

CITIZEN CREDIT CO-OP BANK LTD

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE DUREM  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)



INDIA

भारत 44939  
197291

NON JUDICIAL # 111  
AUG 01 2019

R.03200000/- PB6818

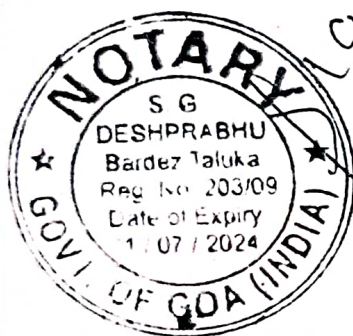
STAMP DUTY

GOA

Name of Purchaser J. M. HOLDINGS PVT LTD

2019-BRZ-2530

06-08-2019



### DEED OF SALE

THIS DEED OF SALE is made at Mapusa Goa,

A. D. Souza

Navella

*[Handwritten signature]*

J. M. HOLDINGS PVT. LTD.

Director



on this 1st day of August 2019 BETWEEN:-

(1)(i).- SMT.ANGELA RAYMOND D'SOUZA, aged 77 years, housewife, daughter of Estevao Alphonso, holding PAN Card no. , Aadhar Card no. mobile no. , Email Id.: , residing at Ravi park, B/15, Jagtap Nagar Wanawadi, Flat 15 Sr. No.77/48 A2 77/48B, Wanawadi Pune-411040, and her daughter;

(ii).- SMT RENA FLORY VARELLA, aged 52 years, House wife, daughter of Raymond D'Souza, wife of Savio Remedian Varella, holding PAN Card no. Aadhar Card no. , mobile no. E-mail Id.:- and her husband;

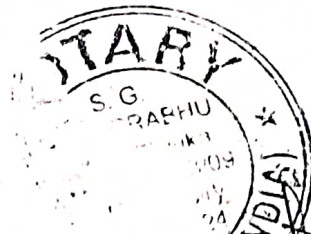
(iii).- SHRI. SAVIO REMEDIAN VARELLA, aged 60 years, son of Shri. Andrew Casabianca Varella, Occupation Retired, holding PAN Card no. Aadhar Card no. , mobile no. Email Id.:- both residing at 2/F4, Kamat Complex, Tonca, Caranzalem, Tiswadi Goa.403002, hereinafter referred to as the "OWNERS/VENDORS" (which expression shall include their heirs, successors, administrators and assigns) of the FIRST PART AND

A. D'Souza

R. Varella

*[Signature]*

J. M. HOLDINGS PVT. LTD  
*[Signature]*  
Director



(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. \_\_\_\_\_ represented by its Director **SHRI. RAHUL AGARWAL**, aged 48 years, in business, son of Om Prakash Agarwal, married, in business, holding PAN Card No. \_\_\_\_\_ Aadhar Card no. \_\_\_\_\_, e-mail \_\_\_\_\_ Mobile no. \_\_\_\_\_ residing at Off Annie Besant Road, Worli, Mumbai, Maharashtra-400030, hereinafter referred to as **"THE PURCHASER"** (which expression shall include its heirs, successors, administrators and assigns) of the SECOND PART.

All Indian Nationals.

WHEREAS there exists all that Plot admeasuring 975m<sup>2</sup> along with an old dilapidated House bearing H.no.95 having a built up area of 150 sq.mts. standing thereon surveyed under Survey no.111/12 of Village Marna, identified as **"INGREJWADO"** or **'ARADY'** situated at Marna, within the limits of Village Panchayat of Marna, Taluka and Registration/Sub-District of Bardez, District North Goa in the State of Goa, which property is hereinafter referred to as the SAID HOUSE PROPERTY and is described in detail in the Schedule hereunder written.

*A. D'Souza*

*Navella*  
*James*

J. M. HOLDINGS PVT LTD.  
*[Signature]*  
Director



WHEREAS the Comunidade of Marna Bardez granted a Plots on Emphentisis lease for house building to Filipe de Souza as confirmed by Certificate of Record of Possession dated 1-4-1903.

WHEREAS it is observed that on 09-02-1934 Filipe de Souza redeemed the amount of quit rent.

WHEREAS on 22-04-1905 the parish Priest had Baptized Shri.Pascoal de Souza, son of the said Filipe de Souza.

WHEREAS it is proved that Pascoal is the son of Filipe but here is no evidence to establish that he was the only child.

WHEREAS the name of Pascoal de Souza is recorded in cadastral Survey but Cadastral Survey is not title document otherwise but in the absence of any other document the Cadastral Survey which is possession document only is taken as title document.

