

C. G. D' Costa (B.A.LL.B.)

ADVOCATE

OFFICE:-

Bandekar Bldg. 1st Floor,

Opposite Bank Of India

Kaziwada, Ponda-Goa.

Phone No. : 2314385

RESIDENCE :

Bandora – Ponda

Goa 403 401.

Phone : 2335074

Date:

To,

M/S J.C. DEVELOPERS & BUILDERS,

a proprietorship concern, represented


by its sole proprietor Mr. Anthony Lucio

Francis Fernandes, residing at H. No. 126,

behind St. Anne's church, Ponda Goa,

Sir,

As per request I have investigated the title of the amalgamated plot having an area 595 sq. mtrs approximately or thereabout which portions is forming part of the bigger plot nos. III and VI having total area 8101 sq. mtrs of the property known as GORBATA @ PALMAR DE HERDICHEM MOLLA AO SUL DE TILVASSAY @ FOKRU BHATT @ FOKRU BHAT situated at Ponda, within the area and jurisdiction of Ponda Municipal Council, Taluka and sub-district of Ponda, District of then North Goa and now South Goa, State of Goa, which property as a whole is registered in the land registration office Ilhas Goa under no. 7283 of Book B 19 and also enrolled in the matriz records under no. 124 and bearing old cadastral survey no. 144. The said plot no. III & VI are surveyed under survey no. 129/0(part) and also identified as 129/1 (part) of village Ponda.


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The said amalgamated plot having an area 595 sq. mtrs is forming separate and independent plot surveyed under survey no. 129/1-F of Ponda village and is bounded as under:-

East : By road and property surveyed under survey no. 129/1.

By the property surveyed under survey no. 129/1 of

West : Ponda village.

By the property surveyed under survey no. 129/1 of

North : Ponda village.

South : By plot surveyed under survey no. 129/1-D.

And I am enclosing herewith my certificate of title concerning it, with its search report which is self explanatory.


Yours faithfully,

SERACH REPORT

AND

CERTIFICATE OF TITLE

CERTIFICATE OF TITLE concerning amalgamated plot having an area 595 sq. mtrs approximately or thereabout which portions is forming part of the bigger plot nos. III and VI having total area 8101 sq. mtrs of the property known as GORBATA @ PALMAR DE


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HERDICHEM MOLLA AO SUL DE TILVASSAY @ FOKRU BHATT @ FOKRU BHAT situated at Ponda, within the area and jurisdiction of Ponda Municipal Council, Taluka and sub-district of Ponda, District of then North Goa and now South Goa, State of Goa, which property as a whole is registered in the land registration office Ilhas Goa under no. 7283 of Book B 19 and also enrolled in the matríz records under no. 124 and bearing old cadastral survey no. 144. The said plot no. III & VI are surveyed under survey no. 129/0(part) and also identified as 129/1 (part) of village Ponda.

The said amalgamated plot having an area 595 sq. mtrs is forming separate and independent plot surveyed under survey no. 129/1-F of Ponda village and is bounded as under:-

East : By road and property surveyed under survey no. 129/1.
By the property surveyed under survey no. 129/1 of
West : Ponda village.
By the property surveyed under survey no. 129/1 of
North : Ponda village.
South : By plot surveyed under survey no. 129/1-D.

I, Shri. Caitano Gabriel D'Costa, Advocate, having my office at First Floor, Bandekar Building, Opp. Bank of India, Ponda Goa, confirm that I have been furnished the following documents for the purpose of this title report.



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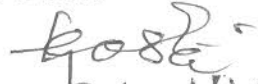
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Date:

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(1) DOCUMENTS SCRUTINIZED

- (a) Inscription no. 24789.
- (b) Deed of partition dated 30-10-1972
- (c) Deed of sale dated 22-5-1974.
- (d) Deed of Sale dated 29-10-1999.
- (e) Deed of succession and qualification of heir dated 16-11-1992
- (f) Deed of Partition dated 27-6-2012.
- (g) Form I & XIV of the property surveyed under survey no. 129/1 of Ponda village.
- (h) Deed of sale dated 12-4-2013.
- (i) Deed of rectification cum Addendum dated 18-9-2013.
- (j) Form I & XIV of the property surveyed under survey no. 129/1-F of Ponda village.
- (k) Form I & XIV of the property surveyed under survey no. 129/1-G of Ponda village.
- (l) Judgment dated 6-7-2016 passed by the Inspector of survey and Land Records.
- (m) Form I & XIV of the property surveyed under survey no. 129/1-F of Ponda village.
- (l) Agreement dated 3-9-2016.
- (m) Irrevocable General power of attorney dated 3-9-2016.
- (n) Sanad dated 26-12-2016.
- (o) Development permission dated 8-11-2017.
- (p) Construction licence no. 35/2017-2018 dated 9-1-2018.


