

Phone No: 9767155896
Sold To/Issued To:
Kochrekar Lokesh Dam
For Whom/ID Proof:
DXJPK3074H



MAR-17-2022 12:58:57

₹ 0703500/-

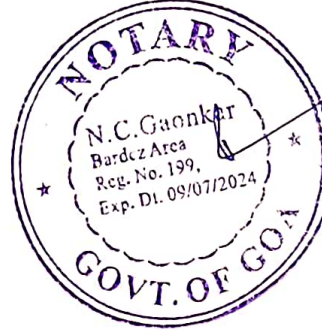
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For APV FINANCIAL



Authorised Signatory



2022-BR2-1618
7-4-2022

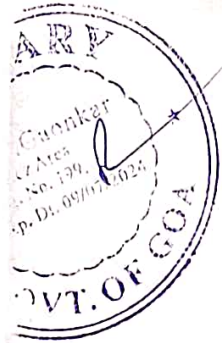


DEED OF SALE

Rajendra A. Mayekar

Radha Mayekar



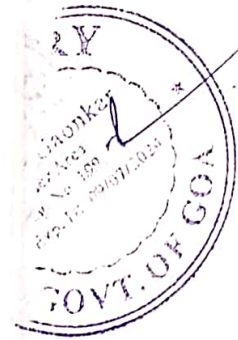


THIS DEED OF SALE, is executed at Mapusa on this 23rd March 2022 BETWEEN (1) MR. RAJENDRA ANANT MAYEKAR alias RAJENDRA A PARAB MAYEKAR, 70 years of age, married, business, son of late Anant Mayekar, holder of PAN and his wife (2) MRS. TILOTAMA alias RADHA RAJENDRA MAYEKAR alias RADHA R PARAB MAYEKAR, 63 years of age, married, housewife, daughter of late Lavchandra Vazarkar, holder of PAN both Indian Nationals, resident of 217/2, Near Agriculture Farm, Duler, Mapusa, Bardez, Goa hereinafter called the "VENDORS/OWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the ONE PART, and MR. LOKESH DAMODAR KOCHREKAR, alias KOCHREKAR LOKESH DAMODAR, 25 years of age, unmarried, business, son of Mr. Damodar Kochrekar, holder of PAN CARD NO. Indian National, resident of House no. 465/1, Monte Villa, St. Diego Church, VTC Sangolda, Bardez, Goa

Rajendra A. May

Radha Mayekar

Lokesh



hereinafter referred to as the "PURCHASER / DEVELOPER (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of THE OTHER PART.

WHEREAS:



A. The Vendors/Owners herein are the absolute owners in possession of all that immovable property surveyed under Chalta no. 33A of P. T. Sheet No: 111 admeasuring 696 square meters and forming a part of the property originally surveyed under Chalta No. 33 of P. T. Sheet no: 111 in the City Survey of Mapusa, and more specifically found described in the **SCHEDULE I** hereinunder written, and hereafter referred to as the "DEVELOPMENTAL PROPERTY or THE SAID PROPERTY" for the sake of brevity.

B. The said property forms part of the property found described in the Land Registration office of Bardez at Mapusa, under no. 17360 at page 45

Rajendra A. May

Radhika Mayekar

[Signature]



of Book B-45 (New) however, the same is not found enrolled in the Taluka Revenue Office of Bardez, at Mapusa.

C. The Owners herein acquired right, title and interest in the DEVELOPMENTAL PROPERTY by virtue of a DEED OF PARTITION AND FAMILY SETTLEMENT dated 18.6.2006 found registered under No. 3300 at pages 20 to 61 Book No. I. VOL. No. 1703 dated 26.6.2006 in the Office of the Sub-Registrar of Bardez at Mapusa, having been allotted the same, being the share of the OWNERS in the estate of late Vishwanath Pundalik Parab Mayekar, alais Vishvonata Pundolica Mahencar and Ananta Esvonta Maencar alias Anant Yeshwant Mayekar.

D. Pursuant to the allotment of the development property, the OWNERS filed an application for mutation and partition and accordingly the said property came to be mutated in the name of the OWNERS herein and accordingly the name of the

Rajendra A. Maye

Radha Mayekar

[Signature]



owners is found recorded in the title of OWNERS in the property card/Form "D".

AND WHEREAS the vendors are therefore the owners in possession of the said property.