WHEREAS the said Pascoal expired on 23-06-1977 leaving behind his widow Natalia Maria and his following children:-

- (i).-Catherine D'Souza
- (ii).-Flory D'Souza
- (iii).-Eulanda Carvalho

*A. D'Souza*

*Wavelle*

*James John*

J. M. HOLDINGS PVT LTD  
*Director*



-5-

(iv).-Raymond D'Souza who expired on 07-06-1998 survived by his widow Angela D'Souza and his children:-

- (i).-Rena Varella
- (ii).-Cheryl Carvalho
- (iii).-Rosy D'Souza
- (iv).-Stephen Savio D'Souza

WHEREAS by Order of Homologation dated 18-08-2009 the said property was allotted to Smt. Angela D'Souza and Smt. Rena Varella the Owners/Vendors at Sr.no.1 (i) and (ii) in equal share of 1/2 each.

WHEREAS in terms of the above their names are recorded in Survey Records of Rights which have remained unchallenged over a decade.

WHEREAS the Owner/Vendor at Sr.no.1(iii) is married to the Owner/Vendor at Sr.no.1(ii) under the Regime of Communion of Assets and thus have acquired property share in the said House Property.

WHEREAS the Owners/Vendors have thus represented to be the sole and exclusive Owners in possession of the SAID HOUSE PROPERTY.

*A. D'Souza*

*R. Varella*  
*Cheryl Carvalho*

*J. M. HOLDINGS PVT LTD*  
*Director*



-6-

WHEREAS the Owners/Vendors have affirmed that there is no right of way/access to the adjoining Plots from the SAID HOUSE PROPERTY to any person whatsoever.

WHEREAS the Owners/Vendors now do not desire to retain the SAID House Property and have offered to sell the same to the Purchaser AND at the offer of the Owners/Vendors the Purchaser doth hereby purchase all the SAID HOUSE PROPERTY for a total consideration of Rs.80,00,000/- (Rupees Eighty Lakhs only) which is the present fair market value of the SAID HOUSE PROPERTY.

**NOW THIS CONVEYANCE WITNESSETH AS UNDER:-**

1.- That in consideration of the amount of Rs.80,00,000/- (Rupees Eighty Lakhs only) out of which Rs.80,000/- is deducted towards TDS the Certificate will be issued in due course of time and the balance amount of Rs.79,20,000/- (Rupees Seventy Nine Lakhs and twenty Thousand only) is paid by the Purchaser to the Owners/Vendors, on this date which amount the Owners/Vendors hereto do hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Owners/Vendors as absolute Owners hereby convey by way of

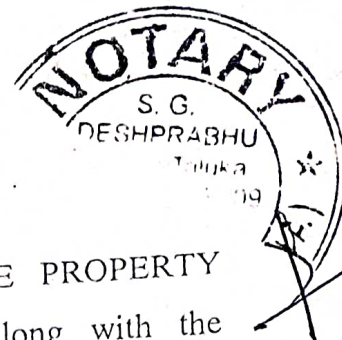
A. D' Souza

Waseela

*[Signature]*

J. M. HOLDINGS PVT LTD.

*[Signature]* Director



-7-

sale unto the Purchaser THE SAID HOUSE PROPERTY together with the trees, structures, access along with the easements, appurtenants, belonging thereto, TOGETHER WITH all trees, 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 thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners/Vendors in or THE SAID HOUSE PROPERTY hereby conveyed and every part thereof to hold the same to the Purchaser forever absolutely uninterruptedly.

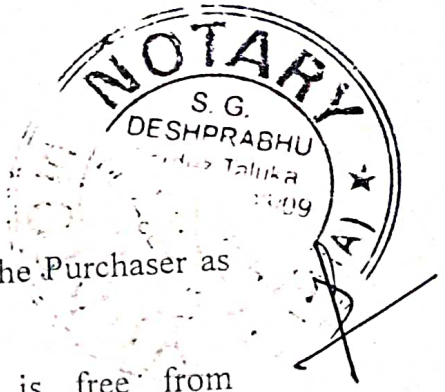
2.- The Owners/Vendors have today put the Purchaser in unconditional exclusive peaceful vacant possession of THE SAID HOUSE PROPERTY to be held by the Purchaser in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the Owners/Vendors and/or any other person claiming through the Owners/Vendors and/or the predecessors-in-title of the Owners/Vendors. The Owners/Vendors further covenants with the Purchaser that the SAID HOUSE PROPERTY hereby sold is free from tenants, mundcars, or any other person/s having any right of possession or obligation therein.

