



02DD 997184

No. 945 Place of issue Paraji Date of issue 9/11/05

value of stamp paper Twenty five thousand only

Name of the purchaser Kishore Mansukhani

Residing at Bardez

As there is no one other than the purchaser of the 67500/- or lachis seventy

thousand and fifty rupees only the value is attached along with five thousand and

one hundred rupees only

Witnessed by [Signature]

Signature of the purchaser [Signature]

CIVIL REGISTRAR
- (UM) -
SUB-REGISTRAR
BARDEZ

Serial No. 5277
I, the Civil Registrar of the
Bardez, on the 12th of 10/2005
and 10/2005 on 14/11/2005

Stamping Fee 150
Registration Fee 150
Postage 150

3,37,500/-
225/-
10/-
3,37,735/-

KISHORE A. MANSUKHANI
SUWIR. I. MIRCHANDANI
DEED OF SALE

SUB-REGISTRAR
BARDEZ

THIS DEED OF SALE is made at Mapusa, Bardez.

SUB-REGISTRAR
BARDEZ

Goa on this 12th day of December, 2005;



A.D.S.

For ZEPHYR HOLDER

PARTNER



Place of issue Bardez Date of issue 21/11/15 02DD 997185
value of stamp paper Twenty five thousand out
name of the purchaser Kishor Manojchani
residing at Bardez
as there is no other stamp, the value of the stamp is attached along with
the stamp paper

[Signature]
Kishor Manojchani

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ



BETWEEN

1. Mrs. IVONE FELECIDADE ARCANGELA SANTA CLARA
DO ROSARIO DE SOUZA, a. k. a Mrs. Ivone de Souza,
widow of late Mr. Arthur Paul D' Souza, Indian National, 78
years of age, landlady, r/o 94/3 Fattawada, Nerul, Bardez, Goa;

[Signature]
I.L.S.

For ZEPHYR
[Signature]
PAGE 2



No. 945 Place of issue Paraji Date of issue 10/10/2000
Value of stamp paper Twenty five thousand only 0200 997186
Name of the purchaser Kishor Manikhanit
Residing at Pune
As there is no one stamp paper for the value of Rs. Twenty five
Additional stamp paper for the value of this value is attached along thousand only
with.

[Signature]
Signature of the Purchaser

[Signature]
Signature of Purchaser

[Signature]
CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ



2. Mr. LELIS D' SOUZA, s/o late Mr. Arthur Paul D' Souza, 51 years of age, service, married and his wife;
3. Mrs. CHERRYL D' SOUZA, w/o Mr. Lelis D' Souza, 43 years of age, service;
- both Australian Nationals of Indian origin and residents of 5 Howlett Place, Leeming W A 6149;

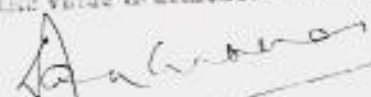
L.D.S.

For ZEPHYRUS
[Signature]
3



Place of value Bardez Date of issue 2/11/05 02DD 997187
Stamp paper Twenty Five Thousand
Value of the purchase Kishor Maheshwar
Selling at Bardez son of Bardez
As there is no one single stamp paper for the value of Rs. one lakh seventy five thousand
additional stamp paper for the completion of the value is attached only

Signature of the Sub-Registrar


Signature of the Registrar


CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ

4. Mr. LOUIS D' SOUZA, s/o late Mr. Arthur Paul D' Souza, 50 years of age, married, service, and his wife;
5. Mrs. HILMA D' SOUZA, w/o Mr. Louis D' Souza, 47 years of age, married, service, both Canadian Nationals of Indian origin, residing at 133 Claudette Gate, Hamilton Ontario, Canada L 9B 2J 7.

For ZEPHYR HOLDINGS

L. D. S.


PARTNER





9/11/22 02DD 997190
Panaji
Twenty thousand only
Kishore Mansabham
Pune
50 lakhs seventy five thousand
only
[Signature]



CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ



- National of Indian origin, residing at 19 Taro Place, Kingsley 6026 WA,
8. Ms. LOULETTA D'SOUZA, d/o late Mr. Arthur Paul D' Souza, 41 years of age, spinster, service, Australian National of Indian origin, residing at 19 Fair Haven Terrace, Hillarys 6025 WA,

For ZEPHYR HOLDINGS

L.D.S.