AND WHEREAS the purchaser has now proposed and the vendors have agreed to sell the said property more particularly described in Schedule I hereinunder written and hereinafter referred to as THE SAID PROPERTY for a consideration of Rs.1,56,33,000/- (Rupees One Crore Fifty Six Lakhs Thirty Three Thousand only).



NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above agreement and in consideration of payment of Rs.1,56,33,000/- (Rupees One Crore Fifty Six Lakhs Thirty Three Thousand only), payable by the purchaser to the vendors as herein mentioned, the vendors do hereby convey and transfer by way of sale unto

Rajendra A. Mayekar
Radha Mayekar



the purchaser all their rights, title, interest, possession, claim, ownership and lien to all that immovable property surveyed under Chalta no. 33A of P. T. Sheet No: 111 admeasuring 696 square meters and forming a part of the property originally surveyed under Chalta No. 33 of P. T. Sheet no: 111 in the City Survey of Mapusa, and more specifically found described in the **SCHEDULE-I** hereinunder written, and hereafter referred to as the **"THE SAID PROPERTY"**.

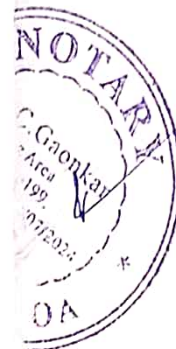


2. That the consideration of Rs.1,56,33,000/- (Rupees One Crore Fifty Six Lakhs Thirty Three Thousand only), shall be paid by the purchaser to the vendors as follows:

(a) That the purchaser has paid the vendors a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) with the execution of this deed, the receipt of which the vendors do hereby admit and acknowledge as follows;

Rajendra A. Maye
Radha Meyeekar

Radha



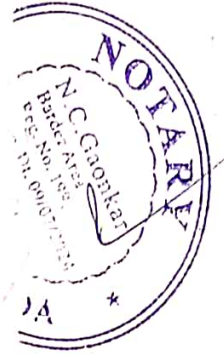
(i) A sum of Rs.5,00,000/- is paid by the purchaser to the vendor by cheque bearing no.000032 dated 4.09.2021 drawn on HDFC bank, in favour of Rajendra Mayekar, the receipt of which the vendors do hereby admit and acknowledge,



(ii) A sum of Rs.5,00,000/- is paid by the purchaser to the vendor by cheque bearing no.232727 dated 4.09.2021 drawn on Indian Overseas Bank, in favour of Radha R.P. Mayekar, the receipt of which the vendors do hereby admit and acknowledge,

(iii) A sum of Rs.5,00,000/- is paid by the purchaser to the vendor by cheque bearing no.232731 dated 23.12.2021 drawn on Indian Overseas Bank, in favour of Rajendra A.P. Mayekar, the receipt of which the vendors do hereby admit and acknowledge,

Rajendra A. Mayekar
Radha Mayekar



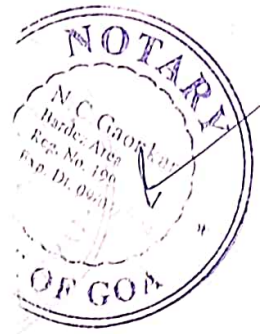
iv) A sum of Rs.5,00,000/- is paid by the purchaser to the vendor by cheque bearing no.232732 dated 23.12.2021 drawn on Indian Overseas Bank, in favour of Radha R.P. Mayekar, the receipt of which the vendors do hereby admit and acknowledge,

v) A sum of Rs.10,00,000/- is paid by the purchaser to the vendor by cheque bearing no.000037 dated 21.03.2022 drawn on HDFC Bank, in favour of Rajendra Mayekar, the receipt of which the vendors do hereby admit and acknowledge,

vi) A sum of Rs.10,00,000/- is paid by the purchaser to the vendor by cheque bearing no.000038 dated 21.03.2022 drawn on HDFC Bank, in favour of Radha R.P. Mayekar, the receipt of which the vendors do hereby admit and acknowledge,

Rajendra A. Mayekar

Radha Mayekar



vii) A sum of Rs.4,21,835/- is paid by the purchaser to the vendor by cheque bearing no.000039 drawn on HDFC Bank, in favour of Rajendra Mayekar, the receipt of which the vendors do hereby admit and acknowledge,

viii) A sum of Rs.4,21,835/- is paid by the purchaser to the vendor by cheque bearing no.000040 drawn on HDFC Bank, in favour of Radha R.P. Mayekar, the receipt of which the vendors do hereby admit and acknowledge,

