

Phone No: 0660069292
Sold To/Issued To:
J B HOLDINGS PVT LTD
For Khom/ID Proof:
Pan-AAACJ0480G



APR-04-2022 18:17:30

₹ 0055500/-
ZERO ZERO FIVE FIVE FIVE ZERO ZERO

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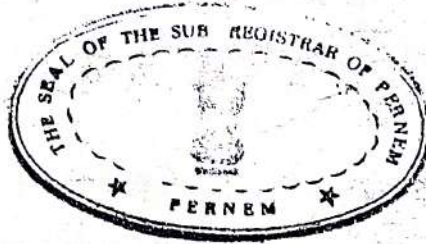
CITIZEN CREDIT
CO-OP. BANK LTD.

Jeus
Authorized Signatory

203 Sp4

2022-PWH-197

07/04/2022



DEED OF SALE

THIS DEED OF SALE is made at Pernem-Goa,

J. M. HOLDINGS (P) LTD.

[Signature]
Director

[Signature]

[Signature]

RP Kenkara

on this 05th day of April 2022. **BETWEEN:-**

1(a).-SHRI.RAHUL PRADEEP KENKARE alias **KENKRE**, aged 37 years, son of late Pradeep N. Kenkare alias Pradeep Narayan Kenkre, Occupation: Business, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, and his wife;

(b)- SMT. NIVEDITA RAHUL KENKARE alias **KENKRE**, aged 33 years, daughter of Shri. Sudarshan Patil, Occupation: Business, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, both residents of of A-6/14, Eligible Co-op. Housing Society, Flat no.4/7, Jeevan Bima Nagar, near Karuna Hospital, Borivali, West, Mumbai-400103; hereinafter referred to as **"THE OWNERS/VENDORS"** (which expression shall include their heirs, successors, administrators and assigns) of the **FIRST PART, AND**

(2)- J. M. HOLDINGS PRIVATE LIMITED, a Company incorporated under the Companies Act, having office at 501A, Diamond Prestige, 41A, AJC Bose Road, Kolkata-700017, holding PAN Card No. [REDACTED], represented by its Director **SHRI.RAHUL AGARWAL**, aged 51 years, in business, son of Om Prakash Agarwal, married, in business, holding PAN Card No. [REDACTED], Aadhaar Card no. [REDACTED], e-mail ID.jmholdings1738@gmail.com, Mobile no.9650069292, residing at Villa no.9, Scapes, Siolim Wadi, Bardez Goa-403517 duly authorized vide

J. M. HOLDINGS (P) LTD.

Director


R. P. Kenkare

Resolution dated 31-03-2022 of Board of Directors hereinafter referred to as "THE PURCHASER" (which expression shall include its partners, their heirs, successors, administrators and assigns) of the SECOND PART.

(3)(i)(a).- SHRI. SUBHASH SAKHARAM KENKRE alias SUBHASH SAKHARAM KENKARE, aged 74 years, son of Shri. Sakharam Mahadev Kenkre, Occupation retired, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No.9822103285, Indian National, and his wife;

(b).- SMT.PUSHPALATA SUBHASH KENKARE alias PUSHPA SUBHASH KENKRE, aged 70 years, daughter of late Vishwanath Atmaram Khandolkar, Occupation Housewife, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, both residents of F-3, Sindhura Bldg., Ashok Co-Operative Housing Society, St.Inez, Panaji Goa;

(ii).- SMT.SEEMA ASHOK KENKARE alias SEEMA ASHOK KENKRE, aged 62 years, daughter of late Prabhakar Anant Karapurkar, Occupation: Business, widow, holder of PAN No [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No.7028956365, Indian National, resident of 303-A, Tambudki Wada, Arpora Bardez Goa;

(iii)(a).-SHRI.ULHAS ASHOK KENKRE, aged 36 years, son of late Ashok Kenkre, Occupation: in service, married, holder of PAN No. [REDACTED], and Aadhar Card bearing No. [REDACTED], Mobile No [REDACTED], Indian National, and his wife;

J. M. HOLDINGS (P) LTD.

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(b).-SMT.UMA ULHAS KENKRE, aged 32 years, daughter of Shri. Anant Shripad Kamat, Occupation: in service, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, both residents of H.No.303/1, Tambudki Vaddo, Arpora Bardez Goa.

(iv)(a).- SHRI.SUJAY ASHOK KENKRE, aged 32 years, son of late Ashok Kenkre, Occupation: in service, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, and his wife;

(b)- SMT. SONIYA SUJAY KENKRE, aged 36 years, daughter of Shri. Santosh Krishna Bhagat, Occupation: Business, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, both residents of Flat No.7, Block-11, Level-4, Sapana City, Aquem, Margao Salcete Goa; hereinafter referred to as "THE CONFIRMING PARTIES" (which expression shall include its partners, their heirs, successors, administrators and assigns) of the **THIRD PART**

WHEREAS the Owner/Vendor at Sr.no.1(a) herein is represented by her Attorney her husband the Owner/Vendor at Sr.no.1 (b) duly constituted vide Power of Attorney dated 24-03-2022 executed before the Notary K.R. Pandey under Reg.no.746/2021 at Mumbai.

J. M. HOLDINGS (P)-LTD.


Director

 RPKenkare

WHEREAS the Confirming Party at Sr.No.3(i)(b) is herein represented by her Attorney her husband the Confirming Party at Sr.no.3(i)(a) duly constituted vide Power of Attorney dated 05-03-2021 executed before the Notary Menino Teles, under Reg. No.757/2021 on 05-03-2021 at Panaji.

WHEREAS the Confirming Parties at Sr.No.3(ii), 3(iii)(b), 3(iv)(a) and (b), herein are represented by their Attorney their son/husband/Brother/Brother-in-law, the First Confirming Party at Sr.No.3 (i)(a) hereto duly constituted vide Power of Attorney dated 11-12-2021 executed before the Notary Meera Medhekar, under Reg. No.5216 on 11-12-2021 at Panaji.

WHEREAS there exists all that Property admeasuring 3952 sq.mts. surveyed under No.327/27 of Village Mandrem, situated at Mandrem, within the limits of Village Panchayat Mandrem, Taluka and Registration Sub-District of Pernem, District North Goa, in the State of Goa, which Plot is hereinafter referred to as the SAID PROPERTY and is described in detail in the Schedule hereunder.

WHEREAS the said property originally belonged to the Family of Kenkre and the same was in possession of (i)-Sakharam Mahadev Kenkre, (ii)-Narayan Yeshwant Kenkre, (iii)-Balkrishna Mahadev Kenkre and (iv)Jivaji Yeshwant Kenkre as their name stands recorded in the Survey Record of Rights in the Index of Land (Form III) since promulgation of the Survey Rights in the year 1970-1971 and subsequently in the Form I and XIV bearing Survey no.327/27 admeasuring an area of 3952 square meters of village Mandrem.

J.M. HOLDINGS (P) LTD.

Director

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WHEREAS the said Jivaji Yeshwant Kenkre expired in the status of bachelor and his share devolved upon his brother Shri Narayan Yeshwant Kenkare.

WHEREAS the said Shri Narayan Yeshwant Kenkare with his wife Smt. Nalini Narayan Kenkare filed a Special Civil Suit under no.118/96/SR/(I) against the heirs of (i) Late. Sakharam Mahadev Kenkre; and (ii) late. Balkrishna Kenkre, for Partition of their Joint Holdings of various properties belonging to them and in term of the Compromise and Settlement Terms agreed between the said parties, inter-alia the said property admeasuring 3952 square meters surveyed under no.327/27 was divided into Plot A and Plot B as marked in the Plan annexed to the said suit proceedings, whereby the Plot A admeasuring 457 square meters was allotted to Shri Narayan Yeshwant Kenkare with his wife Smt. Nalini Narayan Kenkare and Plot B admeasuring 3495 square meters was allotted jointly to (i) Shri Subhash Sakharam Kenkre and Smt. Pushpalata Subhash Kenkare alias Pushpa Subhash Kenkre; (ii) Shri Ashok Sakharam Kenkre and his wife Smt. Seema Ashok Kenkre and (iii) Shri Sadchidanand Sakharam Kenkre and his wife Smt. Sheela Sadchidanand Kenkre and the same is confirmed by Compromise Terms and by Judgement, Order and Decree dated 18-12-1998 passed by the Court of 1st Addl. Civil Judge Senior Division at Mapusa Goa.

WHEREAS since then from the year 1998 the above named Parties are independently in Ownership and Possession of their individual holdings.

J. M. HOLDINGS (P) LTD.


Director



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WHEREAS since the said property has not been formally partitioned among the parties and allotted separate Survey numbers as per their independent holdings in terms of the said compromise decree, the names of (i)-Narayan Kenkre, (ii)-Subhash Kenkre with his wife Pushpalata Kenkre, (iii)-Ashok Kenkre with his wife Seema Kenkre, (iv)-Satchidanand Kenkre with his wife Sheela Kenkre and (v)-Pradip Narayan Kenkre with his wife Chandrika stand mutated in the Survey Record of Rights in the Form I and XIV bearing Survey no.327/27 admeasuring an area of 3952 sq.mts.

WHEREAS on 10-3-2017 Smt. Sheela Sakharam Kenkre expired without leaving behind any descendants or ascendants survived by her moiety sharer and sole legal heir Shri Satchidanand Kenkre and the same is confirmed by Deed of Succession dated 19-2-2019 drawn in the Office of Notary Public Ex-Officio at Bardez Goa.

WHEREAS subsequently the said Shri Satchidanand Kenkre expired on 11-5-2019 and thus his share in the said property devolved upon his brothers Shri. Subhash Kenkre and Ashok Kenkre, as also the said property being allotted to the sons of late.Sakharam Kenkre in the said Suit Proceedings, though the sisters were parties to the said. Suit proceedings and they do not have any claims over the said property.

WHEREAS the said Ashok Sakharam Kenkre expired on 24-02-2020 survived by his widow and moiety sharer Smt. Seema Ashok Kenkre and as his legal heirs his following Children namely:-

(i)-Shri Ulhas Ashok Kenkre married to Uma Ulhas Kenkre,

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J. M. HOLDINGS (P) LTD.

