

**NANDAN KAMAT HELEKAR**  
L.L.M

523, Gera Grand, EDC Complex,  
Patto- Panaji Goa

ADVOCATE

Mobile: - [REDACTED]

**CERTIFICATE OF TITLE**

**I DESCRIPTION OF THE PROPERTY:**

All that portion/part of land admeasuring 5558 sq.mts, carved out of property known as "GALL BHAT", situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under Survey No. 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village, and bounded as under:-

On the North: By GIDC land and by public road:

On the South: By plot of Albea Company formally

betts company:

On the East: By nalla and plot of big box company:

On the West: By remaining part of the SAID PROPERTY.

## **II DESCRIPTION OF DOCUMENTS SCRUTINIZED**

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

1. Inscription Certificate bearing No 38672 at folio 78V of Book G-43
2. Description Certificate bearing No 28420
3. Deed of Sale & Quittance dated 11.9.1944
4. Inventory Proceedings No. 7/2009/II instituted in the Court of the Civil Judge Senior Division, at Margao.
5. Deed of Succession drawn on 12/08/2008
6. Deed of Renunciation of Inheritance dated 28.02.2017
7. Deed of Sale dated 2.3.2017
8. Survey plan issued by Land Survey Department.
9. Form I & X1V of survey no. Survey No. 32/0 (32/1), 32/1-A and 32/1-B part of Village Nagoa, Salcete, Goa.
10. Agreement for Sale dated 15.3.2021
11. Technical Clearance Order issued by the Office of the Senior Town Planner, Town & Country Planning Department Margao vide No TPM/33344/Nagao/32/1/1A&1B/2021/5755 dated 16.11.2021
12. Conversion Sanad issued by the Office of the Collector, South Goa District Margao vide No AC-II/SAL/SG/COV/66/2020/3924 dated 12.4.2021
13. Construction license No 370/VP/NAG-SAL/2021-22/956 dated 19.1.2022 issued by the Village Panchayat of Nagoa

### **III OFFICE SEARCHES:-**

I have given required searches in the office of the Sub- Registrar of Salcette and Land Survey Office.

### **IV FLOW OF TITLE**

The property whose title verification is asked for is a portion/part of land admeasuring 5558 sq.mts, carved out of larger property known as "GALL BHAT", admeasuring 10505 sq mtrs situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under Survey No. 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village

I have gone through the title documents of the subject property. The documents reveal that vide Deed of Sale & Quittance dated 11.9.1944 one Mr Joao Batista Pereira sold and transferred the larger property in favour of Mr. Raghunath Xete Arsekar also known as Mr. Rogunata Xete Archekar which is duly executed before the Notary Arfano de Loyola Patricio Furtado and recorded at Folio 43V onwards of the Notarial Book of Deeds No. 580.

The Said larger Property is inscribed in favour of Mr. Rogunata Xete Archekar in the Land Registration Office of Salcete under No. 38672 at Folio 78V of Book G No. 43 dated 22/09/1944 on the strength of the Deed of Sale and Quittance dated 11/09/1944.

The said Mr. Rogunata Xete Arshekar and his wife expired without leaving behind any descendants or ascendants and as such, the larger Property devolved unto his brothers, Mr. Damodar Arshekar alias Daamu Arshekar and Mr. Datta Arshekar.

Subsequently, the said Mr. Damodar Arshekar alias Damu Arshekar and his wife expired, leaving behind them their two sons namely Mr. Ramchandra Arshekar and Mr. Hanumanth Arshekar.

The said Mr. Datta Arshekar and his wife expired, leaving behind them their only son namely Mr. Vithal Datta Arshekar.

Upon the death of said Ramchandra Arshekar and his wife Prabhavati Arshekar Inventory Proceedings were instituted in the Court of Civil Judge Senior Division at Margao, under Special Inventory Proceeding No.7/2009/II, to partition and allot the estate of said Ramchandra Arshekar and his wife Prabhavati Arshekar among their heirs who were:-

- a. Jayprakash Ramchandra Arshekar married to Shailaja Devi Arshekar,
- b. Pradeep Ramchandra Arshekar married to Suchitra Arshekar alias Deepali Arshekar,

That said Pradeep Ramchandra Arshekar expired leaving behind his wife Suchitra Arshekar alias Deepali Arshekar and his two sons, namely, Akshay Pradeep Arshekar and Amay Pradeep Arshekar.

- c. Prasad Ramchandra Arshekar married to Calpana Arshekar,
- d. Praveen Ramchandra Arshekar married to Seema Arshekar, and
- e. Pramada alias Laxmi Bandodkar d/o Ramchandra Arshekar married to Narayan Bandodkar.