(b) TDS of Rs.1,56,330/- (Rupees One Lakh Fifty Six Thousand Three Hundred and Thirty only) is borne by the Purchaser (a) A sum of Rs.78165/- is paid vide Challan no.280 BSR code no.0510308 dated 21.3.2022 challan serial no.12994 drawn on HDFC Bank Netbanking and (b) A sum of Rs.78165/- is paid vide Challan no.280 BSR code no.0510308

Rajendra A. Mayekar
Radha Mayekar

[Signature]



c. Construct at the costs and expenses of the
Developers / Purchaser in the building to be

Rajendra A. Maye
Rashmi Mayekar



constructed in the said property and allot to the Owners/Vendors within a period of 30 months from today, two apartments, (one Apartment above the Shop i.e. first floor and other flat / Apartment on the second floor), each having an area of 100 square metres, (Carpet area of 77.22 sq mts) of the building each valued at Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) as identified in red colour in the plan annexed hereto and described in Schedule II and with specifications as described in Schedule IV.



3. That the vendors on the execution of this Deed of Sale hand over vacant and peaceful possession of the said plot in favour of the purchaser.

4. That in case any defect is found in the title of the vendors in the said property hereby sold and / or in the present conveyance then the vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser

Rajendra A. Maye

Radha Nayakur



for more perfectly conveying the said plot sold unto the purchaser.

5. That the price paid corresponds to the market value of the said property.

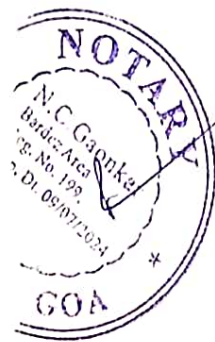
6. That the vendors do hereby assure the Purchaser that the plot hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said property by way of sale.

7. That on the execution of this Deed of Sale the purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said plot hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them however they may not convey or transfer the said property or part thereof to any third party without performing the agreements mentioned at para 2 (b) hereinabove.

Rajendra A. Mayekar

Radha Mayekar

[Signature]



8. That the vendors and their heirs shall at all times hereinafter indemnify and keep indemnified the purchasers and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the vendors or any breach of the covenants hereunder contained.

9. That the sale of the said property is with a clear understanding that the purchasers shall develop the same by constructing thereon multistoried building / buildings as per their discretion and in terms of the memorandum executed between the parties.

10. The Purchaser undertakes that they shall execute and secure the execution of necessary deeds and documents conveying the said apartments and shops and conferring the title of the said premises alongwith the proportionate right to the said property unto the vendors herein and / or their nominee at the cost and expense of the

Rajendra A. Mayekar
Radha Mayekar



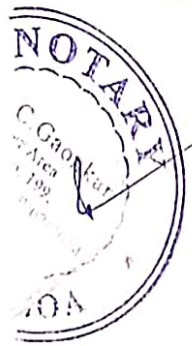
Purchaser. The Purchaser herein Shall pay the requisite stamp duty, registration charges, legal fees etc., for the aforesaid agreements, deeds etc.

11. The Purchaser shall deliver the possession of the said apartments and shops within the period of 30 months from today. The Purchaser is unable to or fails to give possession of the said apartments and Shops to the Vendor within the time specified hereinabove written or within any further date or dates agreed to by the parties hereto, and further extension of 6 months, the Purchaser shall be liable to pay Rs. 50,000/- (Rupees Fifty Thousand Only) per month for every month delay. The Break up for the said amount of Rs. 50,000/- is as follows;

- a. Shop Rs. 30,000/- at Rs.10,000/- per shop
- b. Flat Rs.20,000/- at Rs.10,000/- per flat

Rajendra A. Maye

Radha Mayekar



12. The Vendors shall be free to assign and / or sell their right to both or any of the two flats or any shops hereby agreed to be allotted by the purchaser, in favour of any third party for a consideration deemed fit by the vendors.

13. The Purchaser shall be entitled to use all the common facilities and amenities situated in the property described in Schedule I hereunder written including the right to use the common toilets pool, and common leisure areas as well as any such facilities and amenities that may be provided.

14. That the vendors shall not be liable to any further payments including the payment of deposit for maintenance, electric and water connection and other payments prior to handing over of the said apartments to the vendors which shall be done complete in all respects including the Occupancy Certificate thereof.