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Director

(ii)-Shri Sujay Ashok Kenkre married to Smt. Soniya Kenkre, (the Owner/Vendor at Sr.no.1(ii),(iii) a and b and (iv)a and b above) and the same is confirmed by Deed of Succession dated 8-9-2021 drawn at folio 13v to 15v of Book 875 in the Office of Notary Public Ex-Officio Bardez, at Mapusa Goa.

WHEREAS the said Narayan Kenkre expired on 15-02-2019 in the status of widower as his wife Smt. Nalini Kenkre having predeceased him, both survived by their sole and universal legal heir their son Pradeep Narayan Kenkre married to Chandrika Kenkre and said Pradeep and Chandrika both expired survived by their son Shri Rahul Pradeep Kenkre (the Owner/Vendor at Sr. no.1(a) hereto) and the same is confirmed by Deed of Succession dated 23-5-2012 drawn at pages 52 to 53 of Book 839 in the Office of Notary Public-Ex-Officio-Bardez Mapusa Goa.

WHEREAS the Owner/Vendor at Sr. no.1(a) hereto is married to the Owner/Vendor at Sr. no.1(b) and thus she has acquired the half moiety share in the said property as per the laws prevailing in the State of Goa.

WHEREAS the Owners/Vendors are now desirous of selling a Portion admeasuring 203 square meters (marked as Plot A-2 in the plan annexed hereto) out of the bigger Plot identified as Plot A(as identified in the suit proceedings) admeasuring 457 sq.mts. out of their holding and the Purchaser has approached the Owners/Vendors to purchase the said portion

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Director

admeasuring 203 square meters identified as Plot A-2, hereinafter referred to as the SAID PLOT and described in details in the Schedule hereunder written.

WHEREAS the Owners/Vendors hereto have agreed to sell the SAID PLOT for a total consideration of Rs.10,15,000/- unto the Purchaser which is the fair present market value of the said Plot.

WHEREAS though the Confirming Party has no ownership rights and claims over the SAID PLOT hereby agreed to be sold, However they have been joined as parties to this Deed as their names stands recorded in the Form I and XIV as the property has not been formally Partitioned and the Confirming Parties have no objection to the sale of the SAID PLOT in favour of the Purchaser hereto.

WHEREAS at the instance of the Purchaser, the Owners/Vendors and the Confirming Parties do hereby execute this Deed of Sale on the terms expressed hereunder.

NOW THIS DEED WITNESSES AS UNDER:-

1.-In pursuance of the above and in consideration of a sum of Rs.10,15,000/- (Rupees ten lakhs fifteen thousand only), is agreed to be paid by the Purchaser to the Owners/Vendors vide Demand Draft the details of the payment are mention at Schedule II annexure herewith on the

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Director

date of registration of this Deed upon simultaneous delivery of the possession of the SAID PLOT unto the PURCHASER, the receipt whereof The Owners/Vendors do hereby acknowledge and discharge the Purchaser of the same and the Owners/ Vendors as absolute and lawful owners do hereby transfer by way of Sale and convey and deliver unto the Purchaser The SAID PLOT admeasuring 203 sqmts. (marked as Plot A-2 in the plan annexed hereto) out of the bigger Plot identified as Plot A admeasuring 457 Sqmts of their holding forming part of the larger property admeasuring 3952sqmts surveyed under no.327/27, together with the trees, structures, accesses, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners/Vendors in or to the SAID PLOT hereby conveyed and every part thereof to hold the same to the Purchasers forever absolutely uninterruptedly.

2.-The Owners/Vendors have today put the Purchaser in unconditional exclusive peaceful, vacant possession of the SAID PLOT, to be held by the Purchaser forever, peacefully without any harm and/or hindrance from the Owners/Vendors and the Confirming Party and the Owners/Vendors and the Confirming Party do hereby indemnify the Purchaser against any Third

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Party claims if made to the SAID PLOT a SAID PLOT on account of the Owners/Vendors and the First and Second Confirming Parties and such claims if any shall be settled by the the Owners/Vendors and the Confirming Party at their own cost without disturbing the title and possession of the Purchaser.

3.-The Owners/Vendors hereby conveys, assigns, and transfers by way of sale of all their rights, titles and interest in respect of their SAID PLOT, UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNERS thereof forever. The Owners/ Vendors have irrevocably and absolutely transferred all their rights and interests to the Purchaser to the extent of part and parcel of the SAID PLOT together with all rights, titles, interests, easements, privileges, ways, passage, benefit and advantages of rights and appurtenances, building, etc. thereto and that no one except the Purchaser has any right, claim, interest whatsoever in the SAID PLOT hereby sold/conveyed or any part thereof. Additionally, the Owners/ Vendors and the First and Second Confirming Parties, including their legal heirs/ successors/etc respectively shall have no right or claim with regards to the SAID PLOT and the Purchaser shall hereafter peacefully hold, use and enjoy the SAID PLOT as its own property without any hindrance, interruption, claim, or demand by or from the Vendors and the First and Second Confirming Parties, including their legal heirs/successors/etc respectively whomsoever under or through them.

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Director

4.-The Owners/Vendors have assured the Purchaser that there is no defect in the title of the Owners/Vendors to the SAID PLOT Vendors and the First and Second Confirming Parties, including their legal heirs/successors/etc. respectively In the event the Purchaser is deprived of the possession of the SAID PLOT or any portion thereof on account of any defect in the title of the Owners/Vendors, then the Owners/Vendors and their estates shall be liable to compensate the Purchaser in full and for such other losses and damages arising there from. The Owners/Vendors have assured the Purchaser that if the whole or any part(s) of the SAID PLOT, is taken away from the possession of the Purchaser for want of title or any other legal defects, then the Owners/Vendors shall be liable and responsible to pay its costs, damages, legal charges and any other incidental charges to the Purchaser and the Purchaser shall be entitled to recover the said amount from the Owners/Vendors through Court of Law under specific performance at the cost of the Owners/Vendors. The Owners/Vendors also undertake to execute and sign all such papers and documents regarding the SAID PLOT if such necessity arises at any later stage on the request and cost of the Purchaser without any hesitation, demand and/or delay.

5.- The Owners/Vendors do hereby assure and represent to the Purchaser that the Owners/Vendors have not created any charge or encumbrance on the SAID PLOT hereby sold nor is there any lien, charge or claim on the SAID PLOT in the course of any Judicial or Quasi-Judicial Proceedings nor is there any notice under the Land Acquisition Acts, Land Revenue Code or any other Statutory Provisions.

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6.- The Owners/Vendors do hereby further assure and represent to the Purchasers that they have not entered into any agreement with any other person/persons/body of individuals for the sale of transfer by any other nature/manner of the SAID PLOT or any part thereof and indemnify the Purchaser against third Party claim if any from any person on the SAID PLOT hereby sold and the Owners/Vendors do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the Purchaser.

7.-That the Owners/Vendors hereby assure and represent to the Purchaser that there are no third party rights of whatsoever nature in respect of the SAID PLOT by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the Purchaser in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

8.-The Owners/Vendors assure and represent to the Purchaser that there are no arrears of any Tax and/or dues payable on the SAID PLOT to the Village Panchayat of Mandrem or the Planning and Development Authority or any other Local or Government Body and that the Purchaser shall be liable to pay all the taxes on the SAID PLOT levied by the Government of Goa or any other Government Body as from the date of this sale only.

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J. M. HOLDINGS (P) LTD.
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Director

9.- The Owners/Vendors do hereby assure the Purchaser that they have paid up-to-date all the Taxes, bills, cess, fees, levies, charges, etc. payable to any Government Authority and that there are no arrears of any House Tax, Water Bills, Electricity Bills or any other utilities related to the SAID PLOT and the same are paid up-to-date by the Owners/Vendors.

10.-The Owners/Vendors do hereby give their No Objection for the Purchaser to do mutation and partition proceedings of the SAID PLOT hereby sold in their name in the Survey Records of Rights and the Owners/Vendors and the First and the Second Confirming Parties shall provide all support and assistance to the Purchaser to get its name mutated in the Survey Records of Rights.

11.-The Owners/Vendors and the Confirming Party further covenants that they shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in manner aforesaid according to the true intent and meaning of this Deed as shall or may be necessary or reasonably be required and shall also produce all the original documents as shall or may be necessary or reasonably be required as and when called for.

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

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J. M. HOLDINGS (P) LTD.

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Director

13.-All the expenses for preparation, execution and registration charges of this Sale Deed have been paid and borne by the Purchaser.

14.- The Purchaser, the Owners/Vendors and the Confirming Party submit that The Courts at Goa shall have exclusive jurisdiction to try all suits or proceedings, matters or things with respect to the SAID PLOT and these Deed of Sale.

15.-The Owners/Vendors have obtained No Objection Certificate under no.NOC/49(6)/PER/MAN/TCP/113/2022/291 dated 11-3-2022 from the Office of Town and Country Planning Department, Pernem Goa for the purpose of sale of the SAID PLOT admeasuring 203 sq.mts. identified as Plot A-2 of property bearing Survey no.327/27 of Village Mandrem.

16.-The consideration paid by the Purchaser to the Owner/Vendor is Rs.10,15,000/- (Rupees Ten Lakhs Fifteen thousand only) however for the purpose of stamp duty the SAID PLOT is valued at Rs.18,27,000/- (Rupees eighteen lakhs twenty seven thousand only) which is the fair market value of the SAID PLOT and as such the stamp duty of Rs.55,500/- (Rupees Fifty Five Thousand five hundred only) is affixed hereto which is borne by the Purchaser.

J. M. HOLDINGS (P) LTD.


Director





R.P. Kenkare

SCHEDULE-I
(Description of the SAID PLOT SOLD)

All that Plot admeasuring 203 square meters identified as Plot A-2 in the plan annexed hereto) being part of the bigger Plot identified as Plot A admeasuring 457 sq.mts. of their holding forming part of the larger property admeasuring 3952sqmts.surveyed under no.327/27 of Village Mandrem, situated at Mandrem, within the limits of Village Panchayat Mandrem, Taluka and Registration Sub-District of Pernem, District North Goa, in the State of Goa, which whole property is neither described in the Office of Land Registrar nor enrolled in the Taluka Revenue Office.

