

CERTIFICATE OF TITLE  
I. - DESCRIPTION OF THE PROPERTY

All that property collectively comprising of three contiguous amalgamated plots, pieces or parcels of land that in the aggregate admeasures 6609.42 sq. mts or thereabouts. The property is known as "VAGOR BATTIA" also known as " EDSSO DEACHEM BATTIA" or "PAULISTANCHEM BATTIA", on which stands the proposed project "HERITAGE THE BOSQUE" situated in the Village Cunchelim within the jurisdiction of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, and forming part of the bigger property in 5<sup>th</sup> addicao and described in the Land Registration office of Bardez under No. 9541 of Book 25( new) and enrolled in the Revenue Office of Bardez under Matriz No. 748 of 3<sup>rd</sup> circumscription of Mapusa as follows:

a) ALL THAT piece of land admeasuring 3753.42 m<sup>2</sup> surveyed under Chalta No. 82/5 (part) of P.T. Sheet No. 10 and is individually bounded as under:-

North: remaining part of the Property bearing Chalta no.82/5 of P.T.Sheet 10 of City Survey Mapusa.

South: Chalta no.21 of P.T.Sheet 10 of City Survey Mapusa;

East: Chalta no.21 of P.T.Sheet 10 of City Survey Mapusa and partly by Chalta no.21-X of P.T.Sheet 10 of City Survey Mapusa .

West: property surveyed under Chalta No. 21-W of P.T.Sheet No. 10;

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b) ALL THAT piece of land admeasuring 367 sq.mts., surveyed under Chalta No. 21-X of P.T. Sheet No. 10, and is individually bounded as under: under:-

North: open space;

South: Chalta no.21 of P.T.Sheet 10 of City Survey Mapusa.

East: 10 mts wide road;

West: Property bearing Chalta no.82/5 of P.T. Sheet 10 of City Survey Mapusa.

c) ALL THAT piece of land admeasuring 2489 sq.mts., surveyed under Chalta No. 21-W of P.T. Sheet No. 10, and is individually bounded as under: the following documents:

North: By Chalta No. 17 of P.T.Sheet 10 of City Survey Mapusa.

South: by Chalta No. 21 of P.T.Sheet No. 10 of City Survey Mapusa.

East: By Chalta no.82/5 of P.T.Sheet 10 of City Survey Mapusa.

West: by the Nullah;

And collectively the property comprising of three contiguous amalgamated plots, pieces or parcels of land that in the aggregate admeasures 6609.42 sq. mts or

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thereabouts , surveyed under Chalta No. 82/5(part),  
21-X and 21-W of P. T. Sheet No. 10 of (Cuchelim) Mapusa  
City is as one units is bounded as under:-

North: by the Project Heritage Floresta & Chalta No. 17

of P.T.Sheet 10 of City Survey Mapusa,

South :by Chalta No. 21 of P.T.Sheet 10 of City Survey

Mapusa,

East :by Chalta No. 21 of P.T.Sheet 10 of City Survey

Mapusa,

West: by the Nallah.

**II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED.**

I confirm that I have examined the following documents  
which I find to be in order as per the existing laws.

1. Property Card (D-Form) concerning Chalta no.82/5, 21-X  
and 21-W of P.T.Sheet 10 of City Survey Mapusa.

2. Survey Plan

3. Certificates of Description and Inscription from the  
office of Land Registrar of Bardez.

4. Gift Deed dated 12-11-1906 before Notary Joao Copertina  
de Caridade Frias along with its English Translation.

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5. Gift Deed dated 7-6-1974 registered under no.423 of book I Vol.83 in the Office of Sub-Registrar Bardez.
6. Sale deed dated 25-10-2000 registered under no.2029 of book I Vol.773 in the Office of Sub-Registrar Bardez.
7. Deed of Succession dated 17-05-2006 drawn at folio 73 to 75 of Book 811 in the Office of Notary-Ex-Officio-Sub-Registrar Bardez.
8. Deed of Sale dated 6-12-2007 registered under no.6091 of book I Vol.2390 in the Office of Sub-Registrar Bardez.
9. Deed of Succession dated 12-3-2010 drawn at folio 82 of Book B-9 in the Office of Notary-Ex-Officio-Sub-Registrar Bardez.
10. Deed of Sale dated 27-7-2012 registered under no.269 of book I Vol.3003 in the Office of Sub-Registrar Bardez.
11. Deed of Sale dated 27-9-2016 registered under book I Doc.Reg. no. BRZ-BK1-05113- 2016 CD no.BRZD784 in the Office of Sub-Registrar Bardez.
12. Order dated 12-11-2018 vide Case no.15/138/2018/PART/LAND from the office of Dy.Collector and SDO Mapusa.

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13. Order dated 12-11-2018 vide Case no.15/131/2018/PART /LAND from the office of Dy. Collector and SDO Mapusa.

14.- Order dated 05-10-2018 from the office of the NGPDA North Goa, under No.NGPDA/M/1682-A/1084/2018.

15. Deed of Coveyance dated 13-10-2020 registered under Book 1 oc.Reg.No.BRZ-1-2469-2020 in the office of Sub-Registrar Bardez.

16. Order dated 19-02-2020 in case no.18-01/2020/BAR-I/LRC MISC of the court of the Dy. Collector & SDO Mapusa Bardez Goa.

