

For CITIZEN CREDITTM
CO-OP BANK LTD

Sahyadri
Authorised Signatory

Name of Purchaser J.M. HOLDINGS PVT LTD

2919-ARZ-5385

17-10-2019



DEED OF SALE

THIS DEED OF SALE is made at Mapusa-Goa,

Ramandhy

JM HOLDINGS PVT. LTD.

[Signature]
Director

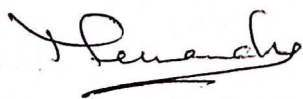
on this 10th day of October 2019 BETWEEN:-

(1).-SMT. MARIA FERNANDES, aged 47 years, in service,
daughter of Paul John Fernandes and widow of Eustace Fernandes,
holding Pan Card no. , Aadhar Card no. ,

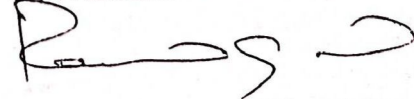
e-mail Id: , Mobile No.

residing at Mill House Marve road Rathodi Village Malad West
kharodi Mumbai Maharashtra 400095, hereinafter referred to as the
“VENDOR” (which expression shall unless repugnant to the context
or meaning thereof shall include her heirs, successors, legal
representatives and assigns) of the **FIRST PART**.

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 Id:
Mobile no. , residing at
A2302 OMKAR 1973 office Annie besant road Worli Mumbai
Maharashtra 400030, as constituted vide Board Resolution dated
24-06-2019 hereinafter referred to as “**THE PURCHASER**” which
expression shall unless repugnant to the context and meaning thereof
be deemed to include his heirs, legal representatives, executors
administrators and/or assigns) of the **SECOND PART**.



J M HOLDINGS PVT. LTD.


Director

All Indian Nationals.

WHEREAS there exists a part and parcel of land admeasuring 1050m² bearing Sy.no.111/10 of Village Marna, identified as 'CRUZWADO', situated at Marna, within the limits of Village Panchayat Marna, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, hereinafter referred to as **THE SAID PROPERTY** and is described in detail in the Schedule I hereunder.

WHEREAS by Order of Homologation dated 7-3-2007 in the matter 66/2002/C in the Court of Civil Judge Senior Division Mapusa the said property listed as item no.1 was allotted to Paul John Fernandes or Paul Desmond Fernandes. However there is no document to establish the title of Santana during her lifetime.

WHEREAS by a Deed of Gift dated 21-01-2008, the said Paul John Fernandes with his wife Maria Clara Fernandes gifted the said property to Maria Fernandes the Vendor herein; which Deed is duly registered in the Office of Sub- Registrar Mapusa Bardez Goa.

The Vendor hereto acquired the said property in the status of widow of late Eustace Fernandes and thus she is the sole Owner in possession of the said property.

WHEREAS in terms of the above her name is recorded in the Survey Record of Rights.

M. Fernandes

JM HOLDINGS PVT. LTD.

Ramgopal
Director

WHEREAS the Vendor being married under the regime of Communion of Assets his spouse has acquired moiety share in THE SAID PROPERTY.

WHEREAS the Vendor state and declare that:-

(i)-The Vendor is thus the sole and absolute owner in possession of THE SAID PROPERTY.

(ii)That THE SAID PROPERTY is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

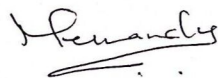
(iii)That there are no tenants and/or mundkars having any rights or claims over THE SAID PROPERTY.

(iv)That there are no encumbrances of whatsoever nature over THE SAID PROPERTY by way of mortgage charges, and/or liens and the name of the Predecessor-in-title of the Vendor.

WHEREAS the Vendor has thus represented to be the sole and exclusive Owner in possession of the SAID PROPERTY.

WHEREAS the Vendors now do not desire to retain the SAID PROEPRTY and have offered to sell the whole property 1050m2 to the Purchaser AND at the offer of the Vendors the Purchaser does hereby Purchase the SAID PROPERTY admeasuring 1050m2 for a consideration of Rs.85,00,000/- (Rupees Eighty Five Lakhs Only) which is the present fair market value of the Said Property.

J M HOLDINGS PVT. LTD.