The SAID PLOT is bounded as under:-

Towards the North:-By Road.

Towards the South:-By Road and (Plot no.A-1)

Towards the East :- By Survey no.327/28 and 29

Towards the West :- By Survey no.327/27.

SCHEDULE-II
PAYMENT SCHEDULE OF OWNERS/VENDORS

Sr. no.	Name of the Parties	Amount	Total amount receive
1.	Rahul Pradeep Kenkre	5,07,500	5,07,500
2.	Nivedita Rahul Kenkre	5,07,500	5,07,500
Total Rs.		10,15,000	10,15,000/-

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands, the day the month and the year first above written.

Handwritten signatures of the parties

R.P. Kenkre




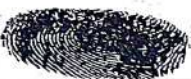






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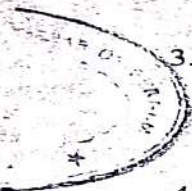
SIGNED AND DELIVERED)
By the Owners/Vendors)



RpKenkare *Kenkare*

**SHRI. RAHUL PRADEEP KENKARE alias
KENKRE for self and as attorney for *
SMT.NIVEDITA RAHUL KENKARE alias KENKRE
OWNERS/VENDORS**

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J. M. HOLDINGS (P) LTD.
R. S. P.
Director

SIGNED AND DELIVERED)
By the PURCHASER)



J. M. HOLDINGS (P) LTD.







Rahul Agarwal
Director





J M Holdings Private Limited
represented by its Director
SHRI. RAHUL AGARWAL
PURCHASER

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2.  2. 

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Agarwal

R. Kenkara

J. M. HOLDINGS (P) LTD.











Rahul Agarwal
Director

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SIGNED AND DELIVERED by)
The CONFIRMING PARTY)



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SHRI. SUBHASH SAKHARAM KENKRE
alias **SUBHASH SAKHARAM KENKARE**
for self and as attorney for
SMT.PUSHPALATA SUBHASH KENKARE
alias **PUSHPA SUBHASH KENKRE**

- 1.  1. 
- 2.  2. 
- 3.  3. 
- 4.  4. 
- 5.  5. 

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RP Kenkare

J. M. HOLDINGS (P) LTD.
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Director













SHIRLULHAS ASHOK KENKRE
For self and as Attorney for
SMT. SEEMA ASHOK KENKARE
alias SEEMA ASHOK KENKRE

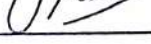
SMT. UMA ULHAS KENKRE


SHIRLSUJAY ASHOK KENKRE

SMT. SONIA SUJAY KENKRE
THE CONFIRMING PARTIES

1.		1.	
2.		2.	
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WITNESSES:-


1.- Shri Deepraj Keni 

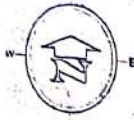
2.- Shri Mahesh Pujari 

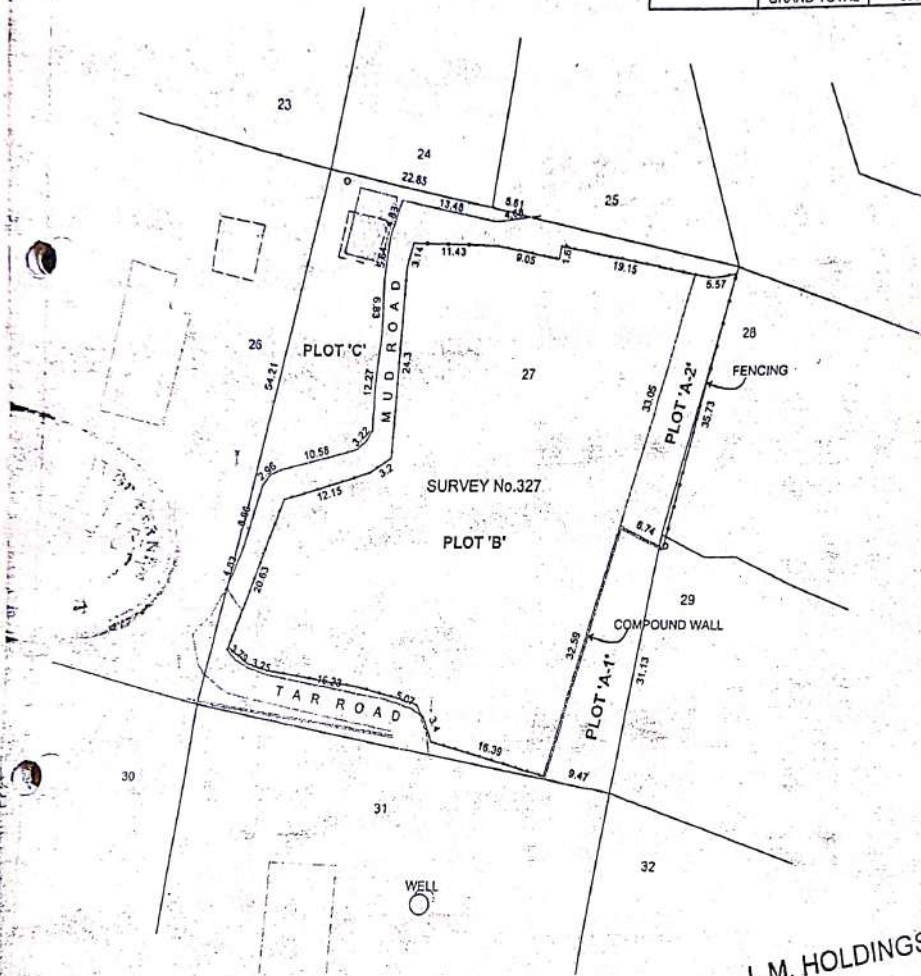
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J. M. HOLDINGS (P) LTD.


Director



AREA STATEMENT		
PLOT NO.	AREA (M2)	TOTAL (M2)
A-1	254.00	467.00
A-2	203.00	
B	2504.00	2504.00
C	476.00	1008.00
ROAD	532.00	
GRAND TOTAL		3969.00



J. M. HOLDINGS (P) LTD.
[Signature]
 Director

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RPKenka
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PLAN

SHOWING THEREIN DETAILS OF
 PLOT BEARING SUB DIVISION NO. 27
 OF SURVEY NO. 327 SITUATED AT
 MANDREM VILLAGE OF PERNEM
 TALUKA.

NOTE: All dimensions in meters.

J. M. HOLDINGS (P) LTD.
[Signature]
 Director



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 PERNEM-GOA



Issued under Goa Land Revenue (manner of conducting re-survey for the purpose of up-dating survey map) Rules, 2003. Display of newly surveyed features on this plan does not confer them legality.

PLAN

Showing plots situated at
 Village : MANDREM
 Taluka : PERNEM
 Survey No./Subdivision No. : 327 / 27
 after resurvey conducted pursuant to Section 65-A
 of Goa Land Revenue Code 1968.
 Scale : 1 : 1000

(Signature)

(CHETAN C. JADHAV)
 Inspector of Survey &
 Land Records



SURVEY No.327

Legend of new features

- New Structure
- New Plinth
- New Sheet

(Signature)
 RPKenkari

J. M. HOLDINGS (P) LTD.
(Signature)
 Director

J. M. HOLDINGS (P) LTD.
(Signature)
 Director

Controlled By : Swapnil B. Bhonsle (D. Mar. Gr. II)

Controlled By : Prakash B. Naik (H.S.)



100012002077

FORM I & XIV

गमुना नं १ व १४

Date: 14/07/2021

Page 1 of 2

Taluka PERNEM

तालुका

Village Mandrom

गांव

Name of the Field बोमयाची खोती

भेताचें नांव

Survey No. 327

सर्वे नंबर

Sub Div. No. 27

हिस्सा नंबर

Tonure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop खिरायन	Garden बागायत	Rice हरी	Khajan खाजन	Kor कोर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.39.19	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.39.19

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जागीन	Grand Total एकूण
0000.00.33	0000.00.00	0000.00.33	0000.39.52

Assessment: आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No. क्र.सं.	Name of the Occupant वस्तीदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	नारायण यशवंत केकरे	459		
2	Satchhidanand Sakharam Kenkre		6902	
3	Seema Ashok Kenkre		6902	
4	Sheela Satchhidanand Kenkre		6902	
5	Ashok Sakharam Kenkre		6902	
6	Pushpalata Subhash Kenkre		6902	
7	Subhash Sakharam Kenkre		6902	
8	Chandrika Pradeep Kenkre		9051	
9	Pradeep Narayan Kenkre		9051	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं.	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
Nil		

MC
RP Kenkre

J. M. HOLDINGS (P) LTD.
Director

J. M. HOLDINGS (P) LTD.
Director



OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
PERNEM TALUKA OFFICE, PERNEM GOA.

Ref No.: NOC/49(6)/PER/MAN/TCP/113/2022/291

Dated: 11/03/2022

Ref. No. Inward No. 279

Date: 07/03/2022

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of Deed of Sale in respect of property bearing Sy. No. 327/27 Plot No. A-2 of Mandrem village, Taluka Pernem as per the plan hereby annexed.

The said plot/property falls in "Settlement Zone" as per Regional Plan for Goa 2021 admeasuring an area 203.00m².

The property/plot falls Beyond 500 mts. from High Tide Line: Yes

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH By the Road
SOUTH By the Road (Plot no. A-1)
EAST By the Sy.No. 327/28 & 29
WEST By the Sy.No. 327/27

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. Traditional access and natural water drain if any passing through the property shall be maintained.
4. This N.O.C. is valid for the purpose of Reg. for period of 3 years. This NOC is issued from planning point of view for the property under reference.
5. The Ownership aspect of the property under reference shall be verified by the Competent Authority prior to registration of Sale Deed.
6. This NOC shall not be treated as NOC for Sub division of land and secondary development shall be permitted as per preliminary norms and guidelines in force.
7. This NOC shall not be decide the legal right/title of the property.
8. This NOC is issued based on the Special Civil suit NO. 118/96/SR(I) in the Court of the 1st Addl. Civil Judge, Senior division at Mapusa Goa.