A. D'Souza

A. Varella

*[Handwritten signature]*

J.M. HOLDINGS PVT. LTD..  
*[Handwritten signature]*  
Director



3.- The Owners/Vendors hereby covenant with the Purchaser as under:-

(a)-That THE SAID HOUSE PROPERTY is free from encumbrances and claims of any nature whatsoever.

(b)-That the Title of the Owners/Vendors to THE SAID PLOT is clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.

(c)-That as on this date the Owners/Vendors have not created any encumbrances and/or Third Party rights upon and to the SAID HOUSE PROPERTY nor THE SAID HOUSE PROPERTY the subject matter of any lis-pendens or order of attachment of Order of Injunction or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the SAID HOUSE PROPERTY and nor that there are any dues, taxes and cess payable against THE SAID HOUSE PROPERTY which can be recovered as the arrears under Land Revenue Act.

(d)-That THE SAID HOUSE PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors or any other person whomsoever.

A. D'Souza

J. Varella

David D'Souza

J. M. HOLDINGS PVT LTD.

Director



(e)-Notwithstanding any act, deed, matters or things whatsoever done by the Owners/Vendors or by any person/s lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary, the Owners/Vendors have good right and absolute powers to grant, transfer, convey and assure THE SAID HOUSE PROPERTY unto and to the Purchaser in the manner aforesaid and it shall be lawful for the Purchaser from time to time and at all times hereinafter to peacefully and quietly hold, possess, own and enjoy THE SAID HOUSE PROPERTY and to receive the rents and profits, to use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Owners/Vendors or from by any other person/s lawfully or equitably claiming by from, under or in trust for the Owners/Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Owners/Vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Owners/Vendors or by any other person/s lawfully or equitably claiming by, from, under or in trust for them, and further that the Owners/Vendors and all person/s having or lawfully equitably claiming any estate, right title or

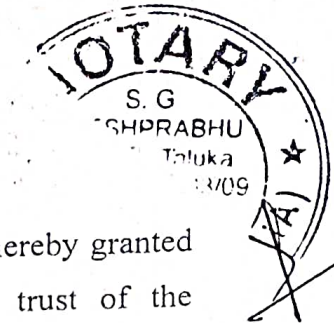
A. D'Souza

Wenella

James Thekk

J. M. HOLDINGS PVT LTD.

Director



interest at law or in equity in THE SAID PLOT hereby granted or any part thereof by, from or under or in trust of the Owners/Vendors.

f.- That THE SAID HOUSE PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors or any other person whomsoever through the Owners/Vendors and or the predecessor-in-title of the Owners/Vendors.

4.- The Owners/Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawfull and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring THE SAID HOUSE PROPERTY hereby granted to and unto the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

5.-The Owners/Vendors do hereby give their explicit consent to the Purchaser to delete their names and get the name of the Purchaser recorded in the Survey Record of Village Panchayat and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Owners/Vendors do hereby further

A. D'Souza

K. Varella

J. M. HOLDINGS PVT. LTD.

Director



agree and assure the **Purchaser** to sign and execute all such other documents and give **NOC for the** above purpose.

6.- The Owners/Vendors do hereby indemnify the Purchaser against any claims if made to **THE SAID HOUSE PROPERTY** or by any person claiming through the Owners/Vendors and/or its Predecessors-in-title and the Owners/Vendors shall settle the said claim and rectify the defect to the title, if any, at their own cost without disturbing the title and possession of the Purchaser.

7.- The Owners/Vendors do hereby assure the Purchasers that he has paid up-to-date all the Taxes, maintenance charges, bills, cess payable to any Government Authority and that there are no arrears of any House Tax, Electricity Bills, water Bills and the same are paid up-to-date by the Owners/Vendors.

8.- The Owners/Vendors do hereby give their No objection to the Purchaser hereto to get the Electricity meter connection, water meter connection transferred in the name of the Purchaser hereto and also for the transfer of the House Tax Receipt unto the Purchaser.

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

A. B. Sanga

R. Vedula

*[Signature]*

J. M. HOLDINGS PVT LTD

*[Signature]* Director



10.- The present fair market value of THE SAID HOUSE PROPERTY is Rs.80,00,000/- and Stamp duty of Rs.3,20,200/- is paid thereto which is borne by the Purchaser.

**SCHEDULE**

(Description of the said Plot)

All that Plot admeasuring 975m<sup>2</sup> along with a dilapidated House bearing H.No.95 having built up area of 150 sq.mts. standing thereon surveyed under no.111/12 of Village Marna, identified as "INGREJWADO" or 'ARADY' situated at Marna, within the limits of Village Panchayat of Marna, Taluka and Registration/Sub-District of Bardez, District North Goa, in the State of Goa; which property is neither described in the Office of Land Registrar Office and nor enrolled in the Taluka Revenue Office.