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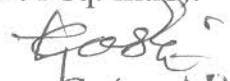
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(2) SCRUTINE OF DOCEMENTS

(a) That the one third part of the property known as GORBATA @ PALMAR DE HERDICHEM MOLLA AO SUL DE TILVASSAY @ FOKRU BHATT @ FOKRU BHAT situated at Ponda, within the area and jurisdiction of Ponda Municipal Council, Taluka and sub-district of Ponda, District of then North Goa and now South Goa, State of Goa, which property as a whole is registered in the land registration office Ilhas Goa under no. 7283 of Book B 19 is inscribed in the name of Zoirama Jaganata Xete Veremcar @ Jairam J. S. Verenkar under inscription no. 24789 of Book G 38 which third part of the said property having been purchased by Zoirama Jaganata Xete Veremcar from Godavari Vishwanath Xete Verenkar by another name Godavori Veremcar by public deed dated 19-5-1960.

(b) That 2/3rd part of the said property belonged to one Xec Mamod Babar and Premanand Atmaram Xete Verencar respectively. That said late Jairam J. S. Verenkar @ Zoirama Jaganata Xete Verencar, Xec Mamod Babar and Premanand Atmaram Xete Verencar had partitioned among themselves the said property by a deed of partition dated 30-10-1972 duly presented before sub-registrar of Ponda under serial no. 281 and registered under no. 267 at page 357 of Book no. I Vol. no. XIX dated 10-11-72 and said late Jairam J. S. Verenkar @ Zoirama Jaganata Xete Verencar have been allotted plot nos. III and VI having an area 2481 sq. mtrs and 5620 sq. mtrs respectively (totally an area 8101 sq. mtrs).


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The said two plots being plot no. III and VI having total area 8101 sq. mtrs forming separate and independent property, recently surveyed under survey no. 129/1 of village Ponda and is bounded as under;-

East : with the land of Shankar Kaissare and others.

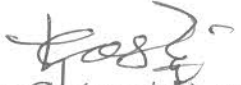
West : with the plot nos. II and V allotted to Premanand
A.X.Verenkar.

North : with the land of the said Shankar Kaissare and
others & Nalla.

South : with the Public road.

(c) That by Deed of sale dated 22-5-1974 duly registered in the office of sub-registrar of Ponda under no. 156 at pages 299 to 302 Book no. I Vol. no. 26 dated 10-7-1974 said late Jairam J. S. Verenkar @ Zoirama Jaganata Xete Verencar and his wife sold to Eliza Adelina Cardozo a plot of land being Plot C having an area 322.95 sq. mtrs of the said plot no. VI.

(d) That by Deed of Sale dated 29-10-1999 duly registered in the office of sub-registrar of Ponda under reg. no. 1062 at pages 236 to 247 Book no. I Vol. no. 453 dated 9-11-1999 said Smt. Eliza Adelina Cardozo and her husband Shri. Joao Caldeira have sold to Mr. Anant Jairam Shet Verenkar said plot of land being Plot C having an area 322.95 sq. mtrs of the said plot no. VI.


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(e) That upon the death of Jairam J. S. Verenkar @ Zoirama Jaganata Xete Verencar who expired on 24-3-1981 deed of succession and qualification of heir dated 16-11-1992 drawn at pages 4 to 6 of Notarial Book for the deed no. 380 wherein said Smt. Radhabai Jairam Shet Verenkar as half sharer/moiety holder and Shri. Jagdish Shet Verenkar married to Smt. Ramabai Jagdish Shet Verenkar, Smt. Shantabai Jairam Shet Verenkar married to Shri. Mahablu Dharma Shet Karmalkar, Shri. Kashinath Jairam Shet Verenkar married to Smt. Sushma Kashinath Shet Verenkar, Smt. Sarita Jairam Shet Verenkar married to Shri. Gurudas Jagannath Shet Gaundalkar, Smt. Sunita Jairam Shet Verekar married to Shri. Mangesh Narvekar, Shri. Prasad Jairam Shet Verenkar, Shri. Abhay Jairam Shet Verekar, Shri. Hemant Jairam Shet Verekar, Shri. Anant Jairam Shet Verekar, Suchita Jairam Shet Verenkar and Savita Jairam Shet Verenkar as universal heir of deceased Jairam J. S. Verenkar @ Zoirama Jaganata Xete Verencar.