NOTE: Applicant has paid processing fees of Rs. 1000/- vide challan no. 324 dtd. 07/03/200.

To,
Shri. Subhash S. Kenkre
H.No. 112/6, Kamat Housing Coop. Hsg. Society,
Panaji Goa



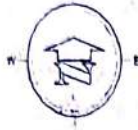
(Shivprasad Murari)
Dy. Town Planner

J. M. HOLDINGS (P) LTD.

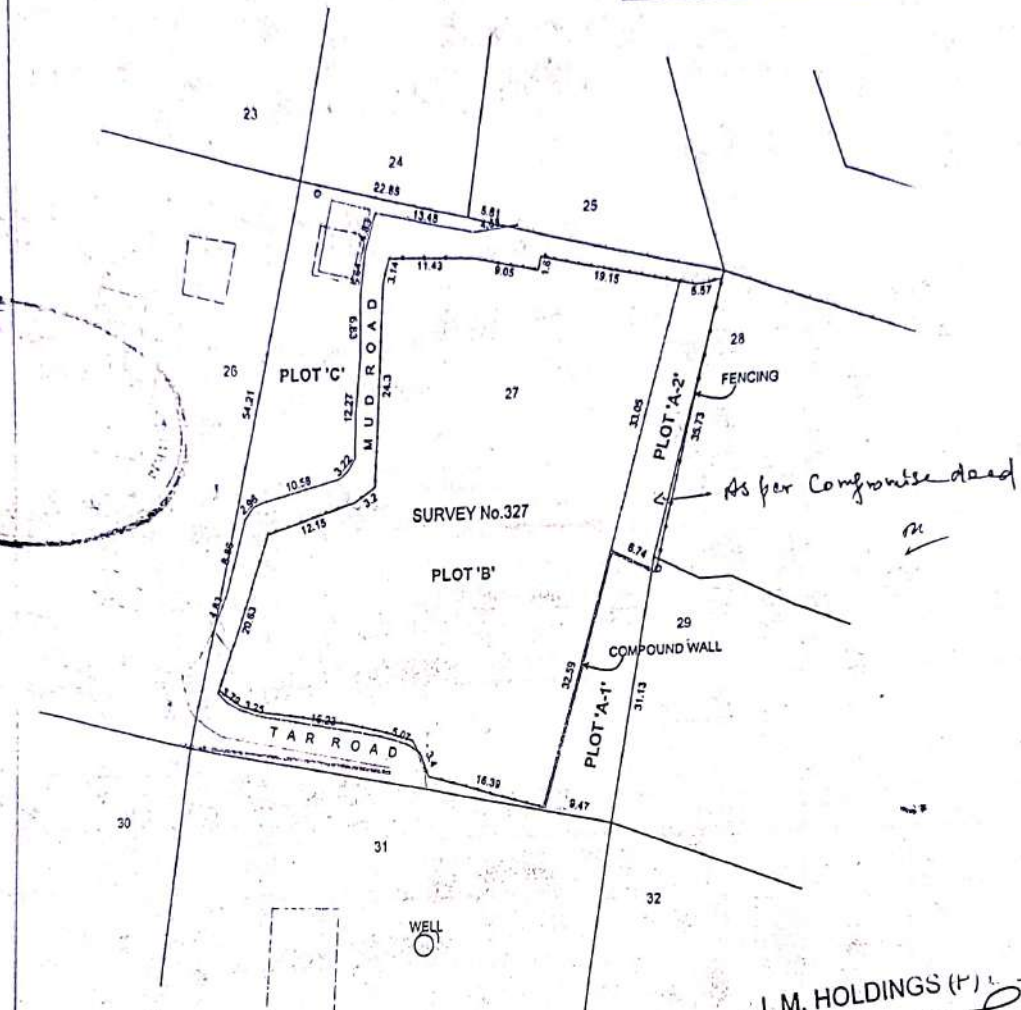
Director

J. M. HOLDINGS (P) LTD.

Director



AREA STATEMENT		
PLOT NO.	AREA (M ²)	TOTAL (M ²)
A-1	254.00	457.00
A-2	203.00	2504.00
B	2804.00	
C	478.00	1008.00
ROAD	532.00	
GRAND TOTAL		3059.00



J. M. HOLDINGS (P) LTD.
[Signature]
 Director

Kenke
[Signature]
 RP Kenkewu

PLAN
 SHOWING THEREIN DETAILS OF
 PLOT BEARING SUB DIVISION NO. 27
 OF SURVEY NO. 327 SITUATED AT
 MANDREM VILLAGE OF PERNEM
 TALUKA.

NOTE: All dimensions

J. M. HOLDINGS (P) LTD.
[Signature]
 Director



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 07-Apr-2022 12:15:23 pm

Document Serial Number :- 2022-PNM-197

Presented at 12:05:15 pm on 07-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	54900
2	Registration Fee	54810
3	Mutation Fees	1000
4	Processing Fee	2340
Total		113050

Stamp Duty Required : 54900/-

Stamp Duty Paid : 55500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAHUL AGARWAL Director Of J M Holdings Private Limited Father Name: OM PRAKASH AGARWAL, Age: 51, Marital Status: , Gender: Male, Occupation: Business, Address1 - Villa No.9, Scapes, Siolim Wadi, Bardez Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAHUL PRADEEP KENKARE Alias KENKRE , Father Name: Pradeep N Kenkare Alias Pradeep Narayan Kenkre, Age: 37, Marital Status: Married , Gender: Male, Occupation: Business, A- 6-14, Eligible Co-op. Housing Society, Flat no.4-7, Jeevan Bima Nagar, near Karuna Hospital, Borivali, West, Mumbai, PAN No.: [REDACTED]			
2	J M HOLDINGS PRIVATE LIMITED Represented By Its Director SHRI RAHUL AGARWAL , , Age: , Marital Status: , Gender: , Occupation: , 501A, Diamond Prestige, 41A, AJC Bose Road, Kolkata-700017, PAN No.: [REDACTED]			

Sr.No	Party Name and Address	Photo	Thumb	Signature
3	RAHUL AGARWAL Director Of J M Holdings Private Limited , Father Name:OM PRAKASH AGARWAL, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Villa No.9, Scapes, Siolim Wadi, Bardez Goa, PAN No.: [REDACTED]			
4	SUBHASH SAKHARAM KENKRE Alias SUBHASH SAKHARAM KENKARE , Father Name:Sakharam Mahadev Kenkre, Age: 74, Marital Status: Married ,Gender:Male,Occupation: Other, F-3, Sindhura Bldg., Ashok Co-Operative Housing Society, St.Inoz, Panaji Goa, PAN No.: [REDACTED]			
5	SUBHASH SAKHARAM KENKRE Alias SUBHASH SAKHARAM KENKARE , Father Name:Sakharam Mahadev Kenkre, Age: 74, Marital Status: ,Gender:Male,Occupation: Other, F-3, Sindhura Bldg., Ashok Co-Operative Housing Society, St.Inoz, Panaji Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for PUSHPALATA SUBHASH KENKARE Alias PUSHPA SUBHASH KENKRE			
6	ULHAS ASHOK KENKRE , Father Name:Ashok Konkro, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.303-1, Tambudki Vaddo, Arpora Bardez Goa, PAN No.: [REDACTED]			
7	ULHAS ASHOK KENKRE , Father Name:ASHOK KENKRE, Age: 36, Marital Status: ,Gender:Male,Occupation: Service, H.No.303-1, Tambudki Vaddo, Arpora Bardez Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for SONIYA SUJAY KENKRE			

Witness:

We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Mahesh Pujari, Age: 22, DOB: , Mobile: 9359859331 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403006, H.no 52 Chinchwada chimbhel Tiswadi Goa, H.no 52 Chinchwada chimbhel Tiswadi Goa, Chimbhel, Tiswadi, NorthGoa, Goa			
2	Name: Deepraj Keni, Age: 38, DOB: , Mobile: 9011567930 , Email: , Occupation: Business , Marital status : Unmarried , Address: 403507, house 76 pirazona Moira Goa, house 76 pirazona Moira Goa, Moira, Bardez, NorthGoa, Goa			

Sub Registrar
 07/10/19

Document Serial No:-2022-PNM-197

Book :- 1 Document
Registration Number :- PNM-1-195-2022
Date : 07-Apr-2022

Sub Registrar
07/10/2022

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

~~RECEIVED~~
07/10/2022

Scanned by:- Ashra . N. Zalka
Ashra

Phone No: 9650069292
Sold To/Issued To:
J. M. HOLDINGS PVT LTD
For Whom/ID Proof:
Pan-AAACJB460G



APR-04-2022 16:17:09

₹ 1014700/-
ONE ZERO ONE FOUR SEVEN ZERO ZERO

Other
3B152371649088029820-00006747
3B15237 36/02/01/2021-RDI

For CITIZEN CREDIT
CO-OP. BANK LTD.

M. Jeyu
Authorised Signatory

250459nt

2022-PWH-196

07/04/2022



DEED OF SALE

THIS DEED OF SALE is made at Pernem-Goa,

name
De
A

Rokentaru

J. M. HOLDINGS (P) LTD,
R. S. P.
Director

on this 5th day of April 2022. BETWEEN:-

I(i)(a).-SHRI. SUBHASH SAKHARAM KENKRE alias SUBHASH SAKHARAM KENKARE, aged 74 years, son of Shri.Sakharam Mahadev Kenkre, Occupation retired, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No.9822103285, Indian National, and his wife;

(b).- SMT.PUSHPALATA SUBHASH KENKARE alias PUSHPA SUBHASH KENKRE, aged 70 years, daughter of late Vishwanath Atmaram Khandolkar, Occupation Housewife, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, both residents of F-3, Sindhura Bldg., Ashok Co-Operative Housing Society, St.Inez, Panaji Goa;

(ii).- SMT.SEEMA ASHOK KENKARE alias SEEMA ASHOK KENKRE, aged 62 years, daughter of late Prabhakar Anant Karapurkar, Occupation: Business, widow, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No.7028956365, Indian National, resident of 303-A, Tambudki Wada, Arpora Bardez Goa;

(iii)(a).-SHRILULHAS ASHOK KENKRE, aged 36 years, son of late Ashok Kenkre, Occupation: in service, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No.9923852757, Indian National, and his wife;

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A

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RP Kenkare


J. M. HOLDINGS (P) LTD.
Handwritten signature
Director

(b).- **SMT.UMA ULHAS KENKRE**, aged 32 years, daughter of Shri.Anant Shripad Kamat, Occupation: in service, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No.8698858719, Indian National, both residents of H.No.303/1, Tambudki Vaddo, Arpora Bardez Goa.

