

SACHIT MAUSKAR

ADVOCATE

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Date: 28/10/2024

TITLE REPORT

My services have been engaged by **Shri. ABDUL SATTAR CHOWHAN** to give opinion on title on the basis of documents, in respect of the following property.

DESCRIPTION OF PROPERTY

PLOT NO. 9

All that Plot of Land admeasuring 5,550 Sq Meter bearing Survey no. 20/1-H of village Bainguinim, Taluka Tiswadi forming part of the whole property identified as "PREDIO OITERAL BONOBO" and also known as "BONDRO" situated at Moula, of village Bainguinim, within the limits of Village Panchayat of Old-Goa, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, which property is described in the Office of the Land Registrar Ilhas under No. 17021 at Folio 53 of Book B-45 New and is enrolled in the Taluka Revenue Office Panaji under Matriz Nos. 159 and 165, and is bounded as under :-

On the EAST: by remaining part of the same Property;

On the WEST : by Plot No. 20/1-B;

On the NORTH: by the property bearing Survey No. 20/1;

On the SOUTH: by remaining part of the same Property;



PLOT NO. 10

All that Plot of Land admeasuring 5,550 Sq Meters bearing Survey no. 20/1-G of village Bainguinim, Taluka Tiswadi forming part of the whole property identified as " PREDIO OITERAL BONOBO " and also known as " BONDRO " situated at Moula, of village Bainguinim, within the limits of Village Panchayat of Old-Goa, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, which property is described in the Office of the Land Registrar Ilhas under No. 17021 at Folio 53 of Book B-45 New and is enrolled in the Taluka Revenue Office Panaji under Matriz Nos. 159 and 165, and is bounded as under :-

On the EAST: by remaining part of the same Property;

On the WEST : by Plot No. 20/1-C;

On the NORTH: by the property bearing Survey No. 20/1;

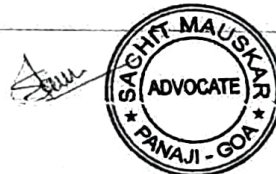
On the SOUTH: by remaining part of the same Property;

Both the Plots Plot No. 9 and Plot No. 10 are hereinafter referred to as to as "THE SAID PROPERTY ".

DOCUMENTS PROVIDED

I have Examined following Documents which are valid as per the prevailing laws:

1. Latest form 1 & 14.
2. Deeds of Sale and Mortgage executed on 02/03/1979 and which stands duly registered in the Office of Sub-Registrar of Ilhas, at Panaji under Reg. No. 462 at pages 366 to 372, Book No. 1 Vol, 141 dtd. 31/03/1979.



3. Release Deed dated 17/10/1994.
4. Deed of Succession drawn on 17/04/2006 recorded at folio 38 (R) to 42 (R) of Book No. 811 in the Judicial Division of Bardez.
5. Deed of Succession drawn on 16/05/2007 recorded at folio 139 to 140 of Deeds No. 1507 in the Judicial Division of Salcate at Margao.
6. Deed of Sale Dated 28/09/2007 Duly registered with Sub Registrar of Tiswadi Taluka under Registration No. 2753 of Book I Volume 1863 at pages 200 to 249 dated 03/10/2007.
7. Deed of Sale Dated 28/09/2007 Duly registered with Sub Registrar of Tiswadi Taluka under Registration No. 2754 of Book I Volume 1863 at pages 250 to 298 dated 31/10/07.
8. Technical Clearance Certificates issued Town and Country Planning Dept Tiswadi Taluka dated 25/03/2022 under ref Nos. TIS/4804/BAI/TCP/2022/502 and Corrigendum dated 19/09/2024 under Ref No. TIS/4804/BAI/TCP/2024/1377.
9. Construction Licenses issued by the Village Panchayat Se Old Goa dated 25/05/2022 under ref No. VP/SOG/TIS/2022-2023/316 and under ref No. VP/N/Const.L.7/2024-25 in Survey No. 20/1-H & 20/1G of Village bainguinim, Tiswadi Taluka in Plot No. 9 & 10.
10. NOC from Sanitary point obtained from Primary Health Centre of CORLIM, dated 11/04/2022 having Reference No. PHC/CORLIM/NOC/2022-2023/68.
11. Completion Order issued by the Office of Town and Country Planning Department Tiswadi Taluka dated 17/11/2022 under Ref No. TIS/4804/BAI/TCP/2022/2273.
12. Nil Encumbrance Certificate of last 13 years produced to me for my perusal, which reveals that there are no encumbrances on the Said Plots.