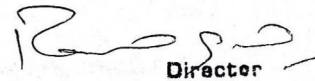

Director

NOW THIS INDENTURE WITNESSETH:-

1.- In consideration of the amount of Rs.85,00,000/- (Rupees Eighty Five Lakhs Only) out of which Rs.85,000/- (Rupees Eighty Five thousand only) is deducted towards TDS and out of the balance amount of Rs.84,15,000/- the Purchaser shall pay to the vendor a sum of Rs.42,07,500/- (Rupees forty two lakhs seven thousand five hundred only) on the date of Registration of this Deed, the receipt of which shall be issued by the Vendor simultaneously on the date of Registration to the Purchaser hereto and the balance amount of Rs.42,07,500/- (Rupees forty two lakhs seven thousand five hundred only); shall be paid by the Purchaser to the Vendor hereto 3 year from the date of this sale deed OR within 6 months upon obtaining the Occupancy Certificate which ever is earlier and the Vendor hereby acquit, release and discharge the Purchaser of the same and every part thereof and the Vendor as the lawfull owner do hereby grant, transfer, assign, assure and convey all the SAID PROPERTY more particularly described in the Schedule hereunder written together with all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PROPERTY belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Vendor into and upon the SAID PROPERTY and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE Purchaser forever, subject however to payment of all

J M HOLDINGS PVT. LTD.




Director

taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND the Vendor do hereby covenant with the Purchaser that notwithstanding any act, deed of things done or executed by the Vendor or knowingly suffered to the contrary they the Vendor now have in themselves good rights, full power and absolute authority to grant the SAID PROPERTY hereby granted and conveyed or expressed so to be unto and to the use of the Purchaser in the manner aforesaid shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PROPERTY and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under or in trust for them AND that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in the SAID PROPERTY or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the Purchaser does and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PROPERTY unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

2.- The Vendor has today put the Purchaser in unconditional exclusive and absolute possession of the SAID PROPERTY to be held by the Purchaser forever without any harm and/or hindrance from the Vendor and/or any person claiming through and/or on account of the Vendor and the Vendor do hereby indemnify the



J M HOLDINGS PVT. LTD.

Handwritten signature

Handwritten signature
Director

Purchaser against all/any such claims of heirship or otherwise if made shall be settled by the Vendor alone at their cost without disturbing the possession of the Purchaser.

3.- The Vendor do hereby assure the Purchaser that there are no encumbrances/charges, lien or claims of any nature against the SAID PROPERTY and that the Vendor has absolute, clear and marketable title to the SAID PROPERTY and are lawfully entitled to alienate the same unto the Purchaser the Vendor further assure the Purchaser that all or any dues upto the date of execution of Deed of Sale pertaining to the SAID PROPERTY and levied by any central or local authority, whatsoever have been paid by the Vendor and any dues arising after the Deed of Sale shall be paid by the Purchaser. At any later stage also, in case of dues being found to be payable for the period prior to the Deed of Sale, the same shall be paid by the Vendor without demur upon being informed by the PURCHASER.

4.- The Vendor hereby covenant with the Purchaser as under:-

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

(b)-That the Title of the Vendor to the SAID PROPERTY is clear, valid and marketable and is subsisting and the Vendor is lawfully entitled to sell and alienate the same. The Vendor give all the documents to make out a clean, marketable title and the Purchaser agrees to pay the balance amount within three month thereafter.

J M HOLDINGS PVT. LTD.

[Handwritten signature]

[Handwritten signature]
Director

(c)-That as on this date the Vendors have not created any encumbrances and/or Third Party rights upon and to the said Property nor is the SAID 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 property and nor that there are any dues, taxes and cess payable against the SAID PROPERTY which can be recovered as the arrears under Land Revenue Act.

(d)- That the Said 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 Vendors or any other person whomsoever through the Vendors and/or the predecessor-in-title of the Vendors.

5.- The Vendors does hereby give their exclusive consent and no objection to the PURCHASER to get Mutation Proceedings conducted in the survey records of rights and get the name of the Purchaser recorded in the Survey Record of Right under the provisions of Land Revenue Code.