[Signature]

PARTNER



9/14/07 0200 997191
Danaji
Twenty five thousand and
Kishore Dananjhan
Six lakhs seventy five thousand and

[Signature]

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ

the VENDORS Nos. 2 to 8 are represented herein by
their attorney holder, Mrs. Ivonne de Souza, the VENDOR No.
1 herein, duly constituted vide power of attorney dated
25-11-1987 before the Notary, Shri. S. K. Shetty, having his
office at Bombay.



For ZEPHYR HOLDINGS

PARTNER

L.D.S.



0200 997192

945

Baraji

9/11/07

Twenty five thousand only
Kishore Manojkhan

Pw...

six lakhs twenty five thousand
only

[Signature]

[Signature]

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

the parties hereto shall hereinafter be referred to as
"THE VENDORS" (which expression shall unless repugnant
to the context and meaning shall mean and include their heirs,
successors, legal representatives, administrators, executors and
assigns) OF THE ONE PART



For ZEPHYR HOLDINGS

[Signature]

PARTNER
8

L.D.S.



0200 997193

945

Baraji
P. Bawals live shop
Kishore Mansukhani

82 lacks seventy five thousand

[Signature]

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

AND

M/s ZEPHYR HOLDINGS, a partnership firm registered under the Indian Partnership Act, having its office at 2nd Floor, Atur Chambers, 2A Moledina Road, Pune 1 and represented herein by its partners, Mr. KISHORE A. MANSUKHANI, s/o



For ZEPHYR HOLDINGS

L.D.S.

[Signature]

PARTNER



No. 945 Place of vend. Pune Date of issue 21/12/17 02DD 997191
 Value of stamp paper Rs. Twenty five thousand
 Name of the purchaser Kishore Mansukhani
 Amount of Rs. 25,000 of one of one
 As there is no one single stamp paper for the value of Rs. 25,000 lacks seventy five thousand
 Additional stamp paper for the completion of the value is attached along

Signature of the Sub-Registrar
 Signature of Purchaser

CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 BARDEZ

Mr. A. Mansukhani, 48 years of age, businessman, Indian National, resident of 8, Narsinha Society, 194 Boat Club Road, Pune, 411 001 and Mr. SUVIR I. MIRCHANDANI, 44 years of age, s/o Mr. I. I. Mirchandani, r/o 701 Silver Leaf Apartment, Opp. Boat Club Road, Currimbhoy Road, Pune 411 001, hereinafter referred to as the 'PURCHASER' (which expression shall unless



For ZEPHYR HOLDINGS

J.D.S.

Signature

10 PARTNER



At the 945 Place of issue Bardez Date of issue 9/11/07 02DD 997195
value of stamp paper Twenty five thousand or
Name of the purchaser Kishore Monanthani
Residing at Bardez and of Bardez
As there is no other stamp paper for the value of the Twenty five thousand or
Additional stamp paper for the registration of the value is attached along with
Kishore Monanthani
Signature of Purchaser

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ



repugnant to the context and meaning shall mean and include the
respective heirs of the partners, legal representatives,
administrators and assigns) of the OTHER PART.

For ZEPHYR HOLDINGS

L.D.S.

[Signature]
PARTNER



Paraji
Twenty five thousand
Kishore Mandelhan
Print
on laces seventy five thousand
[Signature]
[Signature]

CIVIL REGISTRAR
- C/M -
SUB-REGISTRAR
BARDEZ



WHEREAS there exists a property classified as 'orchard/garden', known as 'AMBE KHOR' also known as 'DARNADI', bearing survey no. 97/6, admeasuring 11, 250 sq mtrs, situated in the Village of Nerul, Bardez, Goa, and more particularly described in Schedule hereunder written, which for

For ZEPHYR HOLDINGS
[Signature]
PARTNER
12

L.D.S.



945

Baraji
to twenty five thousand
Kishore Phani Khan

02DD 997197

Pune

six lacks seventy five thou-
sand only

[Signature]

[Signature]

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

brevery's sake shall be hereinafter referred to as 'the SAID
PROPERTY', delineated in red in the plan annexed hereto.

AND WHEREAS the SAID PROPERTY originally
belonged to one Mr. Jose Frederico Anunciacao de Souza and his
wife Mrs. Elvira Ana Petornila Lobo e Souza having purchased the



For ZEPHYR HOLDINGS

J.D.S.

