

Ramnath N. Prabhu Dessai

Advocate

Shop No. 7, Mahalaxmi Chambers, Tilamol , Quepem Goa
(M) 8668647636/8379060545, E-mail-ramnathprabhudessai@gmail.com

Dated: 15/05/2026

CERTIFICATE OF TITLE OF PROPERTY SURVEYED UNDER CHALTA NO. 53 of
P.T. SHEET NO. 121 OF CITY SURVEY MARGAO TALUKA SALCETE .

DESCRIPTION OF THE PROPERTY

All that plot C admeasuring an area of 2800 m² forming part of the property known as "AZULIANCHI GALLY" or "GOGOLLA" situated at Gogol, Margao-Goa, described in the Land Registration Office under No. 456 457, 458 & 459 of Book B2 of New Series and enrolled in the land Revenue Office under Matriz No. 1085 independently surveyed under Chalta No. 53 of P T Sheet No. 121 of Margao City and bounded on and towards: East: by Nulla, West : by road, North: by P.W.D. Pipe line road and South : By road

DOCUMENTS PERUSED :

1. Certified copy of Land Registration Certificate under No. 456,457, 458 and 459 of Book B 2 of the New Series
2. Certified copy of the Matriz No. 1085, 1086 and 1087 issued by revenue office of Salcete at Margao Goa
3. Copy of Order dated 27/01/1987 passed by the Civil Judge Senior Division Margao in the inventory proceeding under the no. 89/1986 .
4. Certified copy of the deed of Succession dated 27/09/1990 drawn at pages 73V to 75 of Book 133 in the Office of Ex-officio Notary Public Ex-Officio Margao Salcete.



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5. Xerox Copies of three separate wills executed by Shri. Prabhakar Narayan Kare, Shri. Shrinivas Narayan Kare and Shri. Sadanand Narayan Kare dated 08/07/1985, 16/07/1985 and 16/07/1985 respectively executed before the Notary Public Ex-Officio Margao
6. Copy of Deed of Succession dated 11/07/1991 executed in the Office of the Ex-officio Notary public at Margao at Folio 78V to 80 of Deeds Book No. 1335.
7. Copy of Deed of Succession dated 06/07/1998 executed in the Office of the Notary public Ex-officio Margao drawn at pages 13V to 15 of Book No. 1396.
8. Copy of Deed of Succession dated 07/09/2001 executed in the Office of the Notary public Ex-officio Margao drawn at pages 77 to 78 of Book No. 1487.
9. Copy of the Consent Decree dated 19/7/2005 passed in the Inventory Proceeding No. 97/2002/I (old) in 21/2003/1 (New) in the Court of Civil Judge Senior Div. Margao
10. Certified copy of the judgment and order dated 03/11/2020 passed by Dy. Collector & SDO Margao of salcete at Margao under Case No. LRC /PART/Fatorda/ 341/2018/11234.
11. Form D and Survey Plan of plot surveyed under Chalta No. 53 of P.T. Sheet No. 121.
12. Nil encumbrance certificate
13. Joint Development Agreement dated 30/10/2025 duly registered in the Office of Sub-Registrar of salcete at Margao under Book:-1 Document Registration No. MGO-1-5406-2025 dated 19/11/2025
14. Conversion SANAD dated 22/05/2025 under Ref. No. CAD1SAL22-50/166 issued by Office of the Collector South Goa District.



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15. Development permission for construction of the said project issued by The South Goa Planning and Development authority as per approval no. SGPDA/P/7027/1686/25-26 dated 27/02/2026.

16. The Margao Municipal Council has issued a construction license for the entire complex under no. CONSTLIC/MARGAO/2026-2027/16 dated 08/05/2026.

FLOW OF TITLE :

A. As per Document at Sr. No. 1 and 2 landed property known as "AZULIANCHI GALLY" or "GOGOLLA" situated at Gogol, Margao-Goa, four separate lands adjacent to each other separately described in the Land Registration Office under No. 456,457, 458 and 459 of Book B 2 of the New Series and enrolled in the land Revenue Office under Matriz No. 1085, 1086 and 1087 and Land described under 456 and 458 and 1/3 share in the land described under no. 457 and 459 were jointly owned by Shri. Narayan Visnum Sinai Caro and Shri. Voicunta Visnum Sinai Caro.

B. As per Document at Sr. No. 3, an inventory proceeding was drawn under the no. 89/1986 in the Court of Civil Judge Senior Division at Margao upon the death of said Shri. Narayan Visnum Sinai Caro and his wife wherein their share in the said entire property was allotted in equal share to their four sons namely Shri. Krishna Narayan Kare, Shri. Prabhakar Narayan Kare, Shri. Shrinivassa Narayan Kare and Shri. Sadanand Narayan Kare in equal (1/4) proportion to each.

