

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that land admeasuring 1750m² bearing Sy.no.83/5 of Village Assagao identified as "BADEM" situated at Village Assagao, within the limits of Village Panchayat Assagao, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa; which property is not described in the Land Registration office of Bardez and is not enrolled in the Taluka Revenue Office.

The said plot is bounded as under:-

- On the North: By Sy.no.83/2 and Nalla
On the South: By SY.no.83/8-A, 83/9 & 83/10 of Assagao
On the East : Road
On the West : By Sy.no.83/4 of Assagao

II.- LIST OF DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

- 1.-Form I and XIV of Sy.no.83/5 of Assagao
- 2.-Certificate of Temporary Possession dated 20-01-1911 from Comunidade of Bardez.
- 3.-Extract of Inv.119/2018/F in the Court of Civil Judge Senior Division Mapusa.
- 4.-Deed of Sale dated 06-05-2016 registered under Book-I Doc.Reg.No.BRZ-BK1-02228-2016 CD No.BRZD779 in the office of Sub-Registrar Bardez.

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4.-Zoning Certificate dated 27-02-2018 under No. TPBZ/Zon/4424/Assagao/TCP-18/814, from Dy.Town Planner

5.-Deed of Sale dated 11-12-2018 registered under Book-I Doc.Reg.No.BRZ-BK1-05377-2018 CD No.BRZD807 in the office of Sub-Registrar Bardez.

7.- Technical Clearance order dated 11-06-2019 under No.3244 from deputy Town Planner.

8.- Construction Licence dated 18-09-2019 under No.24/2019-2020 from Village Panchayat Assagao.

9.- Order dated 03-09-2013 in case No.JM-3/TNC/DECL/ Assagao/16/13, from the office of Mamlatdar Bardez.

10.- Incorporation Certificate of SGP PACKAGING PVT, LTD, and Certificate of change of Name both from registra of companies Delhi and Haryana.

11.-Survey Plan.

III.- OFFICES SEARCHED

I have given searches in the Offices of Land Registrar/Sub Registrar Bardez and in the Court of Civil Judge Senior Division at Mapusa.

IV.- FLOW OF TITLE:-

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that on 17-02-1916, definitive possession of the said ploy was given to Ramnath Pednekar by the Comunidade of Assagao.

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The said Ramnath Pednekar died on 27-08-2007 and his wife Sitabai pre-deceased him on 05-11-2001 being survived by his children:-

- 1.-Shri.Suresh Ramnath Pednekar and his wife Sunita Suresh Pednekar
- 2.-Shri.Ashok Ramnath Pednekar and his wife Ashwini Pednekar
- 3.-Shri.Mohan Ramnath Pednekar and his wife Meghna Pednekar
- 4.-Shri.Bhiva Ramnath Pednekar and his wife Vandana Pednekar
- 5.-Shri.Ravita Ramnath Naik, and her husband Shri.Ramakant Ghanashu Naik

BY a Deed of Sale dated 06-05-2016 the said Ashok Ramnath Pednekar with his wife and others sold the said property to (a)Rajesh Suhas Vernekar (b)Vinay Chandrakant Hadimani (c).-Robert Paul Pinto; in the shares of 40% to Rajesh Suhas Vernekar 75% to Vinay Chandrakant Hadimani and 25% to Robert Paul Pinto which Deed is duly registered in the office Sub-Registrar Bardez.

In terms of the above their names are recorded in Survey Records of Rights.

By Deed of Sale dated 11-12-2018 Shri. Rajesh Verekar Shri Vinay Chandrakant Hadimani and Robert Paul Pinto all with their spouses sold the property to SGP PACKAGING PVT, LTD, which is now known as GONEX Snd BUILDWELL PVT. LTD., which Deed is duly registered

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under Book-I Doc.Reg.No.BRZ-BK1-05377-2018 CD
No.BRZD807 in the office of Sub-Registrar Bardez.

11-06-2019 Deputy Town Planner issued a Certificate
under No.3244 for the proposed construction in the
said property

On 18-09-2019 Village Panchayat Assagao issued
Construction Licence under No.24/2019-2020 for
construction in the said property.

V.- OPINION

In the light of the above facts I confirm that
GONEX BUILDWELL PVT. LTD. has and holds absolute,
valid and marketable title to said property.

Panaji-Goa, 21-11-2019



Adv.S.S.Naik