[Signature]
PARTNERS



9MS

Panaji

9/12/2025

0200 997198

B. Twenty five thousand only
Kishore Mansulchani

Pune

Six lakhs Seventy five thousand only

[Handwritten signature]

CIVIL REGISTRAR
- UM -
SUB-REGISTRAR
BARDEZ

same vide Deed of Sale dated 19th June, 1960, which Deed is found transcribed in the notarial records of the Notary, Shri. V. Sinai Singhal at pages 56 to 66 (v) of Book 530.

AND WHEREAS as a consequence of the aforesaid sale, the SAID PROPERTY is also found inscribed in favour of the said

*For ZEPHYR HOLDINGS

[Handwritten signature]
PARTNER
14

9MS





945
9/12/2005 0200 997199
Pang
Rs Twenty Five Thousand only
Kishore Mansukhani

Six lakhs Seventy Five Thousand only

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ



original owners, Mr. Jose Frederico Anunciacao de Souza and his wife Mrs. Elvira Ana Petornila Lobo e Souza under Inscription No. 24792, at page 125(v) of Book G-38 of the Comarca of Ilhas.

AND WHEREAS one of the said original owner Mr. Jose Frederico Anunciacao de Souza, expired on 10-02-1962 leaving

For ZEPHYR HOLDINGS

PARTNER
15



9/12/2005
 945
 25000
 25000

Panaji
 K. Twenty five thousand only
 Kishore Mansukhani
 Pune

9/12/2005 3DD 089087

Six lakhs twenty five thousand only

[Signature]

[Signature]

CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 BARDEZ



behind his wife, Mrs. Elvira Ana Petornila Lobo e Souza, as his moiety holder and as his universal heirs who inherited all the right, title and interest in the SAID PROPERTY the following:

- i. Mrs. Ivone Felecidade Arcangela Santa Clara do Rosario de Souza, the VENDOR No. 1 herein.
- ii. Mrs. Melania Francisca do Rosario de Souza.

FOR ZEPHYR HOLDINGS

J.D.S.

[Signature]
 PARTNER¹⁶



945

Panaji
Rs. Twenty five thousand only
Kishore Mansukhani

9/12/2015 0300 089088

Pune

Six lakhs seventy five
thousand only

[Signature]

[Signature]

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

iii. Mrs. Taxonia Maria Ida Melita de Souza.

AND WHEREAS the said Mrs. Elvira Ana Petornila Lobo e Souza and her daughters the aforesaid Mrs. Ivone Felecidade Arcangela Santa Clara do Rosario de Souza, the VENDOR No. 1 herein, Mrs. Melania Francisca do Rosario - de Souza and



For ZEPHYR HOLDINGS

L.D.S.

[Signature]
PARTNER 17



945

Panaji
Rs. Twenty five thousand only
Kishore Mansukhani

9/12/2003 DD 089089

Pune

Six lakhs twenty five
thousand only

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ

Mrs. Taxonia Maria Ida Melita de Souza in order to end the joint ownership of the SAID PROPERTY executed a Deed of Partition dated 6-10-1975 before the Sub-Registrar of Ilhas and registered under no. 5, pages 211 to 220 of Book I, Vol 97 dated 2-1-76.



J.D.S.

For ZEPHYR HOLDINGS

PARTNER 18



03DD 089090

945

Parag
B. Twenty five thousand only
Kishore Mansukhani

Pune

Six lakhs seventy five
thousand only

[Signature]

[Signature]
CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

AND WHEREAS a Deed of Rectification dated 17-2-1988 came to be executed between the parties to the aforesaid Deed of Partition dated 6-10-1975 in order to transcribe and describe the survey numbers of the properties that came to be partitioned.



J.D.S.

For ZEPHYR HOLDINGS

[Signature]
PARTNER 19



9445
Stamp
of the
country
of
Pune

Pomaji
for Twenty five thousand only
Kishore Mansukham

9/12/2005 0300 089091

Six lakhs seventy five
thousand only

[Signature]

[Signature]

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ



AND WHEREAS in pursuance and in terms of the
aforesaid Deed of Partition dated 6-10-1975 the SAID
PROPERTY, listed as Item No. 1 in Schedule I therein, came to be
allotted to the VENDOR No. 1 herein, Mrs. Ivone Felecidade
Arcangela Santa Clara do Rosario de Souza.

For ZEPHYR HOLDINGS

J.D.S.