The SAID PLOT as ONE UNIT is bounded as under:-

Towards the North:-By Road

Towards the South:-By Survey No.109/1 of Village Marna

Towards the East :-By Survey no.111/13 of Village Marna

Towards the West :-By Survey No.111/11 of Village Marna

*A. D'Souza*

*Wavella*

*[Signature]*

J. M. HOLDINGS PVT LTD.

*[Signature]* Director













SIGNED AND DELIVE-

RED By the Vendors

*A. D'Souza*

SMT. ANGELA RAYMOND D'SOUZA

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

*A. D'Souza*

*Wavella*  
*[Signature]*











J. M. HOLDINGS PVT LTD

*[Signature]* Director



*R. Varela*

SMT. RENA FLORY VARELLA

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

*A. D' Souza*

*R. Varela*

*[Signature]*

J. M. HOLDINGS PVT. LTD.

*[Signature]* Director



G. BHU  
MKA  
2009  
10/11

*Shirl Savio Remedian Varela*

SHIRL SAVIO REMEDIAN VARELA

OWNERS/VENDORS



1. \_\_\_\_\_ 1. \_\_\_\_\_



2. \_\_\_\_\_ 2. \_\_\_\_\_



3. \_\_\_\_\_ 3. \_\_\_\_\_



4. \_\_\_\_\_ 4. \_\_\_\_\_



5. \_\_\_\_\_ 5. \_\_\_\_\_

*A. D'Souza*  
*Varela*

*Shirl Savio Remedian Varela*

J. M. HOLDINGS PVT LTD.

*Director*











SIGNED AND DELIVERED  
By the Purchaser

J. M. HOLDINGS PVT. LTD.




Director

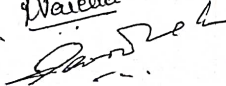
J.M. Holdings Private Limited  
Represented by its Director  
SHRI RAHUL AGARWAL  
PURCHASER

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

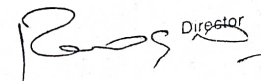
WITNESSES:-

- 1.-Shri Bhiku Dharwadkar
- 2.-Ashish Bhagirath Shahu

  
Ashish

A. D' Souza  
Navella  


J. M. HOLDINGS PVT LTD.

 Director



ANNEXURE

S.no.	Name	Amount payable	TDS deducted @ 1%	Amount paid
1	SMT. ANGELA RAYMOND D' SOUZA	40,00,000/-	40,000/-	39,60,000/-
2	SMT RENA FLORY VARELLA and her husband SHRI SAVIO REMEDIAN VARELLA	40,00,000/-	40,000/-	39,60,000/-

A. D' Souza

R. Varella

*[Signature]*

J. M. HOLDINGS PVT LTD

*[Signature]* Director

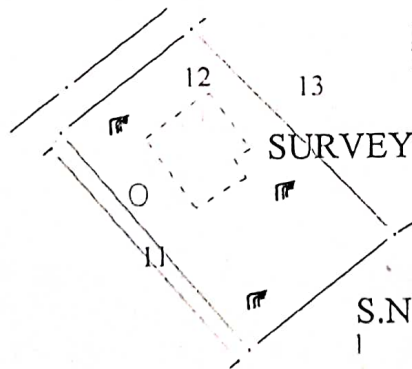


8/11/11  
533

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

Plan Showing plots situated at  
Village: **MARNA**  
Taluka: **BARDEZ**  
Survey No./Settlement No.: **111/ 12**  
Scale: **1:1000**

*E. W. N. N.*  
Inspector of Survey and  
Land Records  
City Survey, Mapusa  
न्यू बारी मू बरिसेल विनिर्माण  
कार्ड नम्बर. न्हायबो.



*A. D' Souza*  
*Pikulkar*

J. M. HOLDINGS PVT. LTD.

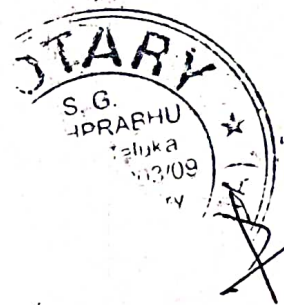
*R. S.* Director



Government of Goa

Document Registration Summary 2

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



Date & Time : - 06-Aug-2019 11:08:10 am

Document Serial Number - 2019-BRZ-2530

Presented at 10:08:12 am on 06-Aug-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	320000
2	Registration Fee	240000
3	Mutation Fees	1000
4	Processing Fee	490
Total		561490