Rajendra A. Mayekar

Radha Mayekar



15. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.

16. The Purchaser and Vendors hereto agree that the name of the proposed building shall be named as "ANANT DAMODAR RESIDENCY" and in case any Housing Society or any other Association or legal entity if formed the same shall be titled with the said name.



SCHEDULE- I

All that PROPERTY surveyed under Chalta No.33-A of PTS No. 111 admeasuring 696 sq.mts., and forming part of the property originally surveyed under Chalta No. 33 of PTS NO. 111 City Survey Mapusa, and which forms part of the property found described in the Land Registration office

Rajendra A Maye
Radha Mayekar



of Bardez at Mapusa, under no. 17360 at page 45 of Book B-45 (New) however, the same is not found enrolled in the Taluka Revenue Office of Bardez, at Mapusa.

THE DEVELOPMENTAL PROPERTY is bounded as follows:

EAST:- By the property bearing Chalta No. 33 of P.T.Sheet No. 111

WEST:- BY road

NORTH:- BY Chalta No. 32 of P.T.Sheet No. 111

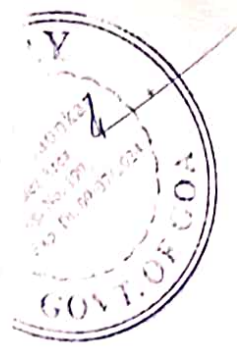
SOUTH:- BY the property bearing Chalta No. 34 of P.T.Sheet No. 111.

SCHEDULE II

(DESCRIPTION OF THE APARTMENTS)

a) An apartment facing towards the road on the north (above the shop i.e first floor) having a built up of 100 square metres, carpet area of 77.22 sq.mts situated on the first floor of the

Rajendra A. Maye
Radha Mayekar



building proposed to be constructed in the said property more particularly described in Schedule I hereinabove written consisting of two bedrooms, hall and kitchen.

b) An apartment having a built up of 100 square metres carpet area of 77.22 sq.mts on the second floor of the building proposed to be constructed in the said property more particularly described in Schedule I hereinabove written consisting of two bedrooms, hall and kitchen.

The said apartments are more particularly identified in the plan annexed hereto.

SCHEDULE III

(DESCRIPTION OF THE SHOPS)

a) Shop having a built up of 21.00 sq.mts (5.63 x 3.07) square metres on the ground floor with mezzanine height of 4.50 metres and 2/3rd

Rajendra A. Mayekar

Radhika Mayekar



area covered with a mezzanine floor of the building proposed to be constructed in the said property facing the road to the North of the property more particularly described in Schedule I hereinabove written and shown in the plan annexed hereto.

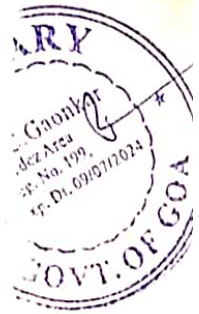
b) Shop having a built up of 22.00 sq.mts (2.70 x 7.00) square metres on the ground floor with mezzanine height of 4.50 metres and 2/3rd area covered with a mezzanine floor of the building proposed to be constructed in the said property facing the road to the West of the property going from Mapusa Town to Dangui Colony, more particularly described in Schedule I hereinabove written.

c) Shop having a built up of 22.00 sq.mts (2.70 x 7.00) square metres on the ground floor with mezzanine height of 4.50 metres and 2/3rd area covered with a mezzanine floor of the building to be constructed is

Rayendra A. Maye

Radha Mayekar

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facing the road to the West of the property going from Mapusa Town to Dangui Colony, constructed in the property more particularly described in Schedule I hereinabove written

The said shops are more particularly identified in the plan annexed hereto.



SCHEDULE IV
(BUILDING SPECIFICATIONS)

STRUCTURE:- R.C.C framed comprising columns, beams, slabs. The top slab partly slopping and partly flat, covered with Mangalore tiles. The flat exposed roofs of the buildings will be waterproofed. The external walls width will be of 9" bricks/laterite stones/cemented blocks masonry and internal partition walls width will be of 4 ½' brick masonry. All plinth work will be of laterite rubble stone masonry.

Rajendra A Maye

Radha Mayekar

[Signature]



PLASTER:-Double coat sand faced cement plaster for external walls and single coat cement plaster with Neeru (Lime) finish for internal walls.