6.- The 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 lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the Said Property hereby granted to and unto the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

JM HOLDINGS PVT. LTD.

Hemendra

R. S. S.
Director

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

8.- The present fair market value of the SAID PROPERTY is Rs.85,00,000/- (Rupees Eighty Five Lakhs Only) and Stamp duty of Rs.2,98,000/- (Rupees Two Lakh Ninety Eight Thousand) is paid thereto which is borne by the PURCHASER.

SCHEDULE

(Description of the property)

All that Plot of land admeasuring 1050m² bearing Sy.no.111/10 of Village Marna, identified as 'CRUZWADO', situated at Marna, within the limits of Village Panchayat Marna, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa; which property is not described in the Office of the Land Registrar of Bardez nor enrolled in the Taluka Revenue Office.

The Plot is bounded as under:-

Towards the North:-Road.

Towards the South:-Sy.no.109/1 of Marna

Towards the East:- Sy.no.111/11 of Marna

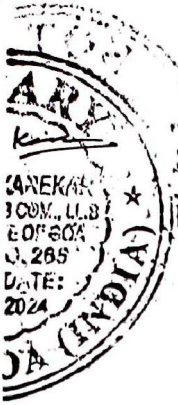
Towards the West:- Sy.no.111/9 of Marna.

IN WITNESS WHEREOF the Parties hereto hereunto set and subscribed their respective hands the day, month and year first hereinabove.

JMHOL: ... 110.

Heuandy

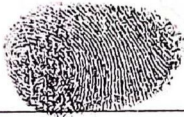
Director

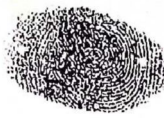


SIGNED AND DELIVERED
by the Vendor



Maria Fernandes
SMT. MARIA FERNANDES

1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 

JM HOLDINGS PVT. LTD.

Maria Fernandes

[Signature] Director



SIGNED AND DELIVERED
by the Purchaser

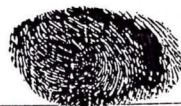
J M HOLDINGS PVT. LTD.



J. M. HOLDINGS PRIVATE LIMITED

represented by its Director
SHIRLAHUL AGARWAL
PURCHASER

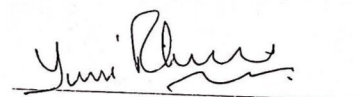


1.  1. 
2.  2. 
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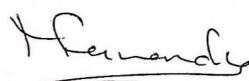
In the presence of Witnesses:-

1.- Yuri James Ribeiro

2.- Ashish Bhagirath Shahu



Ashish



J M HOLDINGS


Director

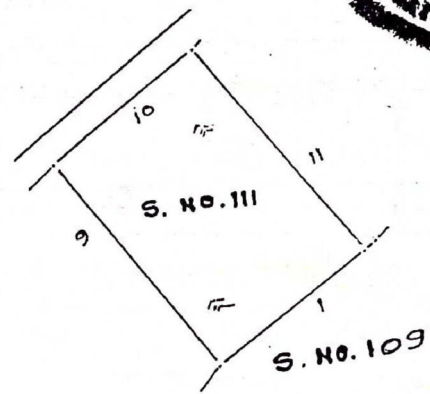


GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS



PLAN
SHOWING THE PLOTS SITUATED
AT MARNA VILLAGE
OF BARDEZ TALUKA
S. No./SUB DIV. NO. III/10
SCALE-1:1000

[Signature]
15/11
A.S. & S.O.



[Signature]
[Signature]
HOLDINGS PVT. LTD.

[Signature]
Director
[Signature]

CHECKED BY
[Signature]
12/11/2001

TRACED FROM RT. SHEET NOS. 14
OF Marna VILLAGE ON 12.11.2001
BY BYNAIS
[Signature] Dipman Gir. II



FORM I & XIV
नमूना नं १ व १४

100001078657

Page 1 of 1

Date 21/01/2013

Taluka BARDEZ

Village Marna

Name of the Field Cruzwado

Survey No. 111

सर्वे नंबर

Sub Div. No. 10

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.10.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.10.50

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.10.50

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
S.No.	Name of the Occupant कठबदागचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा			
1	Maria Fernandes		39209				
S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा			
1	Nil						
Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार			Mutation No. फेरफार नं	Remarks शेरा			
Nil							

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation मिळनांचा प्राप्ति	Remarks शेरा
	Nil								

End of Report

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

J M HOLDINGS PVT. LTD.

