

MR. DURGANAND RAMESH SHANKHAWALKAR
ADVOCATE

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 Mobile No. 9422018566.

Date: 29/09/2026

TITLE VERIFICATION AND SEARCH REPORT

M/s. Boshan Developers Pvt Ltd having Reg. office at Boshan Homes, C-501/502, Opp. Shree Bodgeshwar Temple, Mapusa, Goa, has approached my office with documents for title verification and search report of the immovable property surveyed under Survey No. 3 Sub-Division No. 20 admeasuring 4650 sq. mts. along with dilapidated structure and Survey no. 3 Sub-Division No. 34 admeasuring 100 sq. mts. known as “Coirat” also known as “Khairat Bhatle” also known as “Kharat Bhatle” also known as “Coirat Poiguinim Sir” also known as “Coirat Xir” also known as “Coirat Poiguinim Xir”, described in the Land Registration Office of Judicial Division of Bardez under no. 3227 at folio 24 of Book B-9 new (part) but not enrolled in the Land Revenue Office under Matriz, situated at Bordem, within jurisdiction of Bicholim Municipality, Taluka and Sub-District of Bicholim, Goa, District of North Goa, State of Goa, hereinafter referred to as “said property”.

DESCRIPTION OF THE PROPERTY:

All that immovable property known as “Coirat” also known as “Khairat Bhatle” also known as “Kharat Bhatle” also known as “Coirat Poiguinim Sir” also known as “Coirat Xir” also known as “Coirat Poiguinim Xir”, situated at Bordem, within jurisdiction of Bicholim Municipality, Taluka and Sub-District Bicholim,, District North Goa, State of Goa, described in the Land Registration Office of Judicial Division of Bardez under no. 3227 at folio 24 of Book B-9 new (part) but not enrolled in the Land


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Revenue Office under Matriz, presently surveyed under Survey No. 3 Sub-Division No. 20, admeasuring 4650 sq. mts. along with dilapidated structure and Survey no. 3 Sub-Division No. 34, admeasuring 100 sq. mts. and bounded towards the East by Survey No. 3 Sub-Division Nos. 30, 32, 33, 35, 36, 38 & 39, towards the West by Survey No. 7 Sub-Division Nos. 16 & 17, towards the North by Survey no. 3 Sub-Division Nos. 1, 17, 7, 8 & 21 and towards the South by Mapusa-Bicholim road, hereinafter referred to as "said property".

PARTICULARS OF THE DOCUMENTS SCRUTINIZED-SERIALLY AND CHRONOLOGICALLY:

1. Form I and XIV & Survey Plan of the Survey No. 3 Sub-Division No. 20 and Survey no. 3 Sub-Division No. 34 of Bordem, Bicholim.
2. Inscription and Description of the said property.
3. NOC dated 24/12/1987 from Administrator of Comunidades.
4. Agreement for sale dated 6/10/2009 registered before the Sub Registrar of Bicholim bearing Registration No.1179 Book No. I Vol. no. 741 dated 16/11/2009.
5. Power of Attorney dated 13/11/2009
6. Sanad bearing no. CNV/BICH/24/1997/726 dated 12/02/99.
7. NOC for construction in the said property from Town and Country planning department dated 13/08/2010.
8. NOC for construction in the said property from Health department dated 11/11/2010.

9. NOC for construction in the said property from PWD department dated 27/09/2010.
10. NOC for construction in the said property from electricity department dated 10/10/2011.
11. Development permission from Town and Country Planning Department bearing Technical Clearance Order no. DC/1893/BICH/TCP-2000/279 dated 16/05/2000.
12. Bicholim Municipality issued construction license no. 53/2000 - 2001 dated 15.09.2001 and the renewed license bearing no. 8/2014-15 with Approved plan.
13. Nil Encumbrance Certificate dated 29/08/2011
14. Deed of Sale dated 27/01/2004 Register at Bicholim bearing Registration No. 272 at pages 252 to 263 Book no. I Vol. no.357 dated 15/3/2004
15. Memorandum of Understanding 16/10/2010 with Shri Vinayak Thakur.
16. Deed of Trust of Shree Shantadurga Sangodkarin Charitable And Religious Trust, Sangolda, Bardez, Goa duly registered on 08/01/2014.
17. Deed of Sale dated 28.09.2015 executed before Sub-Registrar at Bicholim, Goa bearing Registration No. 1259/2015 at pages 47 to 77 of Book No. I Vol. No.1296 dated 11/11/2015.
18. Deed of Sale dated 21/12/2015 executed before Sub-Registrar at Bicholim, Goa under Registration no.1437/2015 at pages 121 to 141 of Book No. I Vol. No.1308 dated 22/12/2015.