Hanumanth Damodar Arsekar was married to Nalini Arsekar and that said Nalini Arsekar expired leaving behind her widower said Hanumanth Arsekar and six daughters, namely:

- a. Sucheta Charudatta Deshpande married to Charudatta Laxman Deshpande,
- b. Sneha P. Ruke married to Prakash R. Ruke,
- c. Sunetra V. Sarsar married to Vijaykumar Sarsar,
- d. Sudesha Deepak Bondre married to Deepak Motiram Bondre,
- e. Shraddha Prashant Nanche married to Prashant Ganpat Nanche, and
- f. Anandi A. Kauffman married to Axel Kauffman.

Mr. Axel Kauffmann and Mrs. Anandi A. Kauffmann vide Deed of Renunciation of Inheritance dated 28.2.2017 drawn in the office of Notary Public Ex Officio Sub-Registrar of Dharbandora recorded at folios 26 to 27 of the Notarial Book of Deeds No.04 have relinquished their right, title and interest to the inheritance accrued to them upon the death of Mrs. Nalini Arsekar.

The said Mr. Vithal Datta Arsekar expired leaving behind his widow, Mrs. Shrimati V. Arsekar and his sole and universal heir, Mr. Anil Vithal Arsekar married to Mrs. Archana Anil Arsekar, who were qualified to their respective share in the larger Property along with the other assets left behind by their late father/father-in-law vide Deed of Succession drawn on 12/08/2008 in the Office of the Notary Public Ex-Officio Sub-Registrar of Salcete and recorded at Notarial Book of Deeds under No 1527.

Vide Deed of Sale dated 2/03/2017, Shri Jayprakash Ramchandra Arsekar and all the other heirs of Raghunath Xete Arsekar alias Rogunata Xete Arshekar as Vendors sold the larger Property to Mr Faram Dara Patel, which deed is duly registered in the Office of the Sub-Registrar of Salcete under Registration No. MGO-BK1-00886-2017, of Book 1, CD No. MGOD100 on 2/03/2017.

Further vide Agreement for Sale dated 15.3.2021, **M/S. PRYTO PRIVATE LTD** entered into an Agreement for Sale for a portion of the larger property admeasuring 5558 sq mtrs surveyed under No 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village with Mr Faram Dara Patel and Mrs Monita Faram Patel which Agreement is duly Notarised before the Notary Adv Francis Fernandes at Patto Panaji under Registration No 725/2021 dated 15.3.2021

#### **V PROJECT CONSTRUCTION:**

**M/S. PRYTO PRIVATE LTD** has floated a commercial Project Known as "**ASHVATTHA TECHNOLOGY PARK**" in the said portion of the land admeasuring 5558 sq mtrs of the larger property and for that purpose has relied on the requisite permissions obtained by Mr Faram Dara Patel from the competent Authorities.

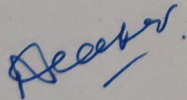
- i) Conversion Sanad issued by the Office of the Collector, South Goa District Margao vide No AC-II/SAL/SG/COV/66/2020/3924 dated 12.4.2021
- ii) Technical Clearance Order issued by the Office of the Senior Town Planner, Town & Country Planning Department Margao vide No TPM/33344/Nagoa/32/1/1A&1B/2021/5755 dated 16.11.2021

iii) Construction license No 370/VP/NAG-SAL/2021-22/956 dated 19.1.2022 issued by the Village Panchayat of Nagoa

**VI. OPINION:-**

Based upon the documents produced and Scrutinized and the searches conducted, in my opinion **M/S. PRYTO PRIVATE LTD** have all the rights to develop and sell the said portion of the larger property admeasuring an area of 5558 sq mtrs in terms of Agreement for Sale dated 15.3.2021 Notarised before the Notary Adv Francis Fernandes at Patto Panaji under Registration No 725/2021 dated 15.3.2021

The Prospective Purchasers in the Project "**ASHVATTHA TECHNOLOGY PARK**" will be able to mortgage their Units that may be allotted by depositing the executed Agreement for Sale between Prospective Purchaser and **M/S. PRYTO PRIVATE LTD with Mr Faram Dara Patel and his wife Mrs Monita Faram Patel to be made as a Confirming Party being the land owners** with a NOC to mortgage to be obtained from **M/S. PRYTO PRIVATE LTD** and after the entire Project is complete and Occupancy Certificate is obtained Sale Deed is to be executed with Individual Purchasers.



Nandan Kamat Helekar  
Advocate  
Date:-20.1.2022