[Signature]
PARTNER



9HS

Panaji
15 Twenty five thousand only
14 Shori Mansulchasi
Pune

03DD 089092

Six Lakhs Seventy five
thousand only

SL

[Signature]

CIVIL REGISTRAR
- CUM -
SUB REGISTRAR
BARDEZ

AND WHEREAS the VENDOR No. 1 herein, Mrs. Ivone
Felecidade Arcangela Santa Clara do Rosario de Souza was
married to one Mr. Arthur Paul D' Souza under the regime of
communion of assets.

For ZEPHYR HOLDINGS

[Signature]
PARTNER



L.L.S



In No. 945 Place of issue Panaji Date of issue 9/12/2015 03DD 089093
 Value of stamp paper Rs. Twenty Five Thousand only
 Name of the purchaser Kishore Mansu Chaudhary
 Address at Line
 As there is no one single stamp of the value of the Six lakh seventy five
 additional stamp paper for the collection of the value is attached along thousand only
 etc.

Signature of the sub-officer [Signature]
 Signature of Purchaser [Signature]

CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 BARDEZ

AND WHEREAS on the death of the said Mr. Arthur Paul
 D' Souza, his right, title and interest in the SAID PROPERTY
 came to devolve on his children, the VENDORS Nos. 2, 4, 6, 7 &
 8 herein, who are parties to these presents.



For ZEPHYR HOLDINGS
[Signature] PARTNER

L.L.S.



No. 945 Place Lavaj Date of issue 21/10/2017 03DD 089094
 Name of the purchaser Kishore Manankhan
 Amount Rs. 25000
 Signature of the purchaser [Signature]
 Signature of the registrar [Signature]

CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 BARDEZ

AND WHEREAS the VENDORS herein are the present exclusive owners in possession of the SAID PROPERTY having acquired the same as aforesaid.

AND WHEREAS the PURCHASER is desirous of purchasing the SAID PROPERTY and has approached the



J.D.S.

For ZEPHYR HOLDINGS
[Signature]
 PARTNER
 23



945
91407
03DD 089096
Twenty five thousand only
Ashore Manokhan
Pure
one lakh seventy five thousand only
A. Manokhan

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

and constitutes the market value of the SAID PROPERTY as offered by the PURCHASER herein and agreed to by the VENDORS.

AND WHEREAS it has been assured by the VENDORS herein that the said property has no encumbrance, whatsoever



LDS

For ZEPHYR HOLDINGS
A. Manokhan
PARTNER



9/11/05

Value of stamp

9/11/05

9/11/05

9/11/05

9/11/05

9/11/05

9/11/05

9/11/05

9/11/05

9/11/05

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9/11/05

9/11/05

9/11/05

9/11/05

9/11/05

being
Rs. Twenty five thousand and
thirteen hundred and thirteen

9/11/05 03DD 089097

Pune

six lakhs seventy five thousand

9/11/05

9/11/05

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ

certified by the Nil Encumbrance Certificate dated 06-12-2005
bearing no. 1632/05 which has been obtained by the VENDORS
herein from the Office of the Sub-Registrar of Bardez, at Mapusa.

AND WHEREAS Public Notices were issued in the
'Navhind Times' dated 24-11-2005, the 'Herald' dated 26-11-2005



For ZEPHYR HOLDINGS

9/11/05

9/11/05

PARTNER
26



945

for
to twenty five thousand only
Kishore Manikhan

9/11/05 03DD 089098

Pune

on 25th October 2005

[Signature]

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

and the Marathi Daily 'Gomantak' dated 26-11-2005, calling on members of the public for objections, if any, to the present transaction and no objection/s has/have been received with respect thereto.



J. L. S.

For ZEPHYR HOLDINGS
[Signature]
PARTNER

NOW THIS DEED OF SALE WITNESSETH AS
UNDER:

1. IN CONSIDERATION of the sum of Rs. 1,68,75,000/- (Rupees one crore sixty eight lakhs and seventy-five thousand only) paid on execution of these presents by the PURCHASER to the VENDORS (the receipt whereof the VENDORS do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the PURCHASER), THEY the VENDORS as the absolute and exclusive owners of the SAID PROPERTY described in Schedule hereunder, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PROPERTY, described in Schedule hereunder written, delineated in red in the plan annexed hereto, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY or any part thereof belonging or in anyway appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong to or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PROPERTY or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PROPERTY or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ



For ZEPHYR HOLDINGS

J.D.S.