That after the said deed of succession dated 16-11-1992 said heirs of the deceased namely Shri. Prasad Jairam Shet Verenkar married to Smt. Prachi @ Urmila Prasad Shet Verenkar, Shri. Abhay Jairam Shet Verekar married to Smt. Reshma Abhay Shet Verekar, Shri. Hemant Jairam Shet Verekar married to Smt. Reema Hemant Shet Verekar, Shri. Anant Jairam Shet Verenkar married to Smt. Laxmi Anant Shet Verekar, Smt. Suchita Jairam Shet Verenkar married to Tushar Dinanath Narvekar and Smt. Savita Jairam Shet Verenkar married to Shri. Umesh Ramakant Ibrampurkar.


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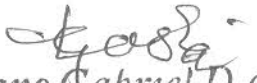
(f) That all the legal heirs/representatives of the deceased Jairam J. S. Verenkar @ Zoirama Jaganata Xete Verencar have partitioned the said property among themselves by Deed of Partition dated 27-6-2012 duly presented in the office of sub-registrar of Ponda under serial no. 1376/2012 and reg. no. 1759/12 at pages 205 to 270 Book no. I Vol. no. 2127 and Plot no. 11 having an area 352 sq. mtrs is allotted to Shri. Anant J. S. Verenkar and his wife.

(g) That the name of Shri. Anant J. S. Verenkar is recorded in the occupants column of form I & XIV of the property surveyed under survey no.129/1 of Ponda village.

That said Shri. Anant J. S. Verenkar and his wife have sub-divided the said plot no. 11 into two plots being plot no. 11-A having an area 273 sq. mtrs and Plot no. 11-B having an area 79 sq. mtrs.

(g) That by Deed of sale dated 12-4-2013 duly registered in the office of sub-registrar of Ponda under reg. no. 1186 at pages 271 to 292 Book no. I Vol. no. 2312 dated 3-6-2013 said Shri. Anant J. S. Verenkar and his wife have sold to Shri. Gurudas Jagannath Shet Gaundalkar a portion being Plot no. 11-B having an area 79 sq. mtrs of the said plot no. 11.

(h) That in terms of Deed of rectification cum Addendum dated 18-9-2013 duly registered in the office of sub-registrar of Ponda under reg. no.


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2287/13 at pages 130 to 167 Book no. I Vol. no. 2411 dated 20-9-2013 said principle deed dated 12-4-2013 is rectified thereby adding Smt. Shubhangi G. S. Gaundalkar who is wife of Shri. Gurudas Jagannath Shet Gaundalkar as party to the said deed.

(i) That said Shri. Anant J. S. Verenkar has carried out partition and obtained separate and independent survey no. 129/1-F of Ponda village having an area 273 sq. mtrs and the name of Shri. Anant J. S. Verenkar is recorded in occupant's column of Form I & XIV.

(j) That said Shri. Anant J. S. Verenkar has carried out partition and obtained separate and independent survey no. 129/1-G of Ponda village having an area 322 sq. mtrs and the name of Shri. Anant J. S. Verenkar is recorded in occupant's column of Form I & XIV.

(k) That by an judgment dated 6-7-2016 passed by the inspector of survey and land records in case no. 7/ISLR/PON/Amal/1/16/374 said plots surveyed under survey nos. 129/1-F and 129/1-G area amalgamated in sub-division no. 1-F admeasuring an area of 595 sq. mtrs. The said survey no. 129/1-G stand cancelled.

(l) That after the said judgment dated 6-7-2016 the name of Anant Jairam Shet Verenkar is included in occupant's column of Form no. I & XIV having an area 595 sq. mtrs of the property surveyed under survey no. 129/1-F of Ponda village.


