

**BRIJESH P. SARDESSAI**  
ADVOCATE

Office:  
R-1, "RAMSMRUTI",  
NR.CASINO MOTELS,  
ALTO-PORVORIM-GOA.  
Mob.No:+91-7741887766

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**TITLE CERTIFICATE**

This Title Certificate is prepared at the Request of Mr. KUNAL KUWADEKAR, Partner, M/s V. K. REALTORS, a Partnership Firm constituted and registered under the Indian Partnership Act and registered in the Office of Registrar of Firms at Mapusa, Bardez-Goa under Firm Registration No. 11/2012 and having its registered office at 202 Abhishek Opp. SAB TV New Link Road, Andheri West, Mumbai Maharashtra 400053.

The request for scrutiny is pertaining to a land property denominated "Codal" also known as "Kodal" bearing Survey No.110/0, admeasuring approx. 12,750 sq.m., situated at Kodal, in Karapur alias Carapur village, Taluka and Sub District of Bicholim, Goa. Bounded on the whole as under:

On the East : By the property bearing Survey No. 111/1

On the West : By the property bearing Survey No. 109/5;

On the North : By the property bearing Survey No. 109/4;

On the South : By the property bearing Survey No. 109/6

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The Client has submitted the following documents on which to conduct the Scrutiny of the above mentioned land parcel:-

1. Certificate from Land Registration Office of Bardez containing description No. 943 of Book B-3 (Old) and Inscription No. 1925 of Book G-12 issued by Directorate of Archives and Archaeology, Panaji-Goa.
2. Certificate issued by Bicholim Court pertaining to the Inventory Proceeding held upon the Demise of Gangabai Dubhashi, wife of Fatba Vithal Sinai Dubhashi.
3. Certified Copy of Form I & XIV dated 14/08/1978 issued by the Talathi of Carapur.
4. Death Certificate of Vasant Dubhashi alias Fatba Dubhashi.
5. Deed of Release dated 10/05/1981 registered in the Office of Sub Registrar of Bombay under No.BOM/R/1243/81 in Book No.I on 03.04.1987.
6. Certified Copy of Form I & XIV dated 08/05/2007 issued by Talathi of Carapur.



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7. Death Certificate of Vithal Dubhashi alias Dada Fatba Dubhashi.
8. Certified Copy of Inventory Proceedings No. 47/2002/A in the Court of Civil Judge Senior Division at Bicholim and Order dated 17/11/2004 passed in the said Inventory Proceedings.
9. Copy of Form I & XIV pertaining to Survey No. 110/0 of Carapur Village, Bicholim-Goa dated 28/12/2007.
10. Agreement for Sale dated 06/04/2008 executed before Notary Public Meera Medhekar under Registration No.1654.
11. Sale Deed dated 11/01/2011 duly registered in the Office of Sub Registrar of Bicholim under No.33/2011 at pages 66 to 81 of Book No.I, Volume No.845 on 13/01/2011.
12. Sale Deed dated 15/06/2011 duly registered in the Office of Sub Registrar of Bicholim under No.780/2011 at pages 1 to 20 of Book No.I, Volume No.894 on 15/06/2011.
13. Certified Copy of Resolution dated 14/05/2012 passed by Board of Directors of Sunil Hitech Engineers Ltd.

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14. Deed of Partnership dated 24/05/2012 executed before Notary public D.S.Petkar, Mapusa, Bardez-Goa bearing Serial No.10605/2012.
15. Certified copy of Firm Registration certificate from the Office of Registrar of Firms at Bardez-Goa.
16. Construction license dated 11-10-2011,Bldg "A" bearing No. VP/KS/2011-12/946, Bldg "B" bearing No. VP/KS/2011-12/947 , Bldg "C" bearing No. VP/KS/2011-12/948.
17. Occupancy certificate dated 04-04-2017,Bldg "A" bearing No. Occup Cert/2017-18/23 ,Bldg "B" bearing No. Occup Cert/2017-18/24, Bldg "C" bearing No. Occup Cert/2017-18/25.
18. Certificate of Registration dated 11/06/2012 bearing No.11/2012.
19. Construction Renewal License dated 16/01/2015 bearing No. VP/KS/2014-15/1907, Bldg "B" bearing No. VP/KS/2014-15/1908 , Bldg "C" bearing No. VP/KS/2014-15/1909.
20. N.O.C. from Health Department dated 23/05/2016, Bldg "A" bearing No. PHCS/HS/NOC-OCCUP/2016-17/302. Bldg "B" bearing No. PHCS/HS/NOC-OCCUP/2016-17/301. Bldg "C" bearing No. PHCS/HS/NOC-OCCUP/2016-17/300.



21. Letter of Renewal of Technical Clearance dated 30/11/15, Bldg "A" bearing No. DC/6233/BICH/TCP-15/1358. Bldg "B" bearing No. DC/6233/BICH/TCP-15/1359. Bldg "A" bearing No. DC/6233/BICH/TCP-15/1360.

22. Approval letter from Public Works Department for water supply connection dated 17/10/2016 bearing No. PWD/D.XXIV/SD II/F. 44/640/16-17.