FLOORING: The drawing room floor shall be provided with vitrified tiles of standard brand and other rooms will be provided with Ceramic Tiles. Bathroom and Toilet will be provided with antiskid ceramic flooring with dado of 2.1 mts. height walls glazed tiles.

DOOR-SHUTTERS: Main door will be in teak wood polished and all other shutters in flush doors or soft wood painted.

WINDOWS: Aluminum sliding type in ¾" series with 4 mm figured glass bathroom and toilets will have Aluminium Louvered panels.

HARDWARE FITTING: The main door will have night-latch, Handle on rear side, Door-Eye, Mortise Lock. All other doors will have steel hingers and

Rajendra A. Maye

Radha Mayekar

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aluminium fittings. All the doors will have
aldrops.

TOILETS AND BATHROOM: White glazed European
W.C.units will be provided with flushing
system. Geyser connection and also hot and cold
water missing system, one shower and one wash
basin of 22" x 16" will be provided in each unit
and provision of spray nozzle in each unit and
provision for washing machine tap and drain in
the passage.

PLUMBING AND SANITARY INSTALLATIONS; All plumbing
inside the Apartment will be concealed type with
I.S.I.Mark fittings. Soil, waste and water pipes
will be partially concealed and of good quality.
Total sanitary line of the Apartment will be
connected to the septic tanks.

KITCHEN: The Kitchen platform will consist of
stainless steel sink on granite top. The Platform
dado will be ceramic tiled on 60 cms.height.

Ajendra A. Maye

Radha Mayekar

[Signature]



ELECTRICALS: Concealed type with multistranded wires if ISI Mark

1. Living: Main Board, 1 L.P., 1 F.P., 1 B.P., 1 wall L.P., 1 L.P. outside main door, 2 ceiling I.P., T.V and telephone point 1 each, 5 amps P.P. on every switch board. One bell point will be provided.

2. Beds; 1 L.P., 1 F.P., 1 balcony L.P. with separate switch board and 1 plug point.

3. Kitchen: 1 F.P., 2 L.P., 1 15 amps P.P. and 1 plug point

4. Bathroom: 1 L.P., 1 Power Point.

5. Toilet 1 L.P.

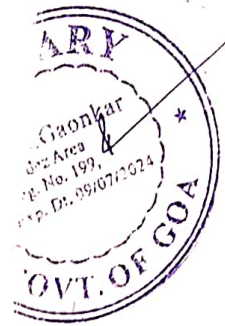
6. Passage: 1 L.P. for wash basin with 5 amps P.P.

Staircase: Will have Shahabad flooring for landing and Shahabad steps with kadappa riser.

Common L.P. at every midland with two - way switch on each floor.

Rajendra A Mayekar

Radha Mayekar



Water Supply:-Ground Floor PVC Water tank will be connected to overhead PVC tank with water lifting pump and water will be supplied to the Apartments from, PWD Government water supply.

Painting:- Internal walls: 1 coat primer with two coats of Oil Bound Distemper. Ceilings will be white washed.

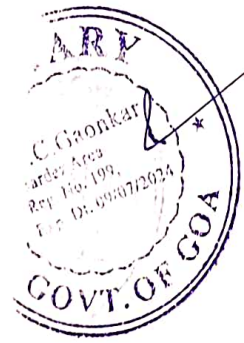
External: Entire building will be painted with 2 coats of cement paint in desirous shade to suit surroundings.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

Rajendra A. Mayekar

Radha Mayekar

(Signature)



THE VENDORS:



Rajendra A. Mayekar

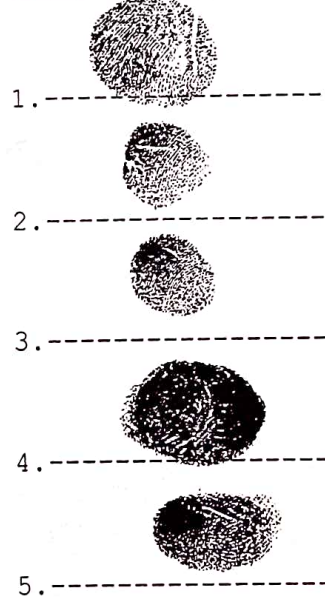
Rajendra A. Mayekar

(MR. RAJENDRA ANANT MAYEKAR
alias RAJENDRA A PARAB MAYEKAR)