19. Revised Development Permission from Town and Country Planning Department being Technical Clearance Order no. DC/1893/BICH/TCP-22/1928 dated 11/10/2022.
20. Consent to Establish bearing No. 12/2023-PCB/1637810/O00011917 dated 25/05/2023 from Goa State Pollution Control Board.
21. Renewal and Revalidation License bearing No. 24/2024-25 dated 25/02/2025
22. Revalidation Construction License bearing No. 25/2024-25 dated 25/02/2025
23. Completion Order (Part) bearing no. DC/1893/BORDEM/BICH/TCP-25/905 dated 25/03/2025
24. NOC from Community Health Centre bearing No. DHS/2025/DHS0401/O0056/20 dated 12/05/2025.
25. NOC from DDW office no. DDW/D.III/SD-I/F.40/70/25-26 dated 16/05/2025
26. NOC from Electricity department no.AE/V-IU/TECH-33/2025-2026/61 dated 03/04/2025
27. Occupancy Certificate (Part) bearing no. BMC/TECH/2025-2026/OC/21 dated 10/09/2025
28. NOC from Directorate of Fire and Emergency Services bearing No. DFES/FPNA/FES2602862/2026/53 dated 26/05/2026



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29. Consent to Operate bearing No. 12/2026-PCB/3211319/O00021356 dated 26/06/2026 from Goa State Pollution Control Board.
30. Order dated 22/06/2026, passed by the Hon'ble District Court dismissing Civil Suit No. 6/2015 filed by Comunidade of Bordem.

FLOW OF TITLE OF THE SAID PROPERTY:

There exists an immovable property known as "Coirat" also known as "Khairat Bhatle" also known as "Kharat Bhatle" also known as "Coirat Poiguinim Sir" also known as "Coirat Xir" also known as "Coirat Poiguinim Xir", situated at Bordem within jurisdiction Bicholim Municipality, Taluka and Sub-District of Bicholim, District of North Goa, State of Goa, described in the Land Registration Office of Judicial Division of Bardez under no. 3227 at folio 24 of Book B-9 new (part) but not enrolled in the Land Revenue Office under Matriz, presently surveyed under Survey no. 3 Sub-Division No. 20 admeasuring 4650 sq. mts. along with dilapidated structure and Survey No. 3 Sub-Division No. 34 admeasuring 100 sq. mts. and bounded towards the East by Survey No. 3 Sub-Division Nos. 30, 32, 33, 35, 36, 38 & 39, towards the West by Survey No. 7 Sub-Division Nos. 16 & 17, towards the North by Survey no. 3 Sub-Division Nos. 1, 17, 7, 8 & 21 and towards the South by Mapusa-Bicholim road which is herein referred to as the said property.

As per the description certificate no 3227 at folio 24 of Book B-9 it is stated that the said property is given to the Deity Devi Shree Shantadurga Sangodkarin by permanent lease with possession dated 10/03/1849 as reflected in transfer no. 425 at page 257 of Book F-One dated 3/22/1887. By virtue of the same the said Deity Devi Shree Shantadurga Sangodkarin is exclusive owners of the said property.


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The Administrator of Comunidade vide its NOC dated 24/12/1987 have declared that the property Khairat Xir doesn't belong to the Comunidade of Bordem.

The said Shree Shantadurga Sangodkarin Devasthan by agreement for sale dated 6/10/2009 registered before the Sub Registrar of Bicholim, Reg. no.1179 Book no. I Vol. no. 741 dated 16/11/2009 agreed to sell the said property to Boshan Developers Pvt Ltd and also gave Power of attorney dated 13/11/2009. The said Shree Shantadurga Sangodkarin Devasthan obtained Sanad bearing no. CNV/BICH/24/1997/762 dated 12/2/99. After the said agreement for sale Boshan Developers Pvt. Ltd. has obtained NOC for construction in the said property from Town and Country planning department dated 13/8/2010, NOC for construction in the said property from Health department dated 11/11/2010, NOC for construction in the said property from PWD department dated 27/9/2010, NOC for construction in the said property from Electricity department dated 10/10/2011 with Approved plan duly revised from time to time.

As reconstituted, being private family temple of Deity Shree Shantadurga Sangodkarin of Sangodkar family of Atri and Vatsa Gotra of Sangolda Village, Shree Shantadurga Sangodkarin Devasthan reformed itself in to a Trust, under name and style Shree Shantadurga Sangodkarin Charitable and Religious Trust (herein after called the said trust) under a Deed of Trust duly registered before the Sub Registrar of Mapusa, under Registration No. 300 at page 125 to 305 of Book no. I Vol. no. 3023 dated 08/01/2014 with 42 Articles, annexure and schedules, Powers and duties of the Managing committee are specified at Article no. 14 of the Deed of Trust.