(iv)(a).- **SHRI.SUJAY ASHOK KENKRE**, aged 32 years, son of late Ashok Kenkre, Occupation in service, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, and his wife;

(b)- **SMT. SONIYA SUJAY KENKRE**, aged 34 years, daughter of Shri. Santosh Krishna Bhagat, Occupation: Business, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, both residents of Flat No.7, Block-11, Level-4, Sapana City, Aquem, Margao Salcete Goa; hereinafter referred to as **"THE OWNERS/VENDORS"** (which expression shall include their heirs, successors, administrators and assigns) of the **FIRST PART, AND**

(2)- **J. M. HOLDINGS PRIVATE LIMITED**, a Company incorporated under the Companies Act, having Office at 501A, Diamond Prestige, 41A, AJC Bose Road, Kolkata-700017, holding PAN Card No. [REDACTED] represented by its Director **SHRI. RAHUL AGARWAL**, aged 51 years, in business, son of Om Prakash Agarwal, married, in business, holding PAN Card No. [REDACTED], Aadhaar Card no [REDACTED], e-mail ID. jmholdings1738@gmail.com, Mobile no.9650069292, residing at Villa

name


R.P. Kenkare

J. M. HOLDINGS (P) LTD.

Director

no.9, Scapes, Siolim Wadi, Bardez Goa-403517, duly authorized vide Resolution dated 31-03-2022 of Board of Directors hereinafter referred to as "THE PURCHASER" (which expression shall include its partners, their heirs, successors, administrators and assigns) of the SECOND PART.

(3).(i)(a).-SHRI.RAHUL PRADEEP KENKARE alias KENKRE, aged 37 years, son of late Pradeep N. Kenkare alias Pradeep Narayan Kenkre, Occupation: Business, married, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, and his wife;

(b)- SMT. NIVEDITA RAHUL KENKARE alias KENKRE, aged 33 years, daughter of Shri. Sudarshan Patil, Occupation: Business, married, holder of PAN No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, both residents of A-6/14, Eligible Co-op. Housing Society, Flat no.4/7, Jeevan Bima Nagar, near Karuna Hospital, Borivali, West, Mumbai-400103; hereinafter referred to as "THE FIRST CONFIRMING PARTY" (which expression shall include its partners, their heirs, successors, administrators and assigns) of the THIRD PART;

(4).-SHRI. UDAY BALKRISHNA KENKRE, aged 76 years, son of late Balkrishna Kenkre, Occupation retired, bachelor, holder of PAN No. [REDACTED], and Aadhaar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National, Resident of H.No.152, Nanerwada

Neave
[Signature]

RPKenkare

J. M. HOLDINGS (P) LTD.

[Signature]

Director

no. [REDACTED], Mobile no., E-mail ID [REDACTED], Indian National, residing at H.No.152, Nanerwada, Pernem Goa-403512 duly constituted under General Power of Attorney dated 16-7-2021 executed before the Notary Adv. A.K. Shahapurkar under Reg.no.4584/2021 at Pernem Goa.

WHEREAS there exists all that Property admeasuring 3952 sq.mts surveyed under No.327/27 of Village Mandrem, situated at Mandrem, within the limits of Village Panchayat Mandrem, Taluka and Registration Sub-District of Pernem, District North Goa, in the State of Goa, which Plot is hereinafter referred to as the SAID PROPERTY and is described in detail in the Schedule hereunder.

WHEREAS the said property originally belonged to the Family of Kenkre and the same was in possession of (i) Sakharam Mahadev Kenkre, (ii) Narayan Sakharam Kenkre, (iii) Balkrishna Mahadev Kenkre and (iv) Jivaji Yeshwant Kenkre as their name stands recorded in the Survey Record of Rights in the Index of Land (Form III) since promulgation of the Survey Rights in the year 1970-1971 and subsequently in the Form I and XIV bearing Survey no.327/27 admeasuring an area of 3952 square meters of village Mandrem.

WHEREAS the said Jivaji Yeshwant Kenkre expired in the status of bachelor and his share devolved upon his brother Shri Narayan Yeshwant Kenkre.

J.M. HOLDINGS (P) LTD.

Director





RP Kenkre

WHEREAS the said Shri Narayan Yeshwant Kenkare with his wife Smt. Nalini Narayan Kenkare filed a Special Civil Suit under no. 118/96/SR/(1) against the heirs of (i) Late. Sakharam Mahadev Kenkare; and (ii) late. Balkrishna Kenkare, for Partition of their Joint Holdings of various properties belonging to them and in terms of the Compromise and Settlement Terms agreed between the said parties, inter-alia the said property admeasuring 3952 square meters surveyed under no. 327/27 was divided into Plot A and Plot B as marked in the Plan annexed to the said suit proceedings, whereby the Plot A admeasuring 457 square meters was allotted to Shri Narayan Yeshwant Kenkare with his wife Smt. Nalini Narayan Kenkare and Plot B admeasuring 3495 square meters was allotted jointly to (i) Shri Subhash Sakharam Kenkare and (ii) Shri Ashok Sakharam Kenkare and his wife Smt. Seema Ashok Kenkare and (iii) Shri Sadchidanand Sakharam Kenkare and his wife Smt. Sheela Sadchidanand Kenkare and the same is confirmed by Compromise Terms and by Judgement, Order and Decree dated 18-12-1998 passed by the Court of 1st Addl. Civil Judge Senior Division at Mapusa Goa.

WHEREAS since then from the year 1998 the above named Parties are independently in Ownership and Possession of their individual holdings.

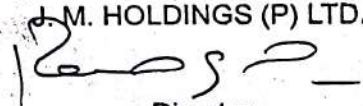
WHEREAS since the said property has not been formally partitioned among the parties and allotted separate Survey numbers as per their independent holdings in terms of the said compromise decree, the names of (i) Narayan Kenkare (ii) Subhash Kenkare with his wife Pushpalata Kenkare,

J.M. HOLDINGS (P) LTD.

Director



RP Kenkare



(iii) Ashok Kenkre with his wife Seema Kenkre, (iv) Satchidanand Kenkre with his wife Sheela Kenkre and (v) Pradip Narayan Kenkre with his wife Chandrika stand mutated in the Survey Record of Rights in the Form I and XIV bearing Survey no. 327/27 admeasuring an area of 3952 sq.mts.

WHEREAS on 10-3-2017 Smt. Sheela Sakharam Kenkre expired without leaving behind any descendants or ascendants survived by her moiety sharer and sole legal heir Shri Satchidanand Kenkre and the same is confirmed by Deed of Succession dated 19-2-2019 drawn in the Office of Notary Public Ex-Officio at Bardez Goa.

WHEREAS subsequently the said Shri Satchidanand Kenkre expired on 11-5-2019 and thus his share in the said property devolved upon his brothers Shri. Subhash Kenkre and Ashok Kenkre, as also the said property being allotted to the sons of late Sakharam Kenkre in the said Suit Proceedings, though the sisters were parties to the said Suit proceedings and they do not have any claims over the said property.

WHEREAS the said Ashok Sakharam Kenkre expired on 24-02-2020 survived by his widow and moiety sharer Smt. Seema Ashok Kenkre and as his legal heirs his following Children namely:-

- (i) Shri Ulhas Ashok Kenkre married to Uma Ulhas Kenkre,
- (ii) Shri Sujay Ashok Kenkre married to Smt. Soniya Kenkre, (the Owner/Vendor at Sr.no.1(ii);(iii) a and b and (iv)a and b above) and the same is confirmed by Deed of Succession dated 8-9-2021 drawn at folio 13v to 15v of Book 875 in the Office of Notary Public Ex-Officio Bardez, at Mapusa Goa.






R.K. Kenkre

J. M. HOLDINGS (P) LTD.


Director

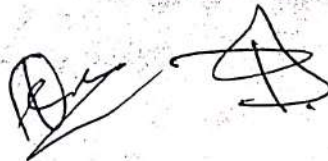
WHEREAS the said Narayan Kenkre expired on 15-02-2019 in the status of widower as his wife Smt. Nalini Kenkre having predeceased him, both survived by their sole and universal legal heir their son Pradeep Narayan Kenkre married to Chandrika Kenkre and said Pradeep and Chandrika both expired survived by their son Shri Rahul Pradeep Kenkre (the Second Confirming Party at Sr.no. 3(a) and the same is confirmed by Deed of Succession dated 23-5-2012 drawn at pages 52 to 53 of Book 839 in the Office of Notary Public-Ex-Officio-Bardez Mapusa Goa.

WHEREAS the Owners/Vendors are now desirous of selling a Portion admeasuring 2504 square meters (marked as Plot B in the plan annexed hereto) out of the bigger identified as Plot B (as identified in the suit proceedings) admeasuring 3495 sq.mts. of their holding and the Purchaser has approached the Owners/Vendors to purchase the said portion admeasuring 2504 square meters, hereinafter referred to as the SAID PLOT and described in details in the Schedule hereunder written.

WHEREAS the Owners/Vendors along with the First and second Confirming Party hereto have agreed to sell the said Plot for a total consideration of Rs.2,25,36,000/- unto the Purchaser, which is the fair present market value of the said Plot.


WHEREAS though the First Confirming Party has no ownership rights and claims over the SAID PLOT hereby agreed to be sold, they have been has been joined as parties to this Deed as the names of their predecessors,





R.P. Kenkre

J. M. HOLDINGS (P) LTD.


Director

Late. Narayan Kenkre has been recorded in the Form I and XIV and THE FIRST CONFIRMING PARTY has no objection to the sale of the SAID PLOT in favour of the PURCHASER hereto.