17. Order dated 24-11-2020 from the office of the NGPDA North Goa, under No.NGPDA/M/1682-A/2122/2020.

18. Construction Licence dated 21/01/2021 under No. 15 issued by the Mapusa Municipal Council, Mapusa, Bardez-Goa.

19. Approved plans.

**III.- FLOW OF TITLE**

On perusal of the above listed documents and on giving searches in the relevant Offices I confirm that the said property bearing Chalta No.82/5 of P.T.Sheet 10 and Chalta No.21-X and 21-W of P.T.Sheet 10 of City Survey Mapusa, belonged to Janardan Chatim as having gifted to

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him by his parents Laxmi Narayan and Gangabai Chatim under a Deed dated 12-11-1906 drawn in the Office of Notary Joao Copertino de Caridade Frias.

By a Deed dated 7-6-1974 the said Janardan Chatim with his wife Guirijabai gifted the said property to their two sons viz:-

- (i) Eknath Janardan Chatim
- (ii) Laxmi Narayan Janardan Chatim; which Deed is duly registered in the Office of Subh-Registrar Mapusa.

The said Eknath Janardan Chatim died on 27-08-1996 being survived by his widow Anita alias Usha Eknath Chatim and his following legal heirs:-

- 1.-Deepa Eknath Chatim
- 2.-Bhupesh Eknath Chatim
- 3.-Siddesh alias Janardan Eknath Chatim as confirmed by the Deed of Succession dated 17-05-2006 drawn in the Office of Ex-Officio-Sub-Registrar Bardez.

By a Deed dated 25-10-2000 Smt. Anita Eknath Chatim with her children and Laxminarayan Janardhan Chatim with his wife sold the said property bearing Chalta No.82/5 of P.T.Sheet 10 of City Survey Mapusa to Shri Bipin Mohan Pal; which Deed is duly registered in the Office of Sub-Registrar of Bardez.

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By another Deed dated 6-12-2007 Shri Bipin Mohan Pal with his wife Padmaja sold the said property bearing Chalta No.82/5 of P.T.Sheet 10 of City Survey Mapusa to Shri Dilip Ganesh Bondre; which Deed is duly registered in the Office of the Sub-Registrar Bardez.

The said Dilip Ganesh Bondre died on 15-5-2009 being survived by his widow Rekha, his son Mayur as confirmed by the Deed of Succession dated 12-3-2010 drawn in the office of Notary-Ex-Officio-Sub-Registrar Bardez.

By a Deed dated 27-7-2012 Smt. Rekha Dilip Bondre with Mayur Dilip Bondre and his wife sold the said property bearing Chalta No.82/5 of P.T.Sheet 10 of City Survey Mapusa admeasuring 9050sq.mts to Heritage Princes Real Estate Developers; which Deed is confirmed by Smt. Anita Eknath Chatim and others and is duly registered in the office of Sub-Registrar of Bardez Taluka.

By Order dated 19-02-2020 the Dy.Collector & SDO Mapusa confirmed that area of the property bearing Chalta No.82/5 of P.T.Sheet 10 of City Survey Mapusa to be 9620sq.mts. which is 570sq.mts. in excess to the Original area of 9050sq.mts. as stated in Deed of Sale dated 27-07-2012.

By a Deed of Conveyance dated 13-10-2020, Smt. Rekha with her son Mayur and daughter in law Nikita conveyed the excess area admeasuring 570sq.mts. to M/s. Heritage

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Princes Real Estate Developers; which Deed is duly registered in the Office of Sub-Registrar of Bardez Taluka.

By a Deed dated 27-09-2016 Smt. Anita Eknath Chatim with her children Shri Bhupesh E.Chatim and his wife Smt. Subodha B. Chatim, Shri Janardhan alias Siddhesh E.Chatim, Shri.Laxminarayan alias Satyawan Janardhan Chatim, and his wife Smt. Hemlata Laxminarayan Chatim, Smt.Deepa Eknath Chatim alias Deepashri Deelip Rivankar, and her husband Shri Deelip R. Rivankar, sold the said property identified as plot admeasuring 367sq.mts. and Plot admeasuring 2489sq.mts. bearing Chalta No.21 of P.T.Sheet no.10 of City Survey Mapusa to M/s. Heritage Princes Real Estate Developers; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By virtue of Order dated 12-11-2018 vide Case no.15/131/2018/PART/LAND from the office of Dy.Collector and SDO Mapusa, the said Plot admeasuring 367 sq.mtr. was partitioned and was issued a separate chalta No.21-X of P.T.Sheet 10 of City Survey Mapusa.

By virtue of Order dated 12-11-2018 vide Case no.15/138/2018/PART/LAND from the office of Dy. Collector and SDO Mapusa, the said Plot admeasuring 2489sq.mtr. was partitioned and was issued a separate chalta No.21-W of P.T.Sheet 10 of City Survey Mapusa.



**Smt. SHUBHLAKSHMI NAIK**  
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**IV. - OPINION**

I certify that Heritage Princes Real Estate Developers have and hold absolute, valid and marketable title to the said property bearing Chalta No.82/5 (part), 21-W and 21-X of P.T.Sheet no.10 of Cunchelim (Mapusa)City along with the construction therein subject to Agreements with the flat Purchasers; if any.

Panaji,



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Adv. S.S. Naik.