

ADV. T. A. SAWANT
C/2 Saldanha Business Towers
Near Court Circle, Mapusa,
Bardez-Goa.
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Mob: 9226233369


Date: 02/06/2021

TITLE CERTIFICATE

This is to certify that M/s Saldanha Developers Pvt. Ltd. have handed over following documents in respect of property bearing Survey No. 260/1-C of Mulgao village of Bicholim Taluka to prepare a title report as regards above property.

1. Gift of Deed dated 12th April 1931.
2. The inscription document having No. 9401 of 21st December 1932.
3. Inventory proceeding bearing No.65/2003/A finalized by Civil Judge Senior Division at Ponda Goa.
4. Deed of Sale cum Mortgage dated 12/6/2019 registered at Bicholim under no. BCH-1-332-2019 dated 14/6/2019.
5. Deed of rectification Addendum of Deed of Sale cum Mortgage and Deed of re-conveyance of Mortgage dated 29/1/2021 registered at Bicholim under registered no. BCH-1-95-2021 dated 4/2/2021.
6. Deed of Reconveyance dated 23/11/2020 registered Book-I Document Registration No. BCH-1-916/2020 dated 27/11/2020, before the Sub-Registrar Bicholim.
7. Form I & XIV of survey no. 260/1-C of Mulgao village dated 1/8/2019.

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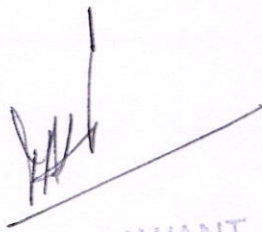

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8. Form I & XIV of survey no. 260/1-C of Mulgao village dated 27/05/2021.
9. Construction Licence bearing Ref. No. VP/MULGAO/F-CONST.LICENCE/2021-22/82 dated 13/05/2021 issued by Village Panchayat of Mulgao.
10. Survey Plan of Survey No. 260/1-C.
11. N.O.C from Electricity Department bearing No. AE/V-I(U)/TECH-33/2020-2021/419 dated 25/05/2020.
12. N.O.C from Directorate of Health Services bearing No. PHCB/NOC/Const./2019-20/1493 dated 20/12/2019.
13. Technical Clearance Order bearing Inward No. 3878 dated 26/07/2019
14. Sanad bearing No. RB/CNV/BICH/COLL/10/2019/1053 dated 09/04/2021

WHEREAS I have gone through above referred Gift Deed dated 12th April 1931 by which Crisna Nagexa Naique Boto Purohit gifted his properties to his sons namely Nagexa Naique, Naraina Crisna Naique, Givotoma Crisna Naique Purohit, Vencatexa Crisna Naique, in which property described in Land Registry under No. 105 of Book B Old of Bardez is included.

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AND WHEREAS the said property having Land Registry No. 105 of Book B Old of Bardez is the property known as "Boteaddi" by other name "Botvado Cuttubona Margocodil" is situated at Mulgao was also gifted in the said Gift Deed.

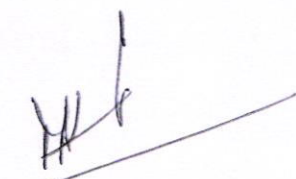
AND WHEREAS the inscription is in favour of Naguxa Naque being right to One Eight part of the property 105 of B Old of Bardez and same has been specified in the document having No. 9401 of 21st December 1932.

AND WHEREAS in the Inventory Proceeding bearing No. 65/2003/A finalized by Civil Judge Senior Division at Ponda Goa, vide Judgment dated 24/11/2003, the above property situated at Mulgao has been described in the description of assets at Item No. 2.

AND WHEREAS the property i.e. Survey No. 260/1-C i.e. part of Survey No. 260/1 has been allotted to Crisna Nagexa Naique alias Prakash Naique and Sindhu Crisna Naique as the said allotment is mentioned at page 12 para (E) of the said Inventory Proceeding in which it is mentioned that the property described in Schedule V is allotted to the above mentioned persons.

AND WHEREAS the Inventory was initiated upon death of Nagesha Crisna Naique and his wife Chandrabhaga Naique in which names of all the interested parties claiming through Nagesha Crisna Naique and

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his wife were parties to the Proceeding which were initiated by Ramakant Nagesh Naik and allotment has been finalized as per Order dated 24/11/2003 of the Civil Judge Senior Division Ponda.