L.H.F.P.OF RAJENDRA
ANANT MAYEKAR

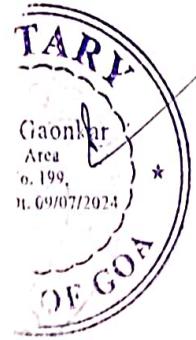


R.H.F.P.OF RAJENDRA
ANANT MAYEKAR



Rajendra A. Mayekar

Radha Mayekar



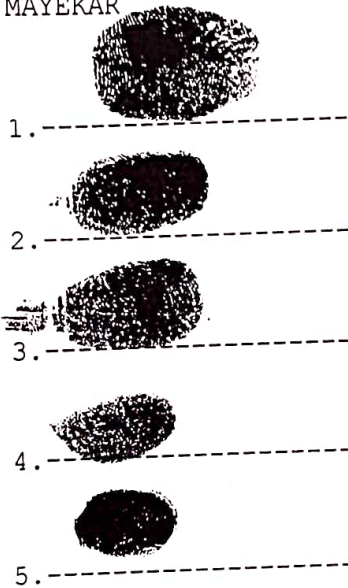
Radha



Radha Mayekar

(MRS. TILOTAMA alias RADHA RAJENDRA MAYEKAR
alias RADHA R PARAB MAYEKAR)

L.H.F.P.OF TILOTAMA
alias RADHA RAJENDRA
MAYEKAR



R.H.F.P.OF TILOTAMA
alias RADHA RAJENDRA
MAYEKAR



Rajendra A. Maye
Radha Mayekar

Radha



THE PURCHASER:



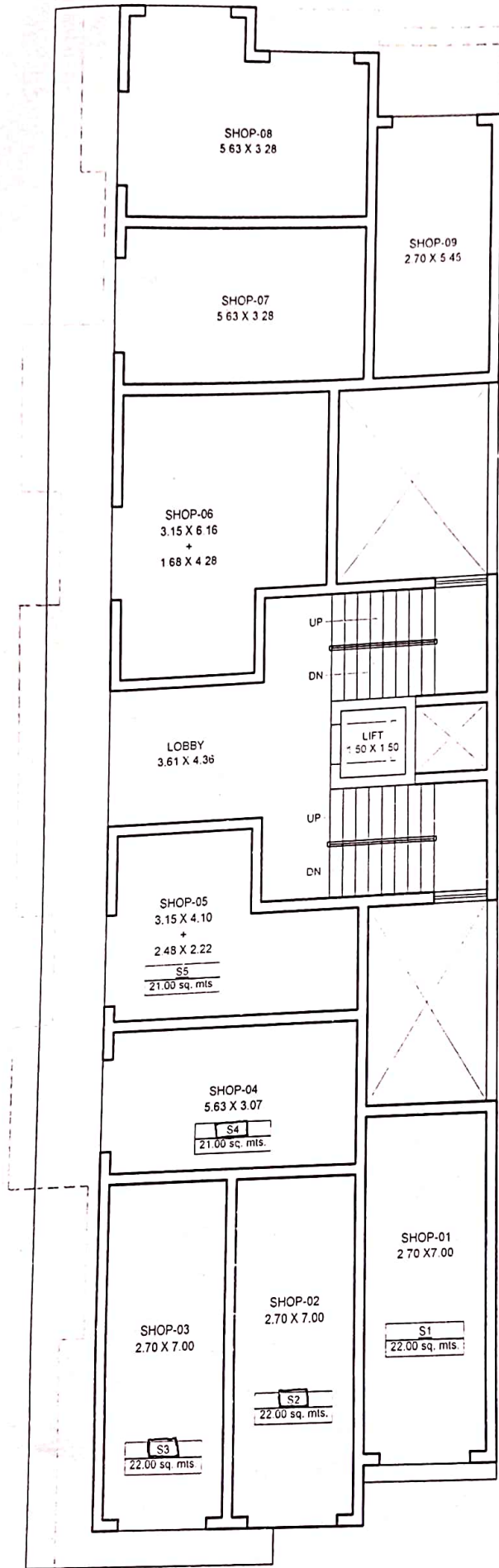
(MR. LOKESH DAMODAR KOCHREKAR,
alias KOCHREKAR LOKESH DAMODAR)