Director

OFFICER IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
26/1/2001 - RD (7076)
dated 22/10/2001. 21/01/2013
Ministry of Revenue & P.W.D.
Place : Mumbai - India



Government of Goa

Document Registration Summary 2

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

Date & Time : - 17-Oct-2019 12:10:18 pm

Document Serial Number :- 2019-BRZ-3385

Presented at 11:10:04 am on 17-Oct-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	340000
2	Registration Fee	255000
3	Mutation Fees	2500
4	Processing Fee	440
Total		597940

Stamp Duty Required :340000

Stamp Duty Paid : 340000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHRI RAHUL AGARWAL ,S/o - D/o Om Prakash Agarwal Age: 48, Marital Status: ,Gender:Male,Occupation: Business, Address1 - A2302 Omkar 1973 off Annie Besant Road Worli Mumbai Maharashtra, Address2 - , PAN No.:			

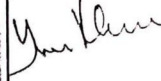
Executer

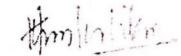
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIA FERNANDES ,S/o - D/o Paul John Fernandes Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - Mill House Marve Road Rathodi Village Malad west kharodi Mumbai Maharashtra 400095, Address2 - , PAN No.:			

Party Name and Address	Photo	Thumb	Signature
SHRI RAHUL AGARWAL , S/o - D/o Om Prakash Agarwal Age: 48. Marital Status: .Gender:Male.Occupation: Business, Address1 - A2302 Omkar 1973 off Annie Besant Road Worli Mumbai Maharashtra. Address2 - , PAN No.:			JM HOLDINGS PVT. LTD.  Director

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	YURI JAMES RIBEIRO, 42 , ,7722035572 , ,Self Employed , Marital status : Married 403507, Hno 150 pello Vaddo. Hno 150 pello Vaddo, Mapusa Mapusa, Bardez, NorthGoa, Goa			
2	ASHISH BHAGIRATH SHAHU, 32 , ,7038519996 , ,Service , Marital status : Married 403517, Hno.88-B vaddy siolim north Goa, Hno.88-B vaddy siolim north Goa Siolim, Bardez, NorthGoa, Goa			Ashish

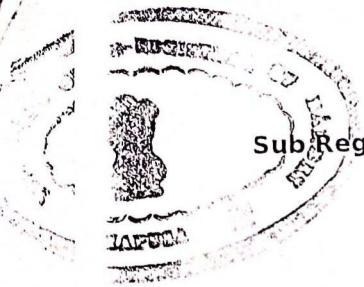

 Sub Registrar

Document Serial No:-2019-BRZ-3385

Book :- 1 Document

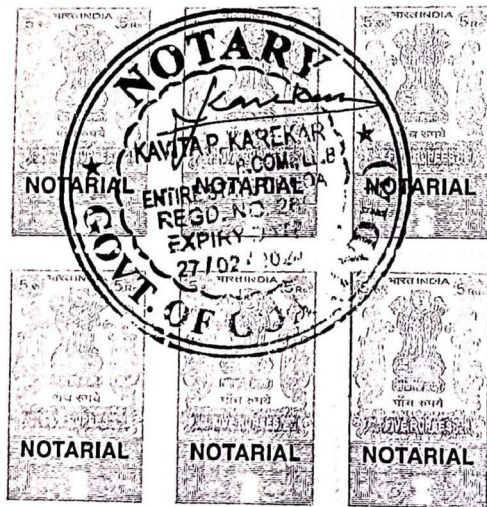
Registration Number :- **BRZ-1-3320-2019**

Date : 17-Oct-2019



[Handwritten Signature]

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)
**SUB-REGISTRAR
BARDEZ**



Certified to be true copy
of the original

Reg. No. 4941220

Dated: 04/05/2020

[Handwritten Signature]

KAVITA P. KAREKAR
NOTARY FOR
ENTIRE STATE OF GOA (INDIA)