WHEREAS at the request of the OWNERS/VENDORS, the SECOND CONFIRMING PARTY has been joined as Party to the said Deed and it has been agreed that the Confirming Party shall be entitled to 1/3rd share and towards the same, and an amount of Rs.75,12,000/- (Rupees seventy five lakhs twelve thousand only) out of the total consideration of Rs.2,25,36,000/- (Rupees two crores twenty five lakhs thirty six thousand only) shall be paid to the Second Confirming Party towards the sale of the SAID PLOT.

WHEREAS at the instance of the PURCHASER, the Owners/Vendors and the First Confirming Party and the Second Confirming Party do hereby execute this Deed of Sale on the terms expressed hereunder.

NOW THIS DEED WITNESSES AS UNDER:-

1.-In pursuance of the above and in consideration of a sum of Rs.2,25,36,000/- (Rupees two crores twenty five lakhs thirty six thousand only) out of which an amount of Rs.75,12,000/- (Rupees seventy five lakhs twelve thousand only) shall be paid to the **Second Confirming Party** (at the request of the Owners/Vendors) and the balance amount of Rs.1,50,24,000/- (Rupees One crore fifty lakhs twenty four thousand only) shall be paid to the Owners/Vendors, the Annexure of the details of the payments made to the respective parties is mentioned in the Schedule -II and III hereunder written.

J.M. HOLDINGS (P) LTD.

Director

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RP Kenkre

(A)- The Purchaser has paid the stipulated consideration of Rs.1,50,24,000/- (Rupees One crore fifty lakhs twenty four thousand only) out of the total consideration of Rs.2,25,36,000/- (Rupees two crores twenty five lakhs thirty six thousand only) to the Owners/Vendors in the following manner:-

(i)- an amount of Rs.1,50,240/- (Rupees One lakh fifty thousand two hundred and forty only) is deducted towards TDS (Tax Deducted at source @1%) out of the consideration of Rs.1,50,24,000/- (Rupees One crore fifty lakhs twenty four thousand only), the receipt of which is acknowledged and admitted by the Owners/Vendors and the certificate will be issued by the PURCHASER to the Owners/Vendors in due course of Time and out of the balance consideration an amount of Rs.1,48,73,760/- (Rupees One crore forty eight lakhs seventy three thousand seven hundred and sixty only) is agreed to be paid by the Purchaser to the Owners/Vendors vide Demand Draft, the details of the payment are mention at Schedule II annexure herewith on the date of registration of this Deed upon simultaneous delivery of the possession of the SAID PLOT unto the Purchaser, the receipt whereof The Owners/Vendors do hereby acknowledge and discharge the Purchaser of the same and the Owners/Vendors as absolute and lawful owners do hereby transfer by way of Sale and convey and deliver unto the Purchaser The SAID PLOT admeasuring 2504 square meters out of the bigger Plot B admeasuring 3495 sq.mts. of their holding forming part of the larger property admeasuring 3952sqmts surveyed under no.327/27, together with the trees, structures, accesses, fences, hedges,

J.M. HOLDINGS (P) LTD.


Director





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lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners/Vendors in or to the SAID PLOT hereby conveyed and every part thereof to hold the same to the Purchasers forever absolutely uninterruptedly.

(B).-The Purchaser has paid the stipulated consideration of Rs.75,12,000/-(Rupees seventy five lakhs twelve thousand Only)to the Second Confirming Party in the following manner :-

(i)- an amount of Rs.75,120/- is deducted towards TDS (Tax Deducted at source @1%) out of the consideration of Rs.75,12,000/-, the receipt of which is acknowledged and admitted by the Owners/Vendors and the certificate will be issued by the Purchaser to the Owners/Vendors in due course of Time and

(ii)- the balance amount of Rs.74,36,880/- (Rupees seventy four lakhs thirty six thousand eight hundred eighty only), is agreed to be paid by the Purchaser to The Second Confirming Party hereto, vide Demand Draft the details of the payment is mentioned at Schedule III annexure hereto, on the date of registration of this Deed, the receipt whereof The Second Confirming Party do hereby acknowledge and admit having received.

J.M. HOLDINGS (P) LTD.

Director





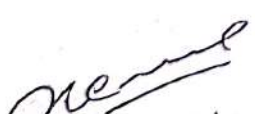



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2.-The Owners/Vendors have today put the Purchaser in unconditional exclusive peaceful, vacant possession of the SAID PLOT, to be held by the Purchaser forever, peacefully without any harm and/or hindrance from the Owners/Vendors and the Confirming Party and the Owners/Vendors and the Confirming Party do hereby indemnify the Purchaser against any Third Party claims if made to the SAID PLOT a SAID PLOT on account of the Owners/Vendors and the First and Second Confirming Parties and such claims if any shall be settled by the the Owners/Vendors and the Confirming Party at their own cost without disturbing the title and possession of the Purchaser.

3.-The Owners/ Vendors hereby conveys, assigns, and transfers by way of sale of all their rights, titles and interest in respect of their SAID PLOT, UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNERS thereof forever. The Owners/ Vendors have irrevocably and absolutely transferred all their rights and interests to the Purchaser to the extent of part and parcel of the SAID PLOT together with all rights, titles, interests, easements, privileges, ways, passage, benefit and advantages of rights and appurtenances, building, etc. thereto and that no one except the Purchaser has any right, claim, interest whatsoever in the SAID PLOT hereby sold/conveyed or any part thereof. Additionally, the Owners/ Vendors and the First and Second Confirming Parties, including their legal heirs/successors/etc respectively shall have no right or claim with regards to the SAID PLOT and the Purchaser shall hereafter peacefully hold, use and enjoy the SAID PLOT as its own property.


J.M. HOLDINGS (P) LTD.

Director

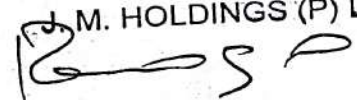



R.P. Kenkare

without any hindrance, interruption, claim, or demand by or from the Owners/Vendors and the First and Second Confirming Parties, including their legal heirs/successors/etc respectively whomsoever under or through them.

4.-The Owners/Vendors have assured the Purchaser that there is no defect in the title of the Owners/Vendors to the SAID PLOT Vendors and the First and Second Confirming Parties, including their legal heirs/successors/etc respectively In the event the Purchaser is deprived of the possession of the SAID PLOT or any portion thereof on account of any defect in the title of the Owners/Vendors, then the Owners/Vendors and their estates shall be liable to compensate the Purchaser in full and for such other losses and damages arising there from. The Owners/Vendors have assured the Purchaser that if the whole or any part(s) of the SAID PLOT, is taken away from the possession of the Purchaser for want of title or any other legal defects, then the Owners/Vendors shall be liable and responsible to pay its costs, damages, legal charges and any other incidental charges to the Purchaser and the Purchaser shall be entitled to recover the said amount from the Owners/Vendors through Court of Law under specific performance at the cost of the Owners/Vendors. The Owners/ Vendors also undertake to execute and sign all such papers and documents regarding the SAID PLOT if such necessity arises at any later stage on the request and cost of the Purchaser without any hesitation, demand and/or delay.

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J. M. HOLDINGS (P) LTD.

Director

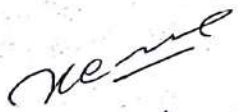
5.- The Owners/Vendors do hereby assure and represent to the Purchaser that the Owners/Vendors have not created any charge or encumbrance on the SAID PLOT hereby sold nor is there any lien, charge or claim on the SAID PLOT in the course of any Judicial or Quasi-Judicial Proceedings nor is there any notice under the Land Acquisition Acts, Land Revenue Code or any other Statutory Provisions.

6.- The Owners/Vendors do hereby further assure and represent to the Purchasers that they have not entered into any agreement with any other person/persons/body of individuals for the sale of transfer by any other nature/manner of the SAID PLOT or any part thereof and indemnify the Purchaser against third Party claim if any from any person on the SAID PLOT hereby sold and the Owners/Vendors do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the Purchaser.


7.- That the Owners/Vendors hereby assure and represent to the Purchaser that there are no third party rights of whatsoever nature in respect of the SAID PLOT by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the Purchaser in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

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Director







8.-The Owners/Vendors assure and represent to the Purchaser that there are no arrears of any Tax and/or dues payable on the SAID PLOT to the Village Panchayat of Mandrem or the Planning and Development Authority or any other Local or Government Body and that the Purchaser shall be liable to pay all the taxes on the SAID PLOT levied by the Government of Goa or any other Government Body as from the date of this sale only.

9.- The Owners/Vendors do hereby assure the Purchaser that they have paid up-to-date all the Taxes, bills, cess, fees, levies, charges, etc. payable to any Government Authority and that there are no arrears of any House Tax, Water Bills, Electricity Bills or any other utilities related to the SAID PLOT and the same are paid up-to-date by the Owners/Vendors.

10.-The Owners/Vendors do hereby give their No Objection for the Purchaser to do mutation and partition proceedings of the SAID PLOT hereby sold in their name in the Survey Records of Rights and the Owners/Vendors and the First and the Second Confirming Parties shall provide all support and assistance to the Purchaser to get its name mutated in the Survey Records of Rights.

11. The Owners/Vendors and the Confirming Party further covenants that they shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in manner aforesaid according to the true intent and

J. M. HOLDINGS (P) LTD.
Director

Handwritten signatures

RP Kenkare

meaning of this Deed as shall or may be necessary or reasonably be required and shall also produce all the original documents as shall or may be necessary or reasonably be required as and when called for.

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

13.-All the expenses for preparation, execution and registration charges of this Sale Deed have been paid and borne by the Purchaser.

14.- The Purchaser, the Owners/Vendors and the First and Second Confirming Party submit that The Courts at Goa shall have exclusive jurisdiction to try all suits or proceedings, matters or things with respect to the SAID PLOT and these Deed of Sale.

15.-The Owners/Vendors have obtained No Objection Certificate under no.NOC/49(6)/PER/MAN/TCP/111/2022/280 dated 10-03-2022 from the Office of Town and Country Planning Department, Pernem Goa for the purpose of sale of the SAID PLOT admeasuring 2504 sq.mts. of property bearing Survey no.327/27 of Village Mandrem.