L.H.F.P.OF LOKESH
DAMODAR KOCHREKAR

R.H.F.P.OF LOKESH
DAMODAR KOCHREKAR

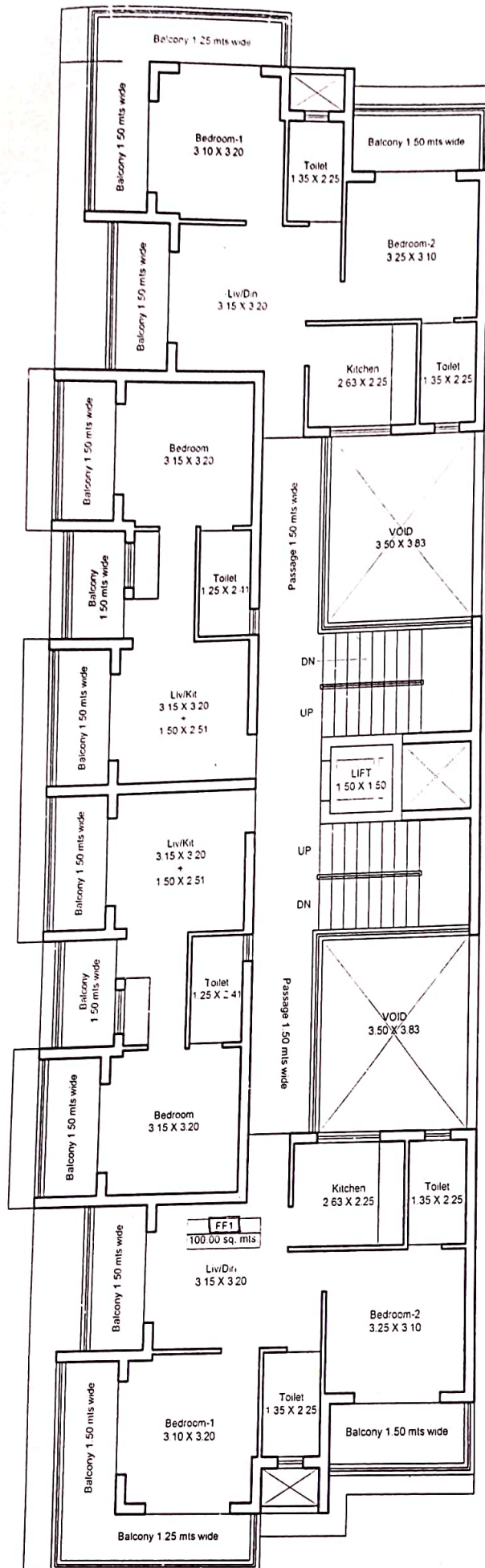
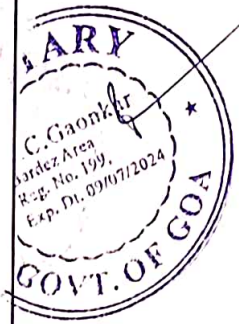