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C. As per document at Sr. No. 4 , Krishna Narayan Kare expired on 31/08/1990 leaving behind his widow and moiety holder Smt. Manicabai Sinai Kare and his sole and universal heirs his following two sons namely (i) Vishnudas Krishna Caro married to Padmavati Caro and (ii) Narayan Krishna Caro as per deed of Succession dated 27/09/1990 drawn at pages 73V to 75 of Book 133 in the Office of Ex-officio Notary Public Ex-Officio Margao Salcete.

D. As per document at Sr. No. 5 co-heirs Shri. Prabhakar Narayan Kare, Shri. Shrinivas Narayan Kare and Shri. Sadanand Narayan Kare had executed three separate wills dated 08/07/1985, 16/07/1985 and 16/07/1985 respectively executed before the Notary Public Ex-Officio Margao whereby they bequeathed their share in the property to their nephews i.e (i) Vishnudas Krishna Caro married and (ii) Narayan Krishna Caro.

E. As per Document at Sr. No. 6 Shrinivas Narayan Kare expired on 14/06/1991 and Documents at Sr. No. 7 Shri. Sadanand Narayan Caro expired on 07/04/1998 and document at Sr. No. 8 Prabhakar Narayan Kare Caro expired on 10/08/2001 in the state of bachelor without having any ascendants or descendant but leaving behind their his testamentary heirs his two nephews the said (i) Vishnudas Krishna Caro married and (ii) Narayan Krishna Caro which is confirmed by Deed of Succession dated 11/07/1991 executed in the Office of the Ex-officio Notary public at Margao at Folio 78V to 80 of Deeds Book No. 1335, Deed of Succession dated 06/07/1998 executed in the Office of the Notary public Ex-officio Margao drawn at pages 13V to 15 of Book No. 1396 and Deed of Succession dated 07/09/2001 executed in the Office of the Notary public Ex-officio Margao drawn at pages 77 to 78 of Book No. 1487 .



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F. As per Document at Sr. No. 9, the Inventory Proceeding No. 97/2002/I (old) in 21/2003 /1 (New) in the Court of Civil Judge Senior Div. Margao filed by Shri. Vishnudas Krishna Kare upon the death of Shri. Narayan Krishna Kare , AS per the said inventory said Shri. Narayan Krishna Kare left behind his widow and moiety sharer Smt. Nimisha Narayan Kare and as his sole and universal heir his only daughter Sanskruti Narayan Kare. In the said Inventory Proceeding No. 97/2002 the Entire Property was divided into various Plots and one of the Plot identified under Item No. 4 Sr. No. I i.e. Plot C admeasuring an area of 2800 m2 along with other plots were allotted to the Shri. Vishnudas Krishna Kare vide Consent Decree dated 19/7/2005.

G. As per document at sr.no. 10 said plot C was partitioned vide judgment and order dated 03/11/2020 passed in the Case No. LRC /PART/Fatorda/ 341/2018/11234 filed before Dy. Collector & SDO Margao of salcete at Margao and as per document at Sr. No. 11 , separate Chalta No. 53 of P.T. Sheet No. 121 was issued to the said plot in the Occupants name as Shri. Vishnudas Krishna Kare and his wife Padmavati V Kare .

H. As per Document at Sr. No. 12 shows that there is no encumbrance on the said plot.

I. Vide Document at Sr. No. 13 Commonwealth Developers Pvt Ltd. has entered into the development agreement in respect of the said plot authorising to develop the said plot by constructing one residential building .



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J. As per necessary approvals including Conversion SANAD at Sr. No. 14,15 & 16 obtained by said Commonwealth Developers Pvt Ltd. as Developer for construction of the said Building Project named as CD MARCOPOLO.

CERTIFICATE OF TITLE :

In View of the Scrutiny of the documents above I am of the opinion that Shri. Vishnudas Krishna Kare and his wife Padmavati V Kare is the exclusive owner of the property surveyed under chalta no. 53 of P.T. Sheet No. 121 of Margao City and the title is free , marketable and without any encumbrances .

The Commonwealth Developers Pvt. Ltd. are free to develop the said plot admeasuring an area of 2800 m2 by constructing building thereon and dispose of the premises therein alongwith corresponding right to land except the apartments allotted to the said owners Vishnudas Krishna Kare and his wife Padmavati V Kare in terms of the agreement dated 30/10/2025.

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