AND WHEREAS the property having present separate Survey No.260/1-C has been allotted in favour of Krishna Nagesh Naik alias Prakash Naik and Sindhu Prakash Naik.

AND WHEREAS survey of village was conducted in 1969-1970 and from that time name of Nagesh Krishna Naik was shown in Survey record and after inventory name of Krishna Nagesh Naik and Sindhu Naik is recorded as per section 96 of Goa, Daman and Diu Land Revenue Code which justifies that name of the predecessor of Krishna Nagesh Naik and Sindhu Naik is in survey record and that thereafter names of Krishna Nagesh Naik and Sindhu Naik are included in the survey record which shows that the names of Krishna Nagesh Naik and Sindhu Naik and that of their predecessors have been shown in survey record for last more than 46 years.

AND WHEREAS as per deed of sale cum mortgage executed on 12/6/2019 registered Book I document registration no. BCH-1-332-2019 dated 14/6/2019 before the Sub-Registrar Bicholim by which the property described in the schedule in which M/s Saldanha Developers who was shown as a purchaser/mortgagor and Krishna Nagesh Naik and his wife are

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shown as Sellers/Mortgagees in the said deed by which property described in schedule was purchased for total consideration of Rs.75,00,000/- and that the said amount of Rs.75,00,000/- has been paid by the purchaser/mortgagor and the last installment payable to the owner of the property Krishna Nagesh Naik and his wife Sindhu Krishna Naik is paid and accordingly Deed of Reconveyance has been executed vide Deed dated 23/11/2020 registered Book-I Document Registration No. BCH-1-916/2020 dated 27/11/2020, before the Sub-Registrar Bicholim by which the said M/s Saldanha Developers Pvt. Ltd., has become absolute owner in possession of the said property.

AND WHEREAS by deed of rectification dated 29/1/2021 a rectification has been made by which name of Smt. Sindhu Krishna Naik stands amended as Smt. Sindhu Krishna Naik alias Sindhu Crisna Naique alias Sindhu Prakash Naik.

AND WHEREAS in the Form I & XIV which was issued on 1/8/2019 in which names of Krishna Nagesh Naik, Sindhu Prakash Naik and M/s Saldanha Developers is shown.

AND WHEREAS after the Reconveyance the names of Krishna Nagesh Naik and Sindhu Prakash Naik have been deleted and as per the Form I & XIV issued on 27/5/2021 the name of M/s Saldanha Developers Pvt. Ltd., is shown as absolute occupant of the said property.

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AND WHEREAS a construction licence for the property surveyed under no. 260/1-C is issued by village panchayat Mulgao in favour of Saldanha Developers having Ref. No. VP/MULGAO/F-CONST.LICENCE/2021-22/82 dated 13/05/2021 and fees towards the same is paid on 13/5/2021 under Receipt No. 482/22 issued by The Village Panchayat of Mulgao


That N.O.C dated 25/5/2020 bearing No. AE/V-I(U)/TECH-33/2020-2021/419 is issued by Electricity Department for construction in survey no. 260/1-C of Mulgao village.

That N.O.C dated 20/12/2019 bearing No. PHCB/NOC/Const./2019-20/1493 is issued by Health Officer Bicholim for construction in survey no. 260/1-C of Mulgao village.

The Technical Clearance Order dated 26/7/2019 bearing Inward No. 3878 issued by Deputy Town Planner in respect of property surveyed under no. 260/1-C of Mulgao village.

That the Sanad dated 9/4/2021 issued by Collector North Goa bearing No. RB/CNV/BICH/COLL/10/2019/1053 and conversion fees has been paid by Challan No. 202000504503 dated 9/6/2020 and Challan No. 20210021569 dated 2/3/2021.

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After going through all the above referred documents I am of the opinion that M/s Saldanha Developers Pvt. Ltd., are absolute owners in possession of the property having marketable title for property Survey under 260/1-C of Mūlgao village of Bicholim Taluka.

Place: Mapusa



(Adv. T.A Sawant)

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