

CERTIFICATE OF TITLE  
I.- Description of the Property

All that Two Plots (i).-admeasuring 2504 square meters and (ii).-203sq.mts. both situated at Mandrem, within the limits of Village Panchayat Mandrem, Taluka and Registration Sub-District of Pernem, District North Goa, in the State of Goa, which plots are identified as under:-

**Plot (I).**- All that Plot admeasuring 2504 square meters out of the bigger Plot B admeasuring 3495 sq.mts. forming part of the larger property admeasuring 3952sqmts surveyed under no.327/27 of Village Mandrem, situated at Mandrem, within the limits of Village Panchayat Mandrem, Taluka and Registration Sub-District of Pernem, District North Goa, in the State of Goa, which whole property is neither described in the Office of Land Registrar nor enrolled in the Taluka Revenue Office.

The **SAID PLOT admeasuring 2504Sq.mts** is bounded as under:-

Towards the North:-By Road.

Towards the South:-By Road and property bearing survey  
no.327/31

Towards the East :- By the same property under Survey No.  
327/27, Plot A1 and A2

Towards the West:-By the Road and area of same Sy.no.327/27  
(Area left out for cowshed and Devotional  
Activity)..



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PLOT (II).- All that Plot admeasuring 203 square meters identified as Plot A-2 in the plan annexed hereto) being part of the bigger Plot identified as Plot A admeasuring 457 sq.mts. forming part of the larger property admeasuring 3952sqmts. surveyed under no.327/27 of Village Mandrem, situated at Mandrem, within the limits of Village Panchayat Mandrem, Taluka and Registration Sub-District of Pernem, District North Goa, in the State of Goa, which whole property is neither described in the Office of Land Registrar nor enrolled in the Taluka Revenue Office.

The SAID PLOT 203 sq.mts is bounded as under:-  
Towards the North:-By Road.

Towards the South:-By Road and (Plot no.A-1)

Towards the East :- By Survey no.327/28 and 29

Towards the West :- By Survey no.327/27.

**II.- Description of the Documents Scrutinised.**

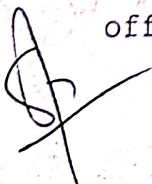
**Common Documents:-**

1.-Certificate of Inscription and Description from Land Registrar Bardez.

2.- Form I and XIV of survey No.327/27 of Mandrem

3.- Will dated 03-05-2019 registered at folio 44V to 46 of Book No.219 in the office of Notary Ex-Officio Tiswadi.

4.- Deed of Succession dated 23-05-2012 drawn at pages 52 to 53 of Book no.839 in the office of Notary Public Ex-officio Bardez Mapusa.





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5.- Land Zoning Certificate under No. 23/ZI/TCP/PER/2019/409/592 dated 06-03-2019 from the office of Dy.Town Planner Town and Country Planning Department Pernem.

6.- Deed of Succession dated 08-09-2021 drawn at pages 13v to 15v of Book no.875 in the office of Notary Public Ex-officio Bardez Mapusa.

7.- Special Civil Suit under No.118/96SR(1) Court of 1<sup>st</sup> Addl. Civil Judge Senior Division at Mapusa Goa

Plot I:- Document:-

1.- Deed of Sale dated 05-04-2022 registered under No. PNM-1-194-2022 on 07-04-2022 in the office of Sub-Registrar Pernem Goa.

2.- No Objection Certificate under No.NOC/49(6)/PER/MAN/TCP /111/2022/280 dated 10-03-2022 issued by the office of Town and Country Planning Department Pernem.

Plot II:- Document:-

1.- Deed of Sale dated 05-04-2022 registered under No. PNM-1-195-2022 on 07-04-2022 in the office of Sub-Registrar Pernem Goa.

2.- No Objection Certificate under No. NOC/49(6)/PER /MAN/TCP /113 /2022/2891 dated 10-03-2022 issued by the office of Town and Country Planning Department Pernem.



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**III.- FLOW OF TITLE**

On perusal of the above listed documents and on giving searches in the relevant Offices I confirm that the said whole property originally belonged to the Family of Kenkre and the same was in possession of (i) Sakharam Mahadev Kenkre, (ii) Narayan Sakharam Kenkre, (iii) Balkrishna Mahadev Kenkre and (iv) Jivaji Yeshwant Kenkre as their name stands recorded in the Survey Record of Rights in the Index of Land (Form III) since promulgation of the Survey Rights in the year 1970-1971 and subsequently in the Form I and XIV bearing Survey no.327/27 admeasuring an area of 3952 square meters of village Mandrem.

The said Jivaji Yeshwant Kenkre expired in the status of bachelor and his share devolved upon his brother Shri Narayan Yeshwant Kenkare.

By the Special Civil Suit under no.118/96/SR/(I) the said Shri Narayan Yeshwant Kenkare with his wife Smt.Nalini Narayan Kenkare filed a Special Civil Suit against the heirs of (i) Late.Sakharam Mahadev Kenkre; and (ii).- late. Balkrishna Kenkre, for Partition of their Joint Holdings of various properties belonging to them and in term of the Compromise and Settlement Terms agreed between the said parties, inter-alia the said property admeasuring 3952 square meters surveyed under no.327/27 was divided into Plot A and Plot B as marked in the Plan annexed to the said suit proceedings, whereby the Plot A admeasuring 457 square





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meters was allotted to Shri Narayan Yeshwant Kenkare with his wife Smt. Nalini Narayan Kenkre and Plot B admeasuring 3495 square meters was allotted jointly to (i) Shri Subhash Sakharam Kenkre and (ii) Shri Ashok Sakharam Kenkre and his wife Smt. Seema Ashok Kenkre and (iii) Shri Sadchidanand Sakharam Kenkre and his wife Smt. Sheela Sadchidanand Kenkre and the same is confirmed by Compromise Terms and by Judgement, Order and Decree dated 18-12-1998 passed by the Court of 1<sup>st</sup> Addl. Civil Judge Senior Division at Mapusa Goa.