PARTNER

HOLD all that SAID PROPERTY and rights thereto in the SAID PROPERTY hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.

2. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute authority, right, title and power to transfer and convey all their right, title and interest in the SAID PROPERTY hereby conveyed and undertake to indemnify the PURCHASER against any person/s who may prove a better title.

The VENDORS do hereby covenant with the PURCHASER that they the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PROPERTY and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever.

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ



For ZEPHYR HOLDINGS

PARTNER

J.D.S.

4. The VENDORS have delivered unto the PURCHASER exclusive and vacant possession of the SAID PROPERTY and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy and construct/develop the SAID PROPERTY hereby conveyed with their appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs or any of them or by any person/s claiming or to claim, from, under or in trust for them or any of them.

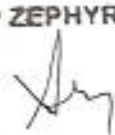
5. The VENDORS also assure the PURCHASER that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PROPERTY conveyed by these presents and that there has been no prior agreement with any third party in respect thereto. The VENDORS have furnished unto the PURCHASER a Nil Encumbrance Certificate dated 06-12-2005 bearing no. 1632/05.

6. The PURCHASER shall hold the SAID PROPERTY free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made, occasioned or to claim by, from or in trust for them.


CLERK OF THE COURT
— CUM —
SUB-REGISTRAR
BARDEZ



For ZEPHYR HOLDINGS

  PARTNER

J.D.S.

7. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASER and its Partners, Officers, Representative/s including any person/s claiming through and under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASER indemnified against any and all such contingencies.
8. The VENDORS and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, executors, administrators or any of them 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 further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PROPERTY and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the PURCHASER, its Partners, Officers, executors or administrators and assigns or Counsels-in-law.
9. The PURCHASER shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PROPERTY hereby conveyed to the PURCHASER and the PURCHASER shall indemnify and keep indemnified the VENDORS against any such liability.

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ.



J. D. S.

For ZEPHYR HOLDINGS
PARTNER
31

10. The VENDORS shall on execution of these presents handover to the PURCHASER all documents and evidence of title pertaining to the SAID PROPERTY.
11. The PURCHASER shall be entitled on execution of these presents to carry out mutation of the SAID PROPERTY in the corresponding Form I & XIV and the VENDORS shall cooperate and have no objection to the same and have also furnished to the PURCHASER herein the necessary No Objection Certificate/s.
12. The VENDORS covenant to apply for necessary No Objection Certificate to the present transaction from the concerned Planning and Development Authority.
13. The parties hereto will have no claim against each other hereinafter once this deed is duly executed and its execution is admitted before the Sub-Registrar of Bardez at Mapusa.
14. The VENDOR NOS. 2 to 8 being foreign nationals of Indian origin do not have any banking accounts in India and therefore their mother and mother-in-law, the VENDOR NO. 1 herein, who is also their attorney holder will be paid and is accepting on their behalf the purchase consideration which accrues to their share in addition to the purchase consideration which accrues to her own share.

CIVIL REG. TRAR
- CUM -
SUB-REGISTRAR
BARDEZ



A.D.S.

For ZEPHYRUS HOLDINGS
[Signature]
[Signature]

SCHEDULE
[THE SAID PROPERTY]

ALL THAT PROPERTY known as 'AMBE KHOR', also know 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 matriz no. 187 of the Taluka Revenue Office and bounded as follows:

ON OR TOWARDS THE EAST : by property bearing survey no. 97/7;

ON OR TOWARDS THE WEST : by property bearing survey 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;

(The SAID PROPERTY is delineated with red boundary lines on the plan annexed hereto duly signed by the parties.)

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

J D S.

For ZEPHYR HOLDINGS
[Signature]
PARTNER

CIVIL REGISTRATION
CL M -
SUB-REGISTRAR
BARDEZ



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



I.D.S

Ivone D'Souza

Mrs. IVONE FELECIDADE ARCANGELA
SANTA CLARA DO ROSARIO DE SOUZA
[for self and as attorney holder of VENDORS NOS. 2 to 8]

L. H.

R. H.

CIVIL REGISTRAR
CUM -
SUB-REGISTRAR
BARDEZ

(i)



(ii)



(iii)



(iv)



(v)



I.D.S

(i)



(ii)



(iii)



(iv)



(v)



For ZEPHYR HOLDINGS

34

PARTNER

SIGNED, SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]
M/s ZEPHYR HOLDINGS REPRESENTED]
HEREIN THROUGH ITS PARTNERS]

CIVIL REGISTRAR
CUM -
SUB-REGISTRAR
BARDEZ



~~For~~ ZEPHYR HOLDINGS

PARTNER

KISHORE A. MANSUKHANI

Mr. KISHORE A. MANSUKHANI

L. H.

R. H.



(i)

(ii)

(iii)

(iv)

(v)

(i)

(ii)

(iii)

(iv)

(v)



IDS.

