

NIKEETA VELGUENKAR

(LLM)

Advocate

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TITLE REPORT

To,

VIANAAR PROPERTIES PVT LTD,

Having its registered Office at Flat No. 308,

3rd floor, Hiren Light Indust. Co. Op. Soc.,

Mogul Lane, Mahim (West) Mumbai City

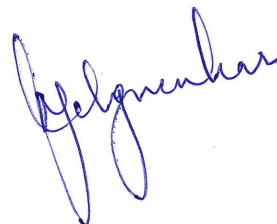
MH 400016.

I. I have perused the photocopies of the following documents:

- a) Survey Records Form I & XIV bearing Survey No. 81/10-A, of Village Parcem, Pernem, Goa.
- b) Manual Form I & XIV
- c) Form IX, issued by the Collector of Goa.



- d) Survey Plan
- e) Form III, issued by Talathi of Village Panchayat of Pernem.
- f) Sanad bearing ref No. CCPER05-23-44/1950 dated 07.06.2023 issued by the Office of the District Collector North Goa.
- g) Partition Order dated 18/01/2005, passed by the Court of the Deputy Collector, Bardez-II for Pernem Taluka Goa in case No. 15/352/2000/Part/Land/2071.
- h) Deed of Sale dated 02/01/1997, registered under No.2 Book No.I, Vol 70, dated 06/01/1997.
- i) Deed of Sale dated 13/05/1997, registered under No.131, Book No.I, Vol No.74, on 15/05/1997.
- j) Deed of Rectification dated 01//12/1999, registered under no.279, Book No.I, Vol 97, dated 2/02/1999.
- k) Deed of Sale dated 27/04/2023, registered under no.PNM-1-239-2023, Book 1 Doc, dated 03/05/2023.
- l) Certidao dated 19/01/1996, issued by the Taluka Revenue Office Pernem-Goa.



- m) Nil Encumbrance Certificate bearing No. NEC/3/2023/156.
- n) Land use Zoning Certificate bearing Ref No. 23/TCP/PER/38/2023/530 dated 27.04.2023 for the property bearing Sy no. 81/10A village Parcem Pernem Goa.
- o) Technical Clearance Order bearing Ref No:- DA/2915/RPG-21/PER/PAR/TCP/2023/901 dated 01.11.2023.
- p) Health NOC bearing No. DHS/ 2023/DHS 0901/ 00050/1892 dated 25.11.2023.
- q) Construction License bearing No. 01/2023-24 dated 12.01.2024 issued by Village Panchayat at Parcem, Pernem Goa.

II. **DESCRIPTION OF THE LARGER PROPERTY:**

The property known as "Hodully" or "Oddally", situated at Parcem, Pernem, within the limits of the Village Panchayat of Parcem, Pernem Taluka, North Goa, enrolled in Land Revenue Office under Matriz No. 163 to 167 in the taluka Revenue Office at Pernem and is surveyed under survey no.81 sub-division 10 having an area of 6827 sq.mtrs, as shown in the survey plan bounded as follows:



On the East: By Property bearing Survey No.81/11 of village Parcem,

On the West: By Property bearing Survey No.81/9 of village Parcem,

On the North: By public road leading from Morjim to Pernem,

On the South: By Property bearing Sy No. 81/101 to 140 of village Parcem.

The property shall hereinafter referred to as the **SAID LARGER PROPERTY.**

III. DESCRIPTION OF THE PROPERTY PURCHASED

All that property known as "Hodully" or "Oddally" situated at Parcem, Pernem, within the limits of the Village Panchayat of Parcem, Pernem Takuka, enrolled in Land Revenue Office under Matriz No. 163 to 167 in the taluka Revenue Office at Pernem and surveyed under survey no.81 sub -division 10-A having an area of 5155 sq.mtrs, and bounded as under:

On the North: By Road.

On the South: By property bearing survey no.81/140, 81/139, 81/136, 81/134, 81/131, 81/130, 81/128, 81/126, 81/125, 81/123, 81/122, 81/121, 81/120 and 81/118 of the village Parcem.

On the East: By property bearing survey no.81/10, of the village Parcem.




On the West: By property bearing survey no.81/1, of the village Parcem.

The property shall hereinafter referred to as the **SAID PROPERTY.**


IV. REPORT BASED ON THE ABOVE DOCUMENTS

1. That as per the survey records of land, larger Property bearing Survey No. 81/10 admeasuring 6827 sqmtrs of village Parcem was owned and possessed by, (i) Shri. Sitaram Narayan Prabhu Desai, (ii) Shri. Keshav Jairam Prabhu Desai (iii) Shri. Ganesh Laxman Prabhu Desai (iv) Shri. Sakharam Raghoba Naik Desai (v) Shri. Bhaskar Vaman Prabhu Parsekar Desai (vi) Shri. Shankar Jairam Prabhu Parsekar Desai (vii) Shri. Shivaji Govind Prabhu Desai (viii) Shri. Khrishnaji Gopal Prabhu Desai (ix) Shri. Atmaram Gopal Prabhu Desai.
2. Vide Deed of sale dated 02.01.1997, bearing registration No.2, Book I, Volume 70, Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai purchased a part of the Said Property consisting of $\frac{1}{2}$ share and became the owner of the $\frac{1}{2}$ undivided share in the Said Larger Property.
3. And that Vide Deed of Sale dated 13.05.1997, bearing Reg No. 131, Book I, Vol 74 dated 15.05.1997 registered before sub- registrar of Pernem, Mr. Madhukar Ganesh Desai alias Madhukar Ganesh



Dessai purchased the other 1/4th share of the Said Larger property bearing Sy No. 81/10.