Rajendra A-Maye
Radha Mayekar



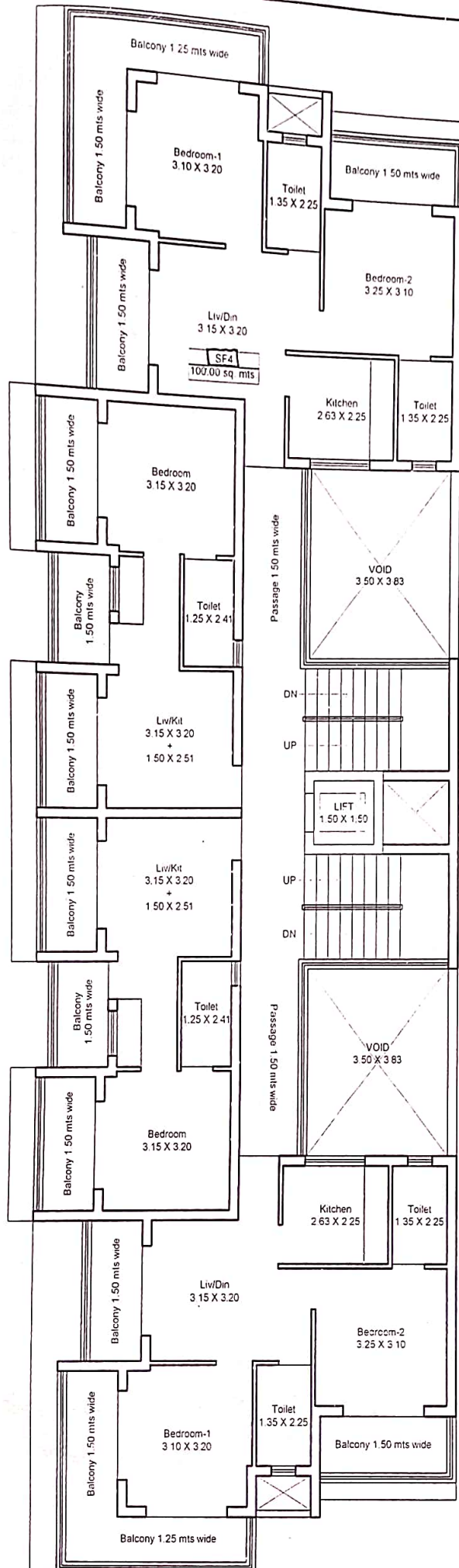
Ground Floor Plan

Agendra Maye
Lokesh
Rachha Mayekar

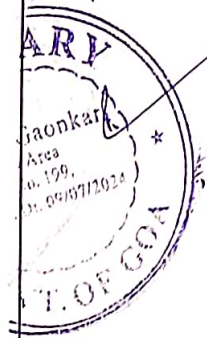


First Floor Plan

Arjun A. Mays
Radha Mayskar



Second Floor Plan

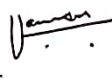


Rayendra A. Mayekar
Radhika Mayekar



WITNESSES:

1. Catherine Rodrigues 

2. Vaman Khorjavekar 

Rajendra A Mayekar 
Radha Mayekar



Government of Goa

Document Registration Summary 2

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



Print Date & Time : - 07-Apr-2022 10:22:33 am

Document Serial Number :- 2022-BRZ-1618

Presented at 10:16:11 am on 07-Apr-2022 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	703500
2	Registration Fee	468990
3	Mutation Fees	1000
4	Processing Fee	1280
Total		1174770

Stamp Duty Required :703500/-

Stamp Duty Paid : 703500/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	LOKESH DAMODAR KOCHREKAR Alias KOCHREKAR LOKESH DAMODAR ,Father Name:Damodar Kochrekar, Age: 25, Marital Status: Unmarried , Gender: Male, Occupation: Advocate, Address1 - 465-1, Monte Villa, St.Diego Church, VTC Sangolda, Bardez, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJENDRA ANANT MAYEKAR Alias RAJENDRA A PARAB MAYEKAR , Father Name:Late Anant Mayekar, Age: 70, Marital Status: Married , Gender: Male, Occupation: Business, 217-2, Near Agriculture Farm, Duler, Mapusa, Bardez, Goa, PAN No.:			

NO	Party Name and Address		Photo	Thumb	Signature
2	TILOTAMA Alias RADHA RAJENDRA MAYEKAR Alias RADHA R PARAB MAYEKAR , Father Name:Late Lavchandra Vazarkar, Age: 63, Marital Status: Married , Gender: Female, Occupation: Housewife, 217-2,Near Agriculture Farm, Duler, Mapusa, Bardez, Goa, PAN No.:				
3	LOKESH DAMODAR KOCHREKAR Alias KOCHREKAR LOKESH DAMODAR , Father Name:Damodar Kochrekar, Age: 25, Marital Status: Unmarried , Gender: Male, Occupation: Advocate, 465-1, Monte Villa, St.Diego Church, VTC Sangolda, Bardez, Goa, PAN No.:				

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Catherine Rodrigues, Age: 47, DOB: , Mobile: 9850451762 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Mapusa, Bardez, NorthGoa, Goa			
2	Name: Vaman Mahabaleshwar Korjuvekar, Age: 48, DOB: , Mobile: 9822687121 , Email: , Occupation: Business , Marital status : Married , Address: 403507, H No 218/2 Waman Niwas Duler Mapusa Bardez Goa, H No 218/2 Waman Niwas Duler Mapusa Bardez Goa, Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

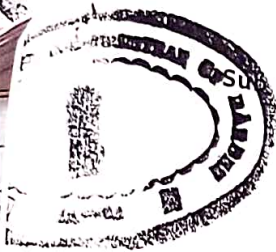
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N. C. Gaonkar
07/04/2022
Registrar (Office of the Civil Registrar-cum-Sub Registrar, Bardez)
SUB-REGISTRAR
BARDEZ



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N. C. Gaonkar
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Advocate & Notary
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