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Said trust through its members of the Managing Committee with copy of resolution have executed a Deed of Sale dated 28.09.2015 executed before Sub-Registrar at Bicholim, Goa Reg. no. 1259/2015 at pages 47 to 77 of Book no. I Vol. no.1296 dated 11/11/2015 sold the said properties survey under no. 3/20 adm. 3900 sq.mts and 3/34 adm. area 100 sq. mts. with variation in terms and area of the land as stated there under in favour of M/s. Boshan Developers Pvt Ltd.

The area of 700 sq. meters which is the part of the property survey under no. 3/20 was sold to one Mr. Vinayak Thakur by Deed of Sale dated 27/01/2004 Register at Bicholim under Reg. no. 272 at pages 252 to 263 Book no. I Vol. no. 357 dated 15/03/2004 and by Deed of sale dated 21/12/2015 registered at Bicholim under Reg. no.1437/2015 at pages 121 to 141 of Book no. I Vol. no. 1308 dated 22/12/2015, the legal heirs of said Mr. Vinayak Thakur sold the said area to M/s. Boshan Developers Pvt Ltd.

Bicholim Municipality issued construction license no 53/2000 -2001 dated 15.09.2001 to Shree Shantadurga Sangodkarin Devasthan and the renewed license bearing no. 8/2014-15 to the said M/s. Boshan Developers Pvt Ltd.

In the Form I & XIV of the said property, the same is recorded in name of M/s. Boshan developers Private Limited as Occupant.

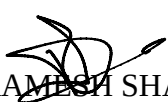
I have perused the Deed of Trust and under the provision at Article 14, there are powers and functions of the Board of Trustees and the managing Committee and accordingly they do have powers to sell, convey, dispose and transfer any of the properties of the Trust and to purchase properties for and on behalf of the Trust. Besides, powers of each member of committee are also defined therein. There is schedule of the properties, amongst them; the property sold is also mentioned.


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M/s. Boshan Developers Pvt. Ltd. obtained following permissions: -

- (a) Revised Development permission from Town and Country Planning Department Technical clearance order no. DC/1893/BICH/TCP-22/1928 dated 11/10/2022.
- (b) Renewal and Revalidation License bearing No. 24/2024-25 dated 25/02/2025
- (c) Revalidation Construction License no. 25/2024-25 dated 25/02/2025
- (d) After part completion of the building project, Town and Country planning department Bicholim Goa issued Part Completion order no. DC/1893/BORDEM/BICH/TCP-25/905 dated 25/03/2025.
- (d) After part completion of the building project, Community Health Centre issued NOC from no. DHS/2025/DHS0401/O0056/20 dated 12/05/2025.
- (e) After part completion of the building project, DDW office issued NOC no. DDW/D.III/SD-I/F.40/70/25-26 dated 16/05/2025
- (f) After part completion of the building project, Electricity department issued NOC no. AE/V-IU/TECH-33/2025-2026/61 dated 03/04/2025
- (g) After part completion of the building project, Bicholim Municipality Issued Part Occupancy certificate no. BMC/TECH/2025-2026/OC/21 dated 10/09/2025

There was a Civil Suit no. 6/2015 filed by the Comunidade of Bordem before the District Court, North Goa, in respect of the said property which was dismissed by the Hon'ble District Court, North Goa vide its Order dated 22/06/2026.


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I have carried out search in the office of sub registrar of Bicholim and found that all title deeds referred above in my report are registered in the said sub registrar offices.

Boshan Developers Pvt. Ltd. had obtained project loan for development of part of the said project from Union Bank of India and also repaid the entire loan amount to the Union Bank of India.

From the above documents it is revealed that there is/are no tenant or Mundkar in the said property.

The Urban Ceiling Act is not applicable to the State of Goa.

Though M/s. Boshan Developers Private Limited is having good and clear marketable right and title on the said property.

There is no Minor's interest involved in the said property.

Based on the documents produced before me of last more than 30 years, I found and I opine that said M/S. Boshan Developers Pvt. Ltd. having Reg. Office at Boshan Homes, C-501/502, Opp. Shri. Bodgeshwar Temple, Mapusa, Goa are owner in exclusive possession and they have a clear and marketable title to the Immovable property bearing surveyed under no. 3/20 (Part) adm. 4600 sq.mts along with dilapidated structure surveyed under no.3/34 adm. 100 sq. mts. known as "Coirat" also known as "Khairat Bhatle" also known as "Kharat Bhatle" also known as "Coirat Poiguinim Sir" also known as "Coirat Xir" also known as "Coirat Poiguinim Xir", situated at Bordem within Bicholim Municipality and Sub District of Bicholim, Goa, District of North Goa, State of Goa.


 (SHRI. DURGANAND RAMESH SHANKHAWALKAR)
 ADVOCATE

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