16.- The present fair market value of the SAID PLOT is Rs.2,25,36,000/- (Rupees two crores twenty five lakhs thirty six thousand only) and Stamp duty of Rs.10,14,700/- (Rupees ten lakhs fourteen thousand seven hundred only) is affixed hereto which is borne by the PURCHASER.

J. M. HOLDINGS (P) LTD.
Director

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SCHEDULE-I
(Description of the SAID PLOT SOLD)

All that Plot admeasuring 2504 square meters out of the bigger Plot B admeasuring 3495 sq.mts. of their holding forming part of the larger property admeasuring 3952sqmts surveyed under no.327/27 of Village Mandrem, situated at Mandrem, within the limits of Village Panchayat Mandrem, Taluka and Registration Sub-District of Pernem, District North Goa, in the State of Goa, which whole property is neither described in the Office of Land Registrar nor enrolled in the Taluka Revenue Office.

The SAID PLOT is bounded as under:-

Towards the North:-By Road.

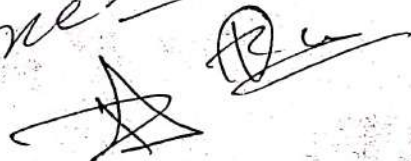
Towards the South:-By Road and property bearing survey no.327/31

Towards the East :- By the same property under Survey no.327/27, Plot A1 and A2

Towards the West :- By the Road and area of same Sy.no.327/27 (Area left out for cowshed and Devotional Activity).

J. M. HOLDINGS (P) LTD.


Director



SCHEDULE-II
PAYMENT TO THE OWNERS/VENDORS

Sr. no.	Name of the Parties	Amount	TDS	Total amount receive
1	Subhash S.akharam Kenkare alias Subhash Sakharam Kenkre	37,56,000	37,560	37,18,440
2	Pushpalata Subhash Kenkare alias Pushpa Subhash Kenkre	37,56,000	37,560	37,18,440
3	Seema Ashok Kenkare alias Seema Ashok Kenkre	37,56,000	37,560	37,18,440
4	Ulhas Ashok Kenkre	9,39,000	9,390	9,29,610
5	Uma Ulhas Kenkre	9,39,000	9,390	9,29,610
6	Sujay Ashok Kenkre	9,39,000	9,390	9,29,610
7	Soniya Sujay Kenkre	9,39,000	9,390	9,29,610
TOTAL RS.		15024000-	150240	1,48,73,760

SCHEDULE-III
PAYMENT TO THE SECOND CONFIRMING PARTY

Name of the Parties	Amount	TDS	Total amount receive
Uday Balkrishna Kenkre	75,12,000	75,120	74,36,880

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands, the day the month and the year first above written.

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RP Kenkare

J.M. HOLDINGS (P) LTD.
Handwritten signature
Director

SIGNED AND DELIVERED)
By the Owners/Vendors)



No.
SHRI. SUBHASH SAKHARAM KENKRE
alias SUBHASH SAKHARAM KENKRE
for self and as attorney for
SMT. PUSHPALATA SUBHASH KENKRE
alias PUSHPA SUBHASH KENKRE

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REGISTRAR OF F...

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R. Kenkare

J. M. HOLDINGS (P) LTD.

Director







SHRI.ULHAS ASHOK KENKRE
For self and as attorney for
SMT.SEEMA ASHOK KENKARE
alias SEEMA ASHOK KENKRE



SMT.UMA ULHAS KENKRE



SHRI.SUJAY ASHOK KENKRE



SMT. SONIA SUJAY KENKRE
OWNERS/VENDORS

1.  1. 

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J. M. HOLDINGS (P) LTD.


Director




R.P. Kenkare








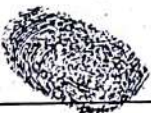


SIGNED AND DELIVERED)
By the PURCHASER)

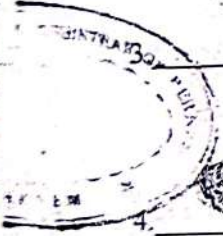


J. M. HOLDINGS (P) LTD.

Director

J M Holdings Private Limited,
represented by its Director
SHRI. RAHUL AGARWAL
PURCHASER

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- 2.  2. 
- 3.  3. 
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- 5.  5. 



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J. M. HOLDINGS (P) LTD.
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Director

SIGNED AND DELIVERED by)
the FIRST Confirming Party)



Kenkare

RPKenkare



SHRI. RAHUL PRADEEP KENKARE alias KENKRE
for self and as attorney for
SMT. NIVEDITA RAHUL KENKARE alias KENKRE
THE FIRST CONFIRMING PARTY

- | | | | |
|----|--|----|--|
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Kenkare

RPKenkare

J. M. HOLDINGS (P) LTD.











Director

SIGNED AND DELIVERED by)
the second Confirming Party)

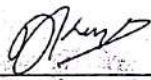



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SHRI RASIK PURUSHOTTAM DESAI alias
SHRI RASHIK P. DESSAI
Attorney for
SHRI. UDAY BALKRISHNA KENKRE
THE SECOND CONFIRMING PARTY

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

- 1.- Shri Deepraj Keni:- 
- 2.- Shri Mahesh Pujari:- 

J. M. HOLDINGS (P) LTD.


Director



RP Kenkare



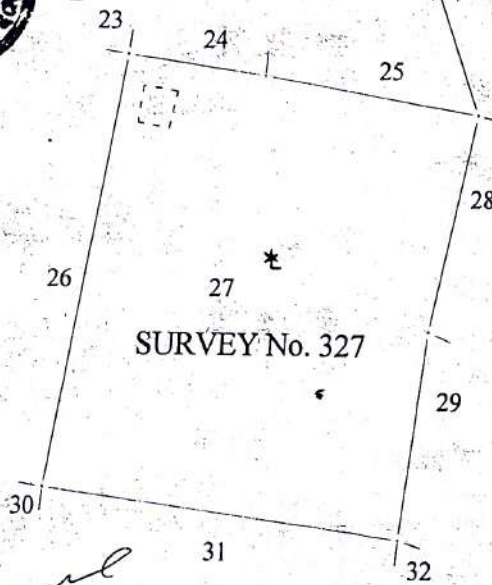
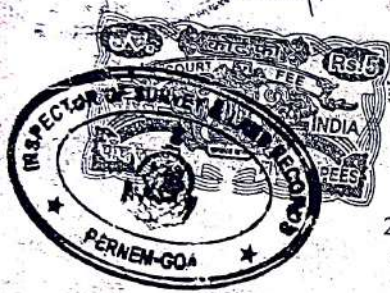
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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
PERNEM - GOA



Plan Showing plots situated at
Village : MANDREM
Taluka : PERNEM
Survey No./Subdivision No. : 327/ 27
Scale : 1 :1000

(RAJESH R. PA) KUCHELKAR
Inspector of Survey &
Land Records.



[Signature]

[Signature]

Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 27-11-2017

COMPARED BY: PRAKASH B. NAIK (H.S.)
M. HOLDINGS (P) LTD.

RP kenkari

[Signature] Director



2022-PHM-196
7/4/22 100013161873

FORM I & XIV
नमुना नं १ व १४

Date: 07/09/2021

Page 1 of 2

Taluka **PERNEM**

तालुका
Village **Mandrem**

गांव
Name of the Field **खोसग्याची खोती**
शेताचे नांव

Survey No. 327
सर्वे नंबर
Sub Div. No. 27
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.39.19	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.39.19

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)
Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.33	0000.00.00	0000.00.33	0000.39.52

Assessment: आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	नारायण यशवंत केकरे	459	6902	
2	Satchhidanand Sakharam Kenkre		6902	
3	Seema Ashok Kenkre		6902	
4	Sheela Satchhidanand Kenkre		6902	
5	Ashok Sakharam Kenkre		6902	
6	Pushpalata Subhash Kenkre		6902	
7	Subhash Sakharam Kenkre		9051	
8	Chandrika Pradeep Kenkre		9051	
9	Pradeep Narayan Kenkre			

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार		
Nil		

Kenkre

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[Signature]

J. M. HOLDINGS (P) LTD
Director



100013161873

Date : 07/09/2021

FORM I & XIV

नमुना नं १ व १४

Page 2 of 2

Taluka PERNEM

तालुका

Village Mandrem

गांव

Name of the Field खोसग्याची खोती

शेताचें नांव

Survey No. 327

सर्वे नंबर

Sub Div. No. 27

हिस्सा नंबर

Tenure

सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator सागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for Cultivation - नापिक जमीन		Source of Irrigation सिंचनाचा प्राति	Remarks टिप
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



J. M. HOLDINGS (P) LTD

Rosa
Director

RPKenkani



GOA@60

OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
PERNEM TALUKA OFFICE, PERNEM GOA.

Ref No.: NOC/49(6)/PER/MAN/TCP/111/2022/ 280

Dated: 10 10/2022

Ref. No. 213

Date: 18/02/2022

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of Deed of Sale in respect of property bearing Sy. No. 327/27 Plot no. B of village Mandrem Taluka Pernem as per the plan hereby annexed.

The said plot/property falls in "Settlement Zone" as per Regional Plan for Goa 2021 admeasuring an area of 2504.00m².

The property/plot falls beyond 500 mtrs. From High Tide Line: YES

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

- NORTH By the Road
SOUTH By the Road & property bearing Sy.No. 327/31
EAST By the Same property under Sy.No. 327/27 Plot A1 & A2
WEST By the Road & area of same Sy.No. 327/27 (Area left out for cowshed and Devotional Activity)

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.

2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. Traditional access and natural water drain if any passing through the property shall be maintained.
4. This N.O.C. is valid for the purpose of Reg. for period of 3 years. This NOC is issued from planning point of view for the property under reference.
5. The Ownership aspect of the property under reference shall be verified by the Competent Authority prior to registration of Sale Deed.
6. This NOC shall not be treated as NOC for Sub division of land and secondary development shall be permitted as per preliminary norms and guidelines in force.
7. This NOC shall not be decide the legal right/title of the property.
8. This NOC is issued based on the Judgment & Order dated 18/12/1998 vide Special Civil Suit No. 118/96/SR(I) towards Settlement & Compromise term, in the Court of the 1st Addl. Judge, senior Division at Mapusa.
9. Court matter/Complaints if any shall be verified at your level before Registration of Seed of Sale.