4. That the Deed of sale dated 13.05.1997 was further rectified vide Deed of Rectification dated 01.12.1999, registered under No. 279, Book No. I, Vol No. 97 registered on 2.12.1999 and added "the property enrollment No. 163 enrolled at Taluka Revenue Office at Pernem and the rights/ share of the other co- owners were mentioned under enrollment No. 164 to 167."
5. That perusal of Form IX of the said property depicts the deletion of the names of former owners Shri. Keshav Jairam Prabhudessai, Shri. Ganesh Laxman Prabhudesai, Shri. Sakharam Raghoba Naik Desai, Shri. Bhaskar Vaman Prabhu Desai, Shri. Shankar Jairam Prabhu Parsekar Desai, Shri. Sitaram Narayan Prabhudesai and the name of Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai was added as the occupant of the said property.
6. That Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai being the Owner in Possession of the 3/4th share of the Said Larger Property applied for partition of the Said Larger Property before the Deputy Collector Bardez II, Pernem Goa and vide Order dated 18.01.2005, made in Partition Case No. 15/352/2000/Part/Land/2071, the larger property bearing Sy No. 81/10 was partitioned and separated the portion admeasuring 5155 sqmtrs and the same was allotted the Survey No. 81/10A.
7. That Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai thereafter got his name mutated under Mutation No. 13853 in the



Form I & XIV of Survey No. 81/10-A of Village Parcem, Pernem Goa being the sole owner in possession of the said property.

8. Further, the Public Notice dated 30/03/2023 published in daily Newspaper "Navhind Times" and Public Notice dated 31/30/2023 published in Tarun Bharat through Advocate Savio Monteiro calling for objections with respect to Said Property. That till date no objections have been received.
9. That vide Deed of Sale dated 27.04.2023, registered under No. PNM-1-239-2023, Book-1 Document registered on 3.05.2023 at the Office of Civil Registrar-cum-Sub-Registrar, Pernem the Vianaar Properties Pvt Ltd became owner of the said Property bearing Sy No. 81/10A of Parcem, Pernem Goa.
10. That the Company Vianaar Properties Pvt Ltd thereafter applied for mutation and by following due process of law got their name recorded in survey records of Form I & XIV of Property bearing Sy No. 81/10A.
11. That the Land Zoning Certificate bearing Ref. No. 23/ZI/TCP/PER/38/2023/530 dated 24.04.2023 issued by the Senior Town and Country Planning Department, Pernem Goa has been furnished which reveals that the Said properties fall in "Settlement Zone", VP-1, FAR 80.
12. That the office of the Additional Collector – III, North Goa District, Mapusa Goa has issued a Sanad bearing no. CCPER05-23-44/1950 dated 07.06.2023 with respect to property bearing Sy No. 81/10A.



13. With respect to NIL Encumbrance Certificate, I have taken search in the office of the sub- registrar of Pernem, Goa and have not found any registered mortgages in respect of the Said Properties. There exists a NIL Encumbrance Certificate bearing Certificate No. NEC/3/2023/156 to that effect.
14. That the company Vianaar Properties Pvt Ltd is also in possession of the Technical Clearance Order bearing Ref No:- DA/2915/RPG-21/PER/PAR/TCP/2023/901 dated 01.11.2023 with respect to property bearing Sy No. 81/10-A of village Parcem, Pernem, Goa.
15. That the department of Health have issued a Health NOC bearing No. DHS/ 2023/DHS 0901/ 00050/1892 dated 25.11.2023 of property bearing Sy No. 81/10-A of village Parcem, Pernem Goa respectively in favour of the company Vianaar Properties Pvt Ltd.
16. That the company Vianaar properties Private Limited has obtained Construction License bearing No. 01/2023-24 dated 12.01.2024 with respect to property bearing Sy No. 81/10-A village Parcem Goa.
17. No Tenants and/ Mundkars are reflected in the survey records of the Said Properties.

I. Observation:-

I have examined the documents mentioned herein above and have also taken searches in the records of public offices and found that there are no acts or encumbrances registered in any of the said




offices, which would adversely affect the title of the owner Vianaar Properties Private Limited with respect to the property bearing Sy No. 81/10-A of village Parcem, Pernem Goa.

II. Legal Opinion:-

Based on the scrutiny of the title Deeds and the searches taken, I hereby certify that Vianaar Properties Private Limited has a clear and marketable title which is free from any registered encumbrances, liens and/ or attachments of any nature whatsoever with respect to the property bearing Sy No. 81/10-A of village Parcem, Pernem Goa.

Place- Mapusa

Date- 17.01.2024




(ADVOCATE)