Since then from the year 1998 the above named Parties are independently in Ownership and Possession of their individual holdings.

Since the said whole property has not been formally partitioned among the parties and allotted separate Survey numbers as per their independent holdings in terms of the said compromise decree, the names of (i) Narayan Kenkre (ii) Subhash Kenkre with his wife Pushpalata kenkre, (iii) Ashok Kenkre with his wife Seema Kenkre, (iv) Satchidanand Kenkre with his wife Sheela Kenkre and (v) Pradip Narayan Kenkre with his wife Chandrika stand mutated in the Survey Record of Rights in the Form I and XIV bearing Survey no. 327/27 admeasuring an area of 3952 sq.mts.



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On 10-3-2017 Smt. Sheela Sakharam Kenkre expired without leaving behind any descendants or ascendants survived by her moiety sharer and sole legal heir Shri Satchidanand Kenkre and the same is confirmed by Deed of Succession dated 19-2-2019 drawn in the Office of Notary Public Ex-Officio at Bardez Goa.

Subsequently the said Shri Satchidanand Kenkre expired on 11-5-2019 and thus his share in the said property devolved upon his brothers Shri.Subhash Kenkre and Ashok Kenkre, as per the amicable understanding between the other legal heirs.

Since as per the suit proceedings no.118/96/Sr(i) the said property was allotted to the sons of late.Sakharam Kenkre, though the daughter of late Sakharam kenkre were joined as parties to the said suit they the said sisters have mutually and amicably agreed that the said property shall devolved only to their brothers and they do not have any claims over the said property. Thus the share of Satchidanand Kenkre devolved upon his brother Subhash Kenkre and Ashok Kenkre.

Subsequently the said Ashok Sakharam Kenkre expired on 24-02-2020 survived by his widow and moiety sharer Smt.Seema Ashok Kenkre and as his legal heirs his following Children namely:- (i)Shri Ulhas Ashok Kenkre married to Uma Ulhas Kenkre,(ii) Shri Sujay Ashok Kenkre married to Smt. Soniya Kenkre, and the same is confirmed by Deed of Succession dated 8-9-2021 which is drawn at folio 13v to 15v of Book 875 in the Office of Notary Public Ex-Officio Bardez, at Mapusa Goa.



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Thus in terms of the suit proceeding and further succession Deeds the said Subhash Kenkre with his wife Pushpalata and Smt. Seema Ashok Kenkre, Shri. Ulhas Ashok Kenkre, Smt. Uma Ulhas Kenkre, Shri. Sujay Ashok Kenkre, and Smt. Soniya Sujay Kenkre, became the lawful owners in possession of the said property allotted to them in the Suit Proceedings.

By Deed of Sale dated 05-04-2022 Shri. Subhash Kenkre with his wife Pushpalata kenkre, Smt. Seema Ashok Kenkre, Shri. Ulhas Ashok Kenkre, Smt. Uma Ulhas Kenkre, Shri. Sujay Ashok Kenkre, and Smt. Soniya Sujay Kenkre, sold to J. M. Holdings Private Limited, the said plot-I admeasuring 2504 square meters out of the bigger Plot B admeasuring 3495 sq.mts. confirmed by Rahul Pradeep Kenkre and his wife Nividita and Shri. Uday Balkrishna Kenkre which deed is registered under No. PNM-1-194-2022 on 07-04-2022 in the office of Sub-Registrar Pernem Goa.

The said Narayan Kenkre expired in the status of widower as his wife Smt. Nalini Kenkre having predeceased him, both survived by their sole and universal legal heir their son Pradeep Narayan Kenkre married to Chandrika Kenkre and said Pradeep and Chandrika both expired survived by their son Shri Rahul Pradeep Kenkre and the same is confirmed by Deed of Succession dated 23-5-2012 which is drawn at pages 52 to 53 of Book 839 in the Office of Notary Public-Ex-Officio-Bardez Mapusa Goa.

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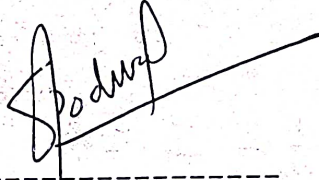
Thus the share of Narayan Kenkre in the said property (II) devolved upon Rahul Pradeep Kenkre and his wife Nividita having allotted to them in terms of Suit Proceedings.

By Deed of Sale dated 05-04-2022 Shri. Rahul Pradeep Kenkre and his wife Nividita sold to J. M. Holdings Private Limited, the **said Plot-II** admeasuring 203 square meters identified as Plot A-2 being part of the bigger Plot identified as Plot A admeasuring 457 sq.mts. confirmed by Shri.Subhash Kenkre and his wife Pushpalata Kenkre and Smt. Seema Ashok Kenkre, Shri.Ulhas Ashok Kenkre, Smt.Uma Ulhas Kenkre, Shri.Sujay Ashok Kenkre, and Smt. Soniya Sujay Kenkre, as confirming party which deed is registered under No. PNM-1-195-2022 on 07-04-2022 in the office of Sub-Registrar Pernem Goa.

**IV.- OPINION**

In the above circumstances I confirm that J. M. Holdings Private Limited, have and holds clear, valid, absolute and Marketable title to the Said Two Plots (i).-admeasuring 2504 square meters and (ii).-203sq.mts. both of seurvey No. 327/24 of Village Mandrem.

Panaji, 13-04-2022.

  
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Adv. Shradha Shirwaiker Poduval  
*Shradha Shirwaiker Poduval*  
ADVOCATE  
Panaji - Goa