NOTE: Applicant has paid processing fees of Rs. 2000/- vide challan no. 308 dtd. 18/02/2022.



(Shivprasad Murari)
Dy. Town Planner Director

J. M. HOLDINGS (P) LTD

To,
Shri. Subhash S. Kenkre
112/6, Kamat Harmony Co-Op. Hasg. Society Ltd.,
Tambdi Mati, Taleigao Goa.

Kenkre

R. Kenkre

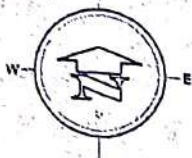
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Director

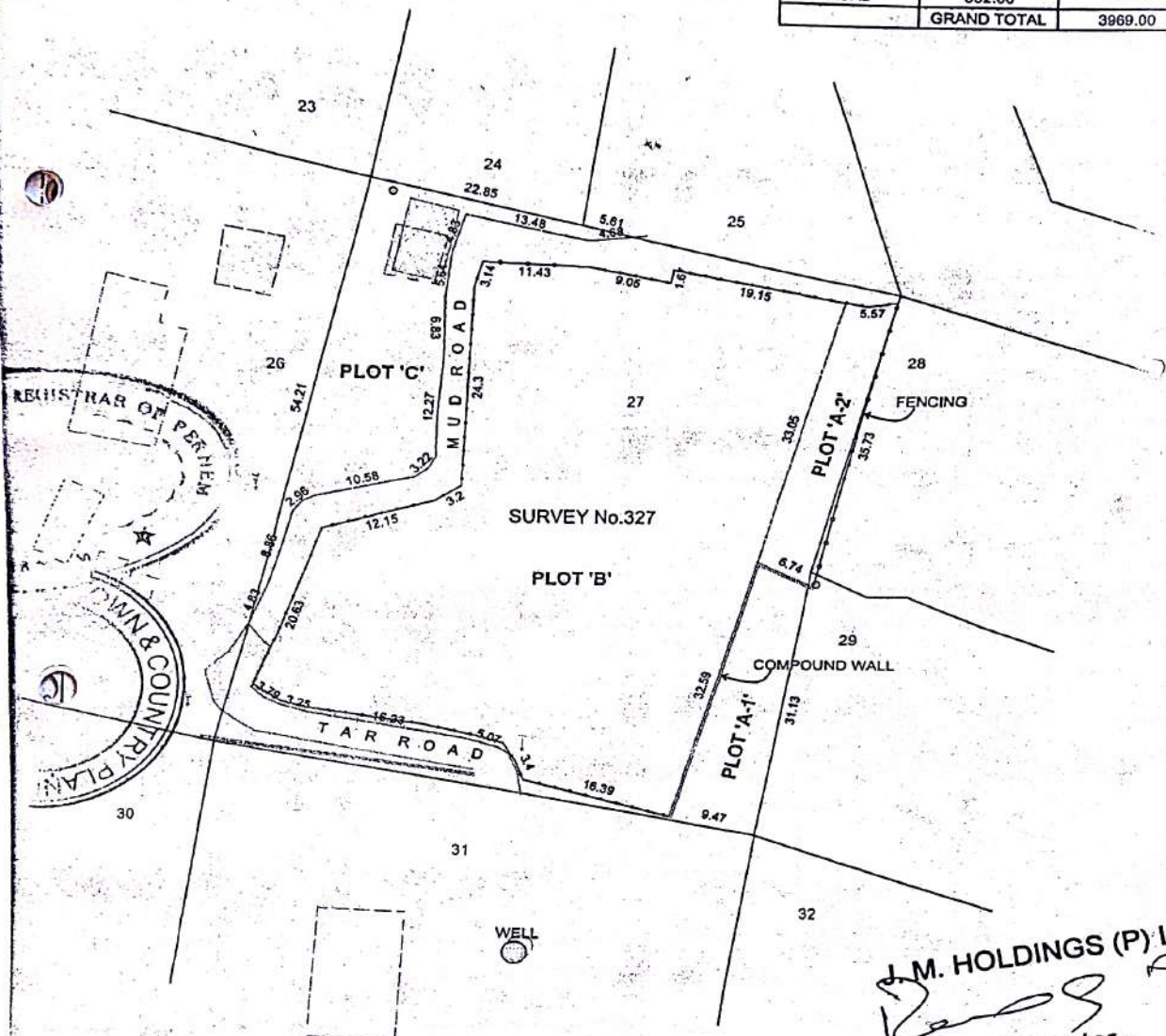
J. M. HOLDINGS (P) LTD

Director

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AREA STATEMENT		
PLOT NO.	AREA (M2)	TOTAL (M2)
A-1	254.00	457.00
A-2	203.00	
B	2504.00	2504.00
C	476.00	1008.00
ROAD	632.00	
GRAND TOTAL		3969.00



J. M. HOLDINGS (P) LTD.
[Signature]
 Director

PLAN
 SHOWING THEREIN DETAILS OF
 PLOT BEARING SUB DIVISION NO. 27
 OF SURVEY NO. 327 SITUATED AT
 MANDREM VILLAGE OF PERNEM
 TALUKA.

NOTE: All dimension...

J. M. HOLDINGS (P) LTD.

RPKenkaru *[Signature]* *[Signature]* *[Signature]*
 Director



Government of Goa

Document Registration Summary 2

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

Date & Time :- 07-Apr-2022 12:01:35 pm

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Presented at 11:47:48 am on 07-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1014200
2	Registration Fee	676080
3	Mutation Fees	2500
4	Processing Fee	3140
Total		1695920

Stamp Duty Required :1014200/-






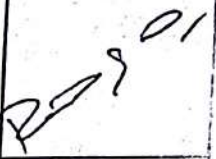


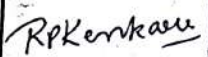


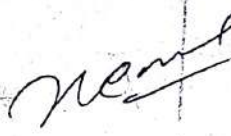





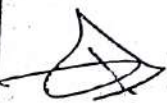
Stamp Duty Paid : 1014700/-

Sender




NO	Party Name and Address	Photo	Thumb	Signature
	RAHUL AGARWAL Director Of J M Holdings Private Limited Father Name:Om Prakash Agarwal, Age: 51, Marital Status: , Gender:Male, Occupation: Business, Address1 - Villa No 9 Scapes, Siolim Wadi, Bardez Goa, Address2 - , PAN No.: [REDACTED]			

Receiver

NO	Party Name and Address	Photo	Thumb	Signature
	SUBHASH SAKHARAM KENKRE Alias SUBHASH SAKHARAM KENKARE , Father Name:Sakharam Mahadev Kenkre, Age: 74, Marital Status: Married , Gender:Male, Occupation: Other, F-3 Sindhura Bldg Ashok Co-Operative Housing Society St Inez Panaji Goa, PAN No.: [REDACTED]			
	ULHAS ASHOK KENKRE , Father Name:ASHOK KENKRE, Age: 36, Marital Status: Married , Gender:Male, Occupation: Service, H.No.303-1 Tambudki Vaddo Arpora Bardez Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	J M HOLDINGS PRIVATE LIMITED Represented By Its Director SHRI RAHUL AGARWAL , , Age: , Marital Status: , Gender: , Occupation: , 501A, Diamond Prestige, 41A, AJC Bose Road, Kolkata-700017, PAN No.: [REDACTED]			
4	RAHUL AGARWAL Director Of J M Holdings Private Limited , Father Name:Om Prakash Agarwal, Age: 51, Marital Status: , Gender:Male,Occupation: Business, Villa No 9 Scapes, Siolim Wadi, Bardez Goa, PAN No.: [REDACTED]			
5	RAHUL PRADEEP KENKARE Alias KENKRE , Father Name:Pradeep N Kenkare Alias Pradeep Narayan Kenkre, Age: 37, Marital Status: Married , Gender:Female,Occupation: Business, A-6-14, Eligible Co-op. Housing Society, Flat no.4-7, Jeevan Bima Nagar, near Karuna Hospital, Borivali, West, Mumbai, PAN No.: [REDACTED]			
	SUBHASH SAKHARAM KENKRE Alias SUBHASH SAKHARAM KENKARE , Father Name:Sakharam Mahadev Kenkre, Age: 74, Marital Status: , Gender:Male,Occupation: Other, F-3 Sindhura Bldg Ashok Co-Operative Housing Society St Inez Panaji Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for PUSHPALATA SUBHASH KENKARE Alias PUSHPA SUBHASH KENKRE			
7	ULHAS ASHOK KENKRE , Father Name:Ashok Kenkre, Age: 36, Marital Status: , Gender:Male,Occupation: Service, H.No.303-1 Tambudki Vaddo Arpora Bardez Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for SONIYA SUJAY KENKRE			
8	Rasik Purushottam Desai Alias Rashik P Dessai , Father Name:Purushottam Dessai, Age: 44, Marital Status: , Gender:Male,Occupation: Business, H No 152 Nanerwada Pernem Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for UDAY BALKRISHNA KENKRE			

Witness:
I/We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Mahesh Pujari, Age: 22, DOB: , Mobile: 9359859331 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403006, H.no 52 Chinchwada chimbhel Tiswadi Goa, H.no 52 Chinchwada chimbhel Tiswadi Goa, Chimbhel, Tiswadi, NorthGoa, Goa			

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Book :- 1 Document
Registration Number :- PNM-1-194-2022
Date : 07-Apr-2022

S. P. S. S. S.
07/04/2022




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

REGISTRAR
PERNEM

Scanned by:- Ashra. N. Zalga
Azalga

Party Name and Address

Deepraj Keni, Age: 38, DOB: , Mobile: 9011567930 , Email:
Occupation: Business , Marital status : Unmarried ,
Address: 403507, house 76 pirazona Moira Goa; house 76
pirazona Moira Goa, Moira, Bardez, North Goa, Goa

Photo	Thumb	Signature
		

Deepraj Keni
Sub Registrar
01/04/22

REGISTRATION
OFFICE

Document Serial Number :- 2022-PNM-196