After carefully scrutinizing the above documents, it is seen that, the property known as "Kodal" or "Codal" situated at Karapur village, Bicholim Taluka, described in the Land Registration Office of Bardez under No.943 of Book B-3 (Old) and the said property bearing Description No.943 is Inscribed in the name of Fatba Vithal Sinai Dubhashi and his wife Gangabai under Inscription No.8177 of Book G-12.

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The said Gangabai Fatba Dubhashi expired on 08/08/1939 and in the Inventory Proceedings filed on her death in the Bicholim Court to Partition her properties, the aforesaid property "Kodal" situated at Carapur/Karapur village described in the Land Registration Office of Bardez under NO. 943 of Book B-3 (Old) was listed under item No. 10 and was allotted to her husband Fatba Vithal Sinai Dubhashi and the allotments made in the said Inventory Proceedings were confirmed by Order Dated 20/03/1940 passed in the said Inventory Proceedings.

The aforesaid property is surveyed under Survey No.110/0 of Carapur/karapur village, Bicholim Taluka and the name of Fatba Vithal Dubhashi was earlier recorded in the Occupants Column of Form I & XIV of Survey No.110/0.

The said Fatba Vithal Dubhashi alias Vasant Vithal Dubhashi expired on 30/08/1980 leaving behind two sons namely (1) VITHAL FATBA DUBHASHI alias VITHAL VASANT DUBHASHI and (2) PITAMBER alias NANDALAL FATBA DUBHASHI alias NANDALAL VASANT DUBHASHI and his four married daughters namely (1) Mrs. PRAMILA SARVOTTAM MAZUMDAR (2) Smt. SUMATI JAIWANT REDKAR (3) Smt. MEENA MANOHAR KULKARNI and (4) Mrs. KANCHAN YASHWANT DESAI as his sole universal heirs.



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After the death of Fatba alias Vasant Dubhashi by Deed of Release dated 20/05/1981 executed by all the aforesaid heirs of late Fatba Dubhashi and registered in the Office of Sub Registrar of Bombay under No. BOM/R/1243/81 in Book No.1 on 03/04/1987, all the aforesaid married daughters of Fatba Vithal Dubhashi and their spouses absolutely and forever, released and relinquished their respective undivided shares, rights, title and interest in the property bearing Survey No.110/0 in favour of their brother namely Vithal Fatba Dubhashi and said Pitamber alias Nandalal Fatba Dubhashi and thus said Vithal Fatba Dubhashi and Pitamber Fatba Dubhashi became joint owners of the aforesaid property bearing Survey No.110/0, each having 50% undivided share therein;

The said Vithal alias Dada Fatba Dubhashi died on 31/01/1995 and his wife Laxmibai Vithal Dubhashi died on 10/12/1999, leaving behind 3 sons; (1) Ravindra Vithal Dubhashi (2) Uday Vithal Dubhashi and (3) Madhav Vithal Dubhashi as their only heirs and legal representatives inheriting their 50% undivided share in the aforesaid Property bearing Survey No. 110/0 of village Carapur, Taluka Bicholim, Goa.

Ravindra Vithal Dubhashi, son of Vithal Fatba Dubhashi and Laxmibai Vithal Dubhashi filed Inventory proceedings No. 47/2002/A in the Court of Civil Judge Senior Division at Bicholim to partition the properties left by his deceased parents namely Vithal Fatba Dubhashi and Laxmibai Vithal Dubhashi and in the said Inventory Proceedings, 50% share of late Vithal Fatba Dubhashi and his wife



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laxmibai Vithal Dubhashi was listed at Item No.2 and the same 50% share in the said property bearing Survey No.110/0 was allotted 1/3<sup>rd</sup> to Uday Vithal Dubhashi and his wife Shubhada Uday Dubhashi, 1/3<sup>rd</sup> to Ravindra Vithal Dubhashi and his wife Kavita Ravindra Dubhashi and 1/3<sup>rd</sup> to Madhav Vithal Dubhashi and his wife Mugdha Madhav Dubhashi and the allotments made in the said Inventory Proceedings were confirmed and made absolute by Civil Judge Senior Division Bicholim by Order dated 17/11/2004 passed in the said Inventory Proceedings.

By Agreement for Sale dated 06/04/2008 executed before Notary Public Meera Medhekar, Panaji-Goa, under Registration No.1650 dated 06/04/2008, Pitamber Fatba Dubhashi, Ravindra Vithal Dubhashi, Madhav Vithal Dubhashi and UdayVithal Dubhashi and their respective wives agreed to sell to M/s EMERALD REALTORS the aforesaid property known as "Kodal" or "Codal" situated at Carapur village, Bicholim Taluka and Surveyed under Survey No. 110/0 admeasuring approx. 12,750 sq.m. and Described in the Land Registration Office of Bardez under No.943 at folio No. 428 of Book B-3 (Old).