For ZEPHYR HOLDINGS
PARTNER



2.

Mr. SUVIR I. MIRCHANDANI

For ZEPHYR HOLDINGS

PARTNER

L. H.

R. H.



(i)



(ii)



(iii)



(iv)



(v)

J.L.S.

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ

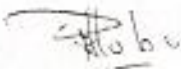


For ZEPHYR HOLDINGS

36
PARTNER

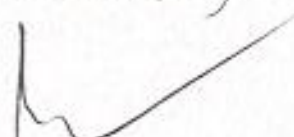
IN THE PRESENCE OF:

1.  (JOE MATHIAS)

2. 

(PIERRE A. LOTZO)

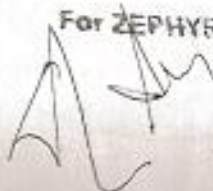
J.L.S.


CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ


CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ



For ZEPHYR HOLDINGS



3 PARTNER

d) Mrs. Hilma D'souza, 47 years of age, married, Service, both Canadian Nationals of Indian origin

e) Mr. Lloyd D'souza, 46 years of age, bachelor, Service, Canadian National of Indian origin

CIVIL REGISTRAR
- GUM -
SUB-REGISTRAR
BARDEZ

f) Mr. Llewellyn D'souza, 44 years of age, bachelor, Service, Australian National of Indian origin

g) Ms. Lauretta D'souza, 41 years of age, spinster, Service, Australian National of Indian origin

2) Mr. Kishore A. Mansukhani, s/o Mr. A. Mansukhani, 48 years of age, businessman, Indian National, s/o Pune as a Partner of m/s Zephyr Holdings

3) Mr. Suvir I. Mirchandani, 44 years of age, s/o Mr. I I. Mirchandani, s/o Pune as a Partner of m/s Zephyr Holdings

Executing party in 1 to 3

admits execution of the so called
Sale deed



Executing Party.

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BARDEZ

1) Mrs. Ivone Felicidade Arcangela
Santa Clara Do Rosario De Souza,
a.k.a Mrs. Ivone de Souza, widow
of late Mr. Arthur Paul Dsouza,
Indian National, 78 years of age,
landlady, 710 Newul, Bardez, Goa
for self and as an attorney for

a) Mr. Lelis D'souza, 51 years of
age, service, married

b) Mrs. Cheryl D'souza, 43
years of age, service

c) Mr. Louis D'souza, 50 years
of age, married, service



CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
RAJDEZ



For ZEPHYR HOLDINGS

PARTNER

For ZEPHYR HCl: 1.00

PARTNER

No. 100. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 101. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 102. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 103. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 104. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 105. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 106. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 107. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 108. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 109. *Heliconia* sp. *Heliconia* *Heliconia*
 No. 110. *Heliconia* sp. *Heliconia* *Heliconia*

12/12/03

5112
registered No. 180 219
at pages I Vol. No. 1473
date 16th Dec. 2005

Sub-Registrar

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
BARDEZ



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 BARDEZ

J.D.S.

Plan showing plots situated at
 Neri Village
 BARDEZ Taluka
 S.No./Sub Div No. 97/ 6
 Scale 1:1000

VENDOR: *Ivone D'Souza*

*Ms. Ivone Felizardo
 Ancestral Santa Clara
 do Rosario de Souza dos
 Ms. Ivone de Souza
 [for self and family holden
 of Vendors Nos. 2 & 3]*

[Signature]
 For ZEPHYR HOLDINGS

PURCHASER:

*Ms. ZEPHYR HOLDINGS
 Through Partners
 1. Mr. Thomas A. Michardais*

For ZEPHYR HOLDINGS

2. *[Signature]*
 Mr. Souvik I Michardais

PARTNER

PARTNER

SURVEY No.97

S.No.95

[Signature]



[Signature]
 Compared by: *[Signature]*