



Date: 03/02/2019

**CERTIFICATE OF TITLE AND SEARCH**

This Certificate of Title and Search is issued at the request of M/s Prabhu Realtors, a partnership firm having its office at Office No. 1, Rutiral Plaza, behind Bank of India, Mapusa-Goa, in respect of the landed property admeasuring 6975.00 Sq. meters approximately surveyed under Survey No. 8/1-B of Village Dabolim.

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

**I. Description of the Property:**

**A) Property under Scrutiny:**

The property under scrutiny is the Plot E-1 admeasuring 6975.00 Sq. meters (hereinafter referred to as "SAID PROPERTY").

**B) Location:**

The Said Property is situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, now forms independent unit in itself but erstwhile formed part of Plot E admeasuring 10,870.00 Sq. meters, which in turn formed part of the bigger property admeasuring 53,157 known as "ASSOY" or "ASSOL" or "ASSOI".

The Plot E is hereinafter referred to as "SAID PLOT E" while the bigger property known as "ASSOY" or "ASSOL" or "ASSOI" is hereinafter referred to as the "SAID ENTIRE PROPERTY".

C) Registration details of Said Entire Property:

The Said Bigger Property is not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz No. 675.

D) Survey Number of the property as per new Land Revenue Code:

The Said Property is surveyed under Survey No. 8/1-B of Dabolim Village, Mormugao Taluka, while the Said Entire Property was surveyed under Survey No. 8/1 of Dabolim Village, Mormugao Taluka.

E) Boundaries of the Said Entire Property and of the Said Property:

**Of the Said Bigger Property**

East : by properties under Survey No. 5/1, 6/1 and 7/1;  
West : by Village Chicalim (Nullha);  
North: by South Western Railway (or South Centre Railway);  
South : by National Highway NH-17B.

**Of the Said Property**

East : by 8.00 meters wide internal road and partly by open space and portion of land bearing Survey No. 8/1A of Dabolim Village;  
West : by property bearing Survey No. 8/1 of Chicalim Village;  
North : by Survey No. 8/1A and Plots E-3 and E-4 of Survey No. 8/1 of Chicalim Village;  
South: by NH-17B.

F) Area of the Property under scrutiny:

The property under scrutiny admeasures 6975.00 Sq. metres.

## **II. Scrutiny of Documents and Flow of Title:**

- The SAID ENTIRE PROPERTY originally belonged to late Bernardino Theothonio Costa and his wife late Helena Floripes Fonseca e Costa. Pursuant to the death of said couple, an Inventory Proceeding bearing No. 28/1996/A was initiated in the Court of Civil Judge Senior Division at Vasco and vide Order dated 06/05/2008 the Said Property was allotted in favour of their legal heirs.
- The legal heirs of the aforesaid couple, thereafter sub-divided the Said Entire Property into five plots identified as Plot A to Plot E vide Development Permission dated 30/03/2011 issued by MPDA under Ref. No. MPDA/9-D-113/10-11/2078 and Development Permission from Village Panchayat Chicalim under Ref. No. VP/CHI/Sub-div/2011-12/174 dated 21/04/2011.
- The sub-divided plot E was further divided into 26 plots viz. Plot E-1 to E-26 with roads and open spaces.
- Vide Agreement of Sale dated 27/06/2011, duly registered in the office of the Sub-Registrar, Mormugao under No. 913, Book No. I, Vol. No. 1282 at pages 160 to 176 on 12/07/2011, M/s Saroj Real Estate Services agreed to purchase from the legal heirs of the aforesaid couple, all the sub-divided plots in the sub division Plot E forming part of the Said Entire Property bearing Survey No. 8/1 except plots E-11 and E-22, on the terms and conditions as set out in the said agreement.



- The legal heirs of the aforesaid couple obtained Conversion Sanad bearing No. COL/SG/CONV/51/2011 dated 27/06/2011 in respect of the Said Entire Property from the office of the Collector, South Goa and thereafter further revised the sub-division plans and obtained final approval bearing No. MPDA/9-D-113/2012-13/561 dated 18/07/2012 from the Planning and Development Authority and Final Development Permission bearing No. VP/CHI/90/Final.sub.divi/NOC/12-13/895 dated 16/08/2012 from the office of the Village Panchayat of Chicalim, whereby the said Sub-divided plots E-1 to E-26 were reconverted into five plots E-1 to E-5.
- Aaid M/s Saroj Real Estate Services vide Deed of Sale dated 24/07/2012 registered in the office of the Sub-Registrar, Mormugao under No. 1020, Book No. 1, Vol. No. 1426 at pages 273 to 291 on 02/08/2012 purchased from the legal heirs of the aforesaid couple, said Sub-divided plot E-1 admeasuring 6975.00 Sq. meters.
- Vide Deed of Sale dated 27/08/2012 registered in the office of the Sub-Registrar, Mormugao under No. 1172, Book No. I, Vol. No. 1438 at pages 200 to 214 on 07/09/2012, said M/s Saroj Real Estate Services sold the SAID PROPERTY (Plot E-1) to Mr. Anand Chandra Bose.
- Said Mr. Anand Chandra Bose partitioned the Said Property from the Said Entire Property and in pursuance to the Order dated 11/01/2013 passed in the Partition Case No.

LRC/PART/111/2012/103, the Said Property is now surveyed under Survey No. 8/1-B of Dabolim Village.

- By virtue of Deed of Sale dated 16/03/2015, duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. MOR-BK1-00360-2015, CD No. MORD8 dated 16/03/2015, said Mr. Anand Chandra Bose and his wife Mrs. Sneha Anand Bose with the Confirmation of M/s Saroj Real Estate Services (reason for joining M/s Saroj Real Estate Services in this deed is as stated at page 8 of this deed dated 16/03/2015) sold the Said Property to M/s Jai Ganesh Ispat & Ferro Alloys Pvt. Ltd.
- Vide Agreement of Joint Development dated 20/09/2018, duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. MOR-BK1-01687-2018, CD No. MORD33 on 21/09/2018, executed between M/s Jai Ganesh Ispat & Ferro Alloys Pvt. Ltd. and M/s Prabhu Realtors, the Said Property has been agreed to be developed by constructing two Block A (of show room premises) and Block B (of flats and shops premises), on terms and conditions agreed therein.
- In furtherance to the said Joint Development Agreement, following permissions and approvals have been obtained for the development of the Said Property:
  - (i) Conversion Sanad dated 27/01/2019 under Ref. No. COL/SG/CONV/51/2011(2019)/1317 issued by Collector, South-Goa;

- (ii) Development Permission dated 06/02/2019 issued by Mormugao Planning and Development Authority under Ref. No. MPDA/9-J-24/2018-19/1446;
- (iii) Construction Licence dated 20/02/2019 under Ref. No. VP/CHI/11/2018-19/65/2834 issued by V. P. of Chicalim.

**Certificate:**

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that the Said Property is owned by M/s JAI GANESH ISPAT & FERRO ALLOYS PVT. LTD. while M/s PRABHU REALTORS holds development rights to the Said Property.

This Title Report which is issued at the request of M/s PRABHU REALTORS is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Yours in Service,

  
**Gaurish M. Kudchadkar**  
B.Com., LL.M.  
ADVOCATE, HIGH COURT  
Kamat Commercial,  
Second Floor, Opp. Hari Mandir,  
Margao-Goa - 403601