,75,000	Celestino D'Souza

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88187 3-9-2012 IDBI-Pune 2,00,000 Charles
D'Souza

88188 3-9-2012 IDBI-Pune 6,75,000 Celestino
D'Souza

426072 5-12-2012 HDFC-GOA 2,100,000 Felix
D'Souza

88227 5-12-2012 IDBI-Pune 1,750,000 Felix
D'Souza

143831 5-12-2012 ICICI-Pune 1,150,000 Felix
D'Souza

426073 5-12-2012 HDFC-GOA 2,500,000 Charles
D'Souza

426074 5-12-2012 HDFC-GOA 2,500,000 Celestino
D'Souza

426095 15-3-2013 HDFC-GOA 5,000.000 Felix
D'Souza

426096 15-3-2013 HDFC-GOA 2,100,000 Celestino
D'Souza

166631 15-3-2013 IDBI-Pune 1,350,000 Charles
D'Souza

166632 15-3-2013 IDBI-Pune 400,000 Celestino
D'Souza

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143832 15-3-2013 ICICI-Pune 1,150,000 Charles

D'Souza

31424 10-6-2013 IDBI-Pune 1,687,500 Celestino

D'Souza

31423 10-6-2013 IDBI-Pune 500,000 Charles

D'Souza

83095 10-6-2013 HSFC-Pune 1,437,500 Celestino

D'Souza

32 10-6-2013 HDFC-GOA 2,625,000 Charles

D'Souza

31 10-6-2013 HDFC-GOA 6,250,000 Felix

D'Souza

Total Rs.37,500,000

(Rupees three crores seventy five lakhs only)

Received by Felix D'Souza 18,750,000

Received by Celestino D'Souza 9,375,000

Received by Charles D'Souza 9,375,000

Total Rs.37,500,000

(Rupees three crores seventy five lakhs only).

IN WITNESS WHEREOF the Parties hereto
have set and subscribed their respective hands

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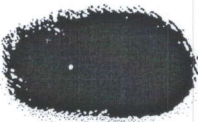
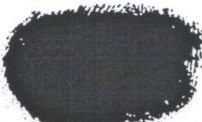
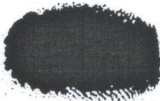
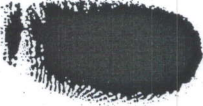
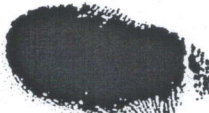
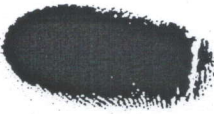
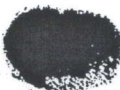
hereunto on the day, month and year first
hereinabove mentioned.

SIGNED AND DELIVE-

RED By the Vendors CD'souza

Shri Charles D'Souza
For self and as Attorney
for
Shri Felix D'Souza
Shri Celestino D'Souza
VENDORS



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SIGNED AND DELIVERED

By the Purchaser

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Alobo

Shri Pierre Antonio Lobo

Attorney for

Shri Kishore Arjun

Mansukhani

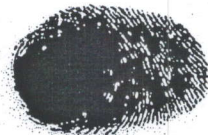
Shri Suvir Indursen

Mirchandani

Partners of M/s. Zephyr

Holdings

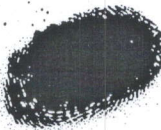
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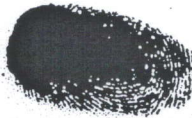
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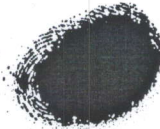
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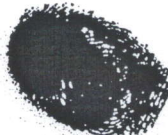
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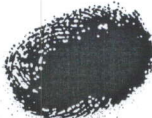
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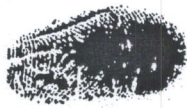
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Vivek S

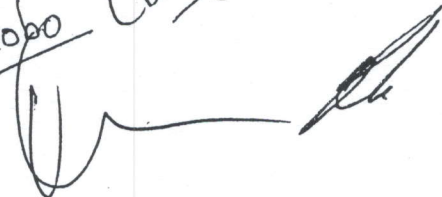


Vivek S

Shri Vivek Kamal Seth

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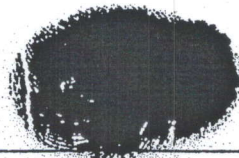
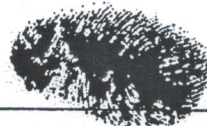
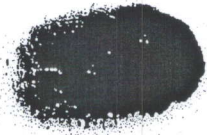
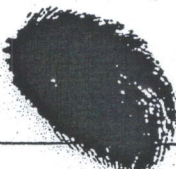
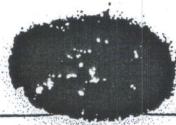
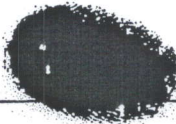
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Ramesh Ghule