By sale Deed dated 11/01/2011, duly Registered in the office of Sub Registrar Bicholim under NO. 33/2011 at page 66 to 81 of Book No.1 volume No.845 on 13/01/2011, Pitamber Fatba Dubhashi, Ravindra Vithal Dubhashi, Madhav Vithal Dubhashi and Uday Vithal Dubhashi and their respective wives sold to M/s EMERALD REALTORS, a partnership Firm registered under Indian Partnership



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Act with the Registrar of Firms under the No.BA101021, Mumbai with Registered address at 9, Shefali, Makarand Society, Veer Savarkar Marg, Mahim, Mumbai-400 016, said property bearing Survey No. 110/0 of village Carapur, Taluka of Bicholim-Goa, which is part of the property known as "Codal" or "Kodal" within jurisdiction of Karapur village Panchayat, Taluka and Sub District of Bicholim, of Registration District of North-Goa admeasuring approx. 12,750 sq.m. which is described in the land Registration Office of Bardez under No.943 at Folios No. 428 of Book B-3 (Old) and by virtue of the said Sale Deed M/s EMERALD REALTORS became absolute Owners of the portion of the said property known as "Codal" or "Kodal" within jurisdiction of Karapur village Panchayat, Taluka and Sub District of Bicholim, of Registration District of North-Goa admeasuring approx. 12,750 sq.m. as shown in red colour in plan annexed to the said Sale Deed.

By a Deed of Sale executed on 15/06/2011, duly registered in the Office of Sub Registrar of Bicholim under No. 780/2011 at pages 1 to 20 of Book No.I, Volume No.894 on 15/06/2011, M/s. EMERALD REALTORS sold the said Property to SUNIL HITECH ENGINEERS LTD., a Company incorporated under The Indian Companies Act, 1956 and registered under No.11-115155, Mumbai and having its registered Office at Ratna Deep Jaynagar, Parli-Vaijnath, District Beed (M.S.)-431515.

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By a Deed of Partnership dated 24/05/2012 executed before Notary public D.S. Petkar, Mapusa, Bardez-Goa bearing Serial No.10605/2012, a partnership under the name and style of M/s V. K. REALTORS was constituted between (1) SUNIL HITECH ENGINEERS LTD. (2) MR. KUNAL N. KUWADEKAR (3) MRS. MEENAXI K. KUWADEKAR and (4) MR. TARUN SURENDER AHUJA and the said property was brought into the partnership assets for development and construction of buildings, apartments in the said property and for the sale of apartments and other premises.

Construction license dated 16-01-15, bearing No. VP/KS/2014-15/1907 has been obtained by the Developers and Renewal of construction licenses have been obtained for building "D" "E" and "F" vide letter dated 21/06/2017 bearing no.VP/KS/2017-2018/408; letter dated 21/06/2017 bearing no.VP/KS/2017-2018/409 and letter dated 21/06/2017 bearing no. VP/KS/2017-2018/410, respectively.

An Occupancy certificate dated 04-04-2017, Bldg "A" bearing No. Occup Cert/2017-18/23, Bldg "B" bearing No. Occup Cert/2017-18/24, Bldg "C" bearing No. Occup Cert/2017-18/25 has been procured for Buildings "A" "B" and "C".

Certificate of Registration for Contract labour dated 17/03/2016 bearing no.CLE/CL/R-886/16/1761, has been obtained.



No Objection Certificate from Health Department dated 23/05/2016, Bldg "A" bearing no.PHCS/HS/NOC-OCCUP/2016-17/302, Bldg "B" bearing no.PHCS/HS/NOC-OCCUP/2016-17/301 Bldg "C" bearing no.PHCS/HS/NOC-OCCUP/2016-17/300 has been obtained.

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Letter for renewal of Technical clearance for buildings "D", "E" and "F" have been obtained under letter dated 29/09/2016 bearing No.DC/6233/BICH/TCP-16/975; letter dated 29/09/2016 bearing No.DC/6233/BICH/TCP-16/974; and letter dated 29/09/2016 bearing No.DC/6233/BICH/TCP-16/976; respectively.

Letter for Approval of Water connection, issued by the Public Works Department at Bicholim, dated 17/10/2016 bearing No.PWD/D.XXVI/SD II/F.44/640/16-17; has been obtained.

The said Partnership Firm "M/s. V. K. REALTORS" is registered in the office of Registrar of Firms at Mapusa, Bardez-Goa under Firm Registration No.11/2012. A supplementary Deed of Partnership has been signed on and the registered office stands changed to 202 Abhishek Opp. SAB TV New Link Road, Andheri West, Mumbai Maharashtra 400053.

I am therefore of the opinion, based on the documents submitted to me for my scrutiny, that as on date, M/s V. K. REALTORS, holding Firm Registration No. 11/2012, having its registered office at 202 Abhishek Opp. SAB TV New Link Road, Andheri West, Mumbai Maharashtra 400053 are Absolute Owners of the property bearing Survey No.110/0 admeasuring 12,750 sq.m. situated at

Codal/Kodal in Carapur /Karapur village in Taluka and Sub District of Bicholim,  
in District of North-Goa, in the State of Goa.

Sd/-

PLACE: ALTO-PORVORIM

ADV. B. P. SARDESSAI

DATE: 20.03.2018.