REVELATIONS AND CONCLUSION:

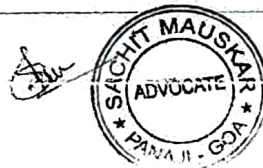
From the documents produced it is notated that:

1. The said Property was originally belonged to Maria Ilda Amanda De Costa or Maria Juda De Souza Married too Shri. Carmo Gregorio De Souza. The said Property is inscribed in favour of Maria Ilda Amanda De Costa under Nos. 17028 and 17821 on 29/04/1968. Thus Shri. Carmo Gregorio De Souza, son of Caetano Antonio de Souza married to Smt, Maria Ilda Amanda Botelho De Costa Alias Maria Ilda Amanda De Costa Or Maria Ilda De Souza, under the regime of Communion of Assets in force in Goa, both residents of Catholic Colony, Santa Cruz, (West). Bombay, were the owners of the said Property, both hereinafter referred to as " THE SAID ORIGINAL OWNERS".
2. Vide Deed of Sale and Mortgage executed on 02/03/1979 and which stands duly registered in the Office of Sub-Registrar of Ilhas, at Panaji under Reg. No. 462 at pages 366 to 372, Book No. 1 Vol, 141 dtd. 31/03/1979, the said Original Owners sold the said Property to Shri. Narayan Lingu Kavlekar, Son of Lingu Kavlekar, resident of Carambolim, Ilhas, Baa, however it was mortgaged to the said Original Owners by the said Shri Narayan Lingu Kavlekar, by a simple mortgage to secure the balance amount of consideration of the said Property payable to the said Original Owners by Shri Narayan Lingu Kavlekar.
3. The Said Shri. Narayan Lingu Kavlekar subsequently made the balance payment of Rs. 8150/- in respect of the said Plot No. 10 to the said Original Owners and therefore by a Release Deed dated 17/10/1994, Smt. Melba Brito and Jose Filipe P. Braganza, legal heirs of the said Original Owners released the said Plot No. 10 to Smt. Sezu Narayan Gaude alias Sezu Kavlekar, Widow - Of Shri Narayan Lingu Kavlekar (as Shri Narayan Lingu Kavlekar expired on 29/03/1982) free from all



encumbrances or without any charge or lien. The Said Shri Narayan Lingu Kavlekar by Virtue of the said sale deed and subsequent release deed, became the absolute owner in respect of the said Property being Plot No. 10.

4. The Said Shri. Narayan Kavlekar alias Narayan Kavlekar alias Narayan Kavlekar, who was son of Caxinath Kavlekar alias Lingu G. Kavlekar and whose marriage to Sezu Kavlekar alias Sheju N. Kavlekar was not registered in Goa, expired at G.M.C. Hospital, Panjim on 29/03/1982 intestate and without executing any will or gift or any other disposition of his last wish but leaving behind as his Sole and Universal Heirs " his two sons namely Shri Lashkant Kavlekar married to Smt. Lekha Lashkant Kavlekar And Shri Govind Narayan Kavlekar married to Geeta Govind Kavlekar, who have been qualified as Legal Heirs of Narayan Kavlekar alias Narayan Kavlekar alias Narayan Kavlekar, by a Deed of Succession drawn on 16/05/2007 recorded at folio 139 to 140 of Deeds No. 1507 in the Judicial Division of Salcete at Margao.
5. The said Property was inherited upon the death of late Shri. Narayan Kavlekar alias Narayan Kavlekar alias Narayan Kavlekar by its successors Smt. Sezu Narayan Kavlekar Alias Sezu Naryan Gaude, Shri, Govind Narayan Kavlekar And Smt. Leena Lashkant Kavlekar heirs and therefore the Vendors herein who thus became the owners in possession and enjoyment of the said Property are fully entitled to sell, convey, grant, transfer, assign and assure all their rights in the said Property to any person or persons or parties whomsoever without any claim or objection from anybody.
6. Smt.Prabhavati Shambu Kavlekar alias Smt. Prabhavati Shembu Kavlekar, Ashok Xembu Kavlekar, Smt. Shradha Ashok Kavlekar, Shri. Prakash Xembu Kavlekar alias Prakash Xembu Kavlekar, Smt. Prashida Prakash Kavlekar, Shri Rajendra Xembu Kavlekar alias



Rajendra Shambu Gaude Kavlekar, Smt Rajal Rajendra Kavlekar, Shri. Lingu Shambu Kavlekar alias Lingu Xembu Kavlekar and Smt. Sushila Lingu Kavlekar as Vendors along with M/S Maruti Build Con Inc as Confirming Party sold a Plot No. 9 of admeasuring 5550 Sq Meters the SAID PROPERTY to Shri. Kafil Ahmed Chowhan and Shri. Abdul Sattar Chowhan the VENDORS vide Deed of Sale Dated 28/09/2007 Duly registered with Sub Registrar of Tiswadi Taluka under Registration No. 2753 of Book I Volume 1863 at pages 200 to 249 dated 03/10/2007.