Shri Ramesh Ghule
PURCHASERS



Ramesh Ghule

- | | |
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| 1.  | 1.  |
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| 3.  | 3.  |
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WITNESSES:-

1. Manuel S Agavech *MAgavech*

2. Midun Goner *Midun Goner*

Rlobo
Cdsouza

[Signature]



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time.: 24-07-2013 12:37:46 PM

Document Serial Number : 3593

Presented at 12:16:00 PM on 24-07-2013 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1500000.00
2	Processing Fees	500.00
	Total :	1500500.00

Stamp Duty Required: 1125000.00

Stamp Duty Paid: 1125000.00

Ramesh Ghule presenter

Name	Photo	Thumb Impression	Signature
Ramesh Ghule, S/o Shivaji Rao Krishnaji Ghule, Married, Indian, age 59 Years, Business, r/o Raigagh Bungalow, Pune, Solapur Road, Marfari, Pune-412307 PAN No. AFVPF9677H			

Endorsements

Executant

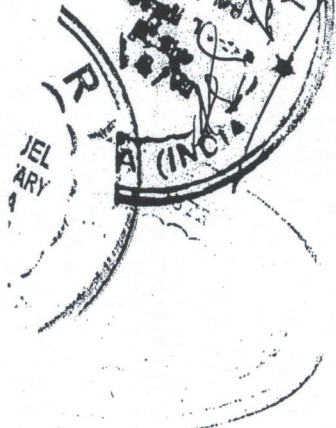
1. Pierre Antonio Lobo, s/o Late Mr. Dominic L. B. Lobo, Married, Indian, age 53 Years, Business, r/o 1st Floor Rahul Apts Alto Betim Road Porvorim Bardez Goa. As a POA holder for Purchaser no 1 & 2 vide POA dated 19/1/2011 executed before Sub Registrar Bardez At Mapusa, under Sr.No.04/2011

Photo	Thumb Impression	Signature

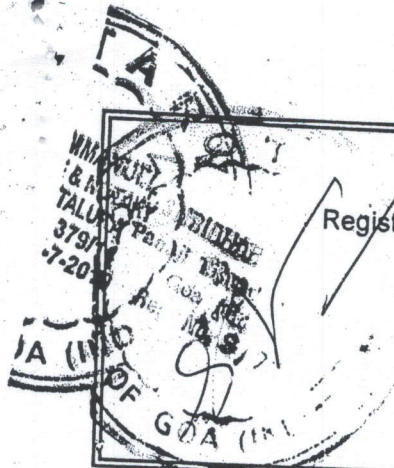
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Signature:

Designed and Developed by C-DAC, ACTS, Pune



SECRETARY



Book-1 Document
Registration Number BRZ-BK1-04051-2013
CD Number BRZD545 on
Date 22-08-2013

Sub-Registrar (Bardez)

**SUB-REGISTRAR
BARDEZ**

Scanned By:- *mhw*

Signature:- *[Signature]*

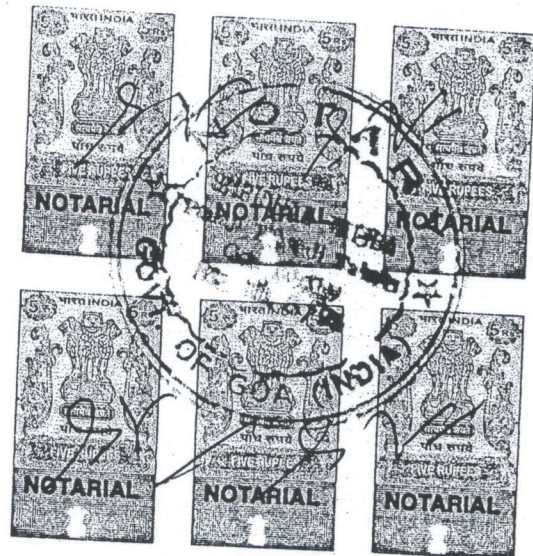
Designed and Developed by C-DAC, ACTS, Pune

*Delivered
23/08/13*

Certified to be a True Xerox Copy
of the original Deed of Sale
Panaji, on this 30-08-2013

[Signature]
S. Tambo
(SHRIDHARIA, ISA)
NOTARY
PANAJI - GOA
INDIA

SR NO 41616(2)



CERTIFIED TRUE COPY OF THE ORIGINAL
SR. NO. *122/15* DATED *24/11/15*

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