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(m) That by an Agreement dated 3-9-2016 duly executed before notary C.G.D'Costa having his office at Ponda under reg. no. 188 said Shri. Anant J. S. Verenkar and his wife Smt. Laxmi Anant Shet Verekar have allowed M/S J.C.DEVELOPER & BUILDERS, a proprietorship concern, having its office at 3/168/48(6). Shop no. 3, Mariam Apartment, Upper Bazar, Ponda Goa, represented by its sole proprietor MR. ANTHONY LUCIO FRANCIS FERNANDES, son of Mr. Joao Mariano Fernandes, aged about 50 years, married, residing at H. No. 126, behind St. Anne's church, Ponda Goa, to develop the said amalgamated plot having an area 595 sq. mtrs approximately or thereabout thereby constructing multi storeyed building/s of RCC frame work at his own costs and expenses and as per the project approved by the concerned authorities for its customers/owners except the premises reserved for the owners. .i.e. being flat no. UG-1 and FF-1 having an area 96.20 sq. mtrs approximately each on the upper ground floor and first floor respectively along with two parking slots of the said proposed building to be named as 'ROYAL ENCLAVE' in addition said M/S J.C.DEVELOPER & BUILDERS shall pay an amount of Rs. 13,00,000/-, as fully mentioned and described in the said agreement.

(n) That said Shri. Anant J. S. Verenkar and his wife Smt. Laxmi Anant Shet Verekar executed Irrevocable General power of attorney dated 3-9-2016 duly executed before notary C.G.D'Costa having his office at


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Ponda under reg. no. 189 infavour of Mr. Anthony Lucio Francis Fernandes proprietor of M/s. J.C. Developers & Builders.

(o) That said amalgamated plot admeasuring an area 595 sq. mtrs is converted from agricultural into non agricultural vide Sanad no. AC/PON/SG/CONV/16/2016/50 dated 26/12/2016 and same is issued in the name of Mr. Anant Jairam Shet Verekar through his power of attorney Shri. Anthony Fernandes.

(p) That Development permission under section 44 of the Goa Town and Country Planning Act, 1974 under no. SGPDA/3109/115/17-18 dated 8-11-2017 granted to Mr. Anant Jairam Shet Verekar, C/o. Shri. Anthony Fernandes, for the development of the property surveyed under survey no. 129/1-F of Ponda village.

(q) That by Construction license no. 35/2017-2018 dated 9-1-2018 issued by the Ponda Municipal Council for the construction for residential building and compound wall as per the plan approved by the authority in the property surveyed under survey no. 129/1-F of Ponda village which licence is valid for a period of upto 27-12-2018 subject to renewal.


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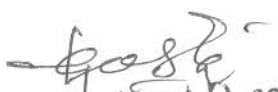
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It is therefore certified as follows:

I) That M/S J.C. DEVELOPERS & BUILDERS, a proprietorship concern, represented by its sole proprietor Mr. Anthony Lucio Francis Fernandes, residing at H. No. 126, behind St. Anne's church, Ponda Goa has full right, Power and absolute authority to construct residential building and compound wall in the property surveyed under survey no. 129/1-F of Ponda village and dispose of the same except the premises reserved for the owners .i.e. being flat no. UG-1 and FF-1 having an area 96.20 sq. mtrs approximately each on the upper ground floor and first floor respectively along with two parking slots of the said proposed building to be named as 'ROYAL ENCLAVE'.

II) That Mr. Anant Jayram Shet Verekar @ Babuli J.S.Verenkar @ Anant J. S. Verenkar and his wife Smt. Laxmi Anant Shet Verekar are the sole and exclusive owners of the said amalgamated plot having an area 595 sq. mtrs approximately or thereabout, surveyed under survey no. 129/1-F of Ponda village.

III) That the title of said amalgamated plot having an area 595 sq. mtrs approximately or thereabout, belonging to Mr. Anant Jayram Shet Verekar @ Babuli J.S.Verenkar @ Anant J. S. Verenkar and his wife Smt. Laxmi Anant Shet Verekar is clear, free, marketable without any


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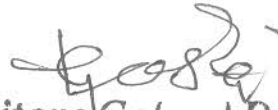
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encumbrances subject to production of nil encumbrance certificate as and when required.

Ponda-Goa

Dated:-17-2-2018.


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