7. Similarly Smt. Sezu Narayan Kavlekar Alias Sezu Naryan Gaude, Shri, Govind Narayan Kavlekar, Geeta Govind Kavlekar, Shri. Lashkant Narayan Kavlekar alias Lashkant Narayan Gaude, Smt. Lekha Lashkant Kavlekar as Vendors along with M/S Maruti Build Con Inc as Confirming Party sold a Plot No. 10 of admeasuring 5550 Sq Meters the SAID PROPERTY bearing Survey no. 20/1 of Village Bainguining Tiswadi taluka to Shri. Kafil Ahmed Chowhan and Shri. Abdul Sattar Chowhan the VENDORS vide Deed of Sale Dated 28/09/2007 Duly registered with Sub Registrar of Tiswadi Taluka under Registration No. 2754 of Book I Volume 1863 at pages 250 to 298 dated 31/10/07.
8. The said SHRI. KAFIL AHMED CHOWHAN and SHRI. ABDUL SATAR CHOWHAN became the exclusive owners of the SAID PLOTS No. 9 and 10 more particularly described in hereinabove. The SAID PLOT No. 9 & 10 got partitioned from the SAID PROPERTY and obtained a new Survey number to plot No. 9 as identified Survey No. 20/1-H and Plot No. 10 obtained a new Survey number which is identified as Survey no. 20/1-G.
9. The Said SHRI. KAFIL AHMED CHOWHAN and SHRI. ABDUL SATAR CHOWHAN thereby developed the SAID PROEPRTY by constructing Commercial cum Residential FLATS after obtaining the necessary permissions as follows:



- a. Technical Clearance Certificates issued Town and Country Planning Dept Tiswadi Taluka dated 25/03/2022 under ref Nos. TIS/4804/BAI/TCP/2022/502 for the proposed construction of Plot A, B & C and the same was revived by Corrigendum dated 19/09/2024 under Ref No. TIS/4804/BAI/TCP/2024/1377.
- b. Construction Licenses issued by the Village Panchayat Se Old Goa for the Construction of Building Block A& Band Building BLOCK C dated 25/05/2022 under ref No. VP/SOG/TIS/2022-2023/316 and under ref No. VP/N/Const.L.7/2024-25 in Survey No. 20/1-H & 20/1G of Village bainguinim, Tiswadi Taluka in Plot No. 9 & 10.
- c. NOC from Sanitary point obtained from Primary Health Centre of CORLIM, dated 11/04/2022 having Reference No. PHC/CORLIM/NOC/2022-2023/68.
- d. Completion Order issued by the Office of Town and Country Planning Department Tiswadi Taluka dated 17/11/2022 under Ref No. TIS/4804/BAI/TCP/2022/2273.
- e. Nil Encumbrance Certificate of last 13 years produced to me for my perusal, which reveals that there are no encumbrances on the Said Plot.
- f. CONVERSION SANAD No. RB/CNV/TIS/30/2008 issued by the Office of Collector North Goa for the Plot bearing Survey No. 20/1-H of Village bainguinim, Tiswadi Taluka dated 02/04/2009.
- g. CONVERSION SANAD No. RB/CNV/TIS/31/2008 issued by the Office of Collector North Goa for the Plot bearing Survey No. 20/1-G of Village Bainguinim, Tiswadi Taluka dated 02/04/2009.



Opinion:

On the basis of the revelations from the copies of the documents supplied, which are listed hereinabove and which I am informed are the Xerox copies of the originals and subject to above, I opined that:

1. The SAID PROPERTY is not affected by any requisition or acquisition proceedings
2. The SAID PROPERTY is not subject matter of development scheme of the Government and any other local authority.
3. The said SHRI. KAFIL AHMED CHOWHAN and SHRI. ABDUL SATAR CHOWHAN became the exclusive owners of the SAID PLOTS No. 9 and 10 more bearing Survey number Survey No. 20/1-H and Survey number Survey no. 20/1-Gand have a valid and marketable title in the SAID PLOT. The land SHRI. KAFIL AHMED CHOWHAN and SHRI. ABDUL SATAR CHOWHAN has constructed a Building Block A & B, C of Residential cum Commercial Premises in Survey No. 20/1-H & 20/1G of Village Bainguinim, Tiswadi Taluka in Plot No. 9 & 10 and named the SAID PROJECT as "HINDUSTAN" after obtaining all the necessary licenses/ approvals for the development of the SAID PLOTS. The said SHRI. KAFIL AHMED CHOWHAN and SHRI. ABDUL SATAR CHOWHAN has a full authority to invite its Prospective buyers in order to sell/transfer the Residential cum Commercial Premises in Survey No. 20/1-H & 20/1G of Village Bainguinim, Tiswadi Taluka .

Place: Panaji -Goa

Date: 28/10/2024

ADV. SACHIT MAUSKAR