Stamp Duty Required 320000

Stamp Duty Paid 320000

Presenter

Sl.No	Party Name and Address	Photo	Thumb	Signature
1	<p>RAHUL AGARWAL Director Of J M Holdings .S/o - D/o Om Prakash Agarwal</p> <p>Age: 48.</p> <p>Marital Status: Married .Gender:Male.Occupation: Business. Address1 - Flat No.05 Revills Building Captain Prakash Pethe Marg 45 cufte Parade Mumbai Maharshtra.</p> <p>Address2 - .</p> <p>PAN No.: ,</p>			

Recorder

Sl.No	Party Name and Address	Photo	Thumb	Signature
1	<p>ANGELA RAYMOND DSOUZA .S/o - D/o Estevao Alphonso</p> <p>Age: 77.</p> <p>Marital Status: Widow .Gender:Female.Occupation: Housewife. Address1 - Ravi Park,B-15,Jagtap Nagar Wanawadi Flat No.15 Sr. no 77-48A2 77-48B Wanawadi Pune.</p> <p>Address2 - .</p> <p>PAN No.: ,</p>			

Party Name and Address		Photo	Thumb	Signature
3	<b>RENA FLORY VARELLA</b> ,S/o - D/o Raymond Flory Varella Age: 52, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Housewife, <b>Address1</b> - 2-F4 Kamat Complex Tonca Caranzalem Tiswadi Goa 403002, <b>Address2</b> - , <b>PAN No.:</b> ,			
	<b>SAVIO REMEDIAN VARELLA</b> ,S/o - D/o Shri Andrew Casabianca Varella Age: 60, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Other, <b>Address1</b> - 2-F4 kamat Complex Tonca Caranzalem Tiswadi Goa, <b>Address2</b> - , <b>PAN No.:</b> ,			
	<b>RAHUL AGARWAL</b> Director Of J M Holdings ,S/o - D/o Om Prakash Agarwal Age: 48, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business, <b>Address1</b> - Flat No.05 Revills Building Captain Prakash Pethe Marg 45 cufte Parade Mumbai Maharshtra, <b>Address2</b> - , <b>PAN No.:</b> ,			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, Authorized Representative,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>ASHISH SHAHU</b> , 31 ,1987-08-30 ,8888353417 , ,Service , <b>Marital status :</b> Married 403509, hno.1177/2 Gaun Vaddi , hno.1177/2 Gaun Vaddi Anjuna, Bardez, NorthGoa, Goa			
2	<b>BHIKU DHARWADKAR</b> , 43 ,1976-03-25 ,9822389279 , ,Self Employed , <b>Marital status :</b> Married 403523, Hno.3/6 Aroa Waddo Pomburpa North Goa 403523, Hno.3/6 Aroa Waddo Pomburpa North Goa 403523 Pomburpa, Bardez, NorthGoa, Goa			

Sub Registrar

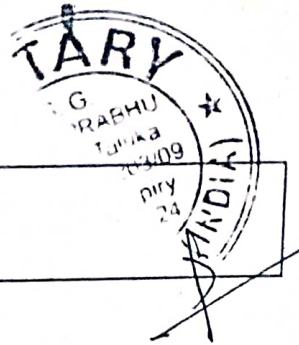
REGISTRAR  
BARDEZ

Document Serial No:-2019-BRZ-2530

Book :- 1 Document

Registration Number :- BRZ-1-2487-2019

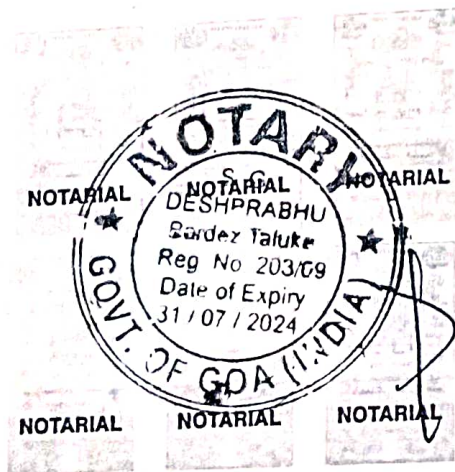
Date : 06-Aug-2019



*Handwritten signature*

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

SUB-REGISTRAR  
BARDEZ



*Handwritten signature*

Certified that this is a True Copy of the original at Mapusa on 24.09.2019

*Handwritten signature*

S. G. DESHPRABHU  
B.A., LB  
ADVOCATE & NOTARY PUBLIC  
Mapusa - Goa  
Reg. No. 203  
Regn. No. \_\_\_\_\_

6034/2019