

TITLE REPORT - PLOT NO. 58, ADMEASURING 600 SQ.MTS.
OF SY. 35/1, PILERNE

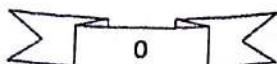
**CAPACITY TO CONVEY - OWNERSHIP,
MARKETABILITY.**

ADV. SUNIL SHETYE

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TITLE REPORT

This title report is prepared at the request of **BHAGAT REALTY PRIVATE LIMITED**, a private limited company (hereinafter referred to as the "INTENDING SELLER") to scrutinize the title of the following Property and Plot mentioned in Schedules hereunder;

SCHEDULE-I

(DESCRIPTION OF THE DEVELOPED AREA OF THE SAID PROPERTY)

All that area admeasuring about 61646 Sq.mts. of the 5/6th portion of all that property known as "SAUNLEM" or "SODO" or "SAULEM" or "SANVOLEM" as a distinct property situated at Pilerne, within the limits and jurisdiction of Village Panchayat of Pilerne, Taluka Bardez, District North Goa, State of Goa and described in the Office of Land Registration (Conservatoria Registo Predial) Ilhas under No. 3713 at folios 444 of Book 1 old and enrolled in Taluka

Revenue Office under No. 1104, 1106, 1109 and 1111, surveyed under Survey No. 34 Sub-Division 1, Survey No. 35 Sub Division 1 and Survey No. 36 Sub-division 4 of village Pilerne, Bardez, Goa and the SAID PROPERTY is bounded as under;

TOWARDS THE EAST: - By Property OLLO GOLLO of Luis de Souza,

TOWARDS THE WEST: - By Land of Comunidade of Pilerne,

TOWARDS THE NORTH: - By Land of Comunidade of Pilerne, and

TOWARDS THE SOUTH: - By remaining part of the property SAUNLEM.

SCHEDULE-II

(DESCRIPTION OF THE SAID PLOT)

ALL THAT Plot of Land known as "Plot no. 58, admeasuring an area 600 Sq.mts., forming part Survey No. 35/1 of Village

Pierne of the developed area of the SAID PROPERTY described in schedule I, and is bounded as under:-

TOWARDS THE EAST: - By Plot No. 59 of the SAID PROPERTY,

TOWARDS THE WEST: - By Plot No. 57 of the SAID PROPERTY,

TOWARDS THE NORTH: - By 10 Mts. vide Road, and

TOWARDS THE SOUTH: - By open space.

D O C U M E N T S P R O D U C E D

Following documents were submitted:

1.	Description No. 3713 at folios 444 of Book 1 old.
2.	Inscription No. 24402 at folio 26v of Book G-38
3.	Matriz No. 1104, 1106, 1109 and 1111.
4.	Public Auction held in the Panaji Court of Civil Judge on 18 th August, 1955 (File No. 757 of 1952).
5.	2 Deeds dated 31/12/1965.
6.	Agreement for Sale dated 08/01/1985, duly registered before Sub Registrar of Ilhas at Panaji, under Registered No. 90, at pages 265 to 274, dated

	30/01/1985.
7.	Unregistered Agreements all dated 23/10/1985.
8.	Conversion Sanad under Section 32 of the Land revenue Code, vide No. CNV/BAR/127/88 dated 28/11/1988 issued by Office of Deputy Collector, North Goa for area admeasuring 38989 Sq.mts.
9.	Approval for Development and Sub-division of plots by Panjim Planning and Development Authority, Panaji, Goa, vide order No. PDA/B/5696/2809/88 dated 12/08/1988.
10.	Final NOC for Sub-division by Village Panchayat Pilerne-Marra under No. VP/PM/774/88, dated 7/09/1988.
11.	Deed of Sale dated 23/08/1989, duly registered before Sub Registrar of Ilhas, under registered No. 841, Book No.1, Volume No. 93 dated 22/08/1990.
12.	General Power of Attorney dated 24 th March, 2021, duly executed before Assistant Consular Officer, Mr.

	Sonny Joseph, Embassy of India, Muscat, Oman, and duly adjudicated by Additional Collector-I of North Goa District, Panaji-Goa on 01/04/2021.
13.	Deed of Succession dated 13/11/1997 was executed before Sub-Registrar of Ilhas, at Panaji, Tiswadi, Goa, duly drawn in the office Notary Book No. 660 of Deeds at page 85v to 87v.
14.	Form I & XIV bearing Survey No. 35/1 of Pilerne Village issued by office of Mamlatdar of Bardez and Manual form I&XIV issued by Talathi of Village Panchayat Pilerne.
15.	A public notice published in local daily Navhind Times dated 19/08/2021.
16.	Deed of Sale dated 05/07/2022, duly registered before Sub-Registrar of Bardez, at Mapusa, under Book 1 Document Registration No. BRZ-1-3106-2022, dated 11/07/2022.

17.	Technical clearance bearing Reference No. TBP/7840/PIL/TCP-2022/7037 dated 09/11/2022 issued by Office of Senior Town Planner, Town and Country Planning Department, North Goa.
18.	Construction License issued by Village Panchayat Pileme Marra bearing Ref No. VP/PM/F.51/Bldg/Swimi-pool/Com-wall/2022-23/1950 dated 07/12/2022 to develop the SAID PLOT by constructing residential building, swimming pool and compound wall.

The photocopies copies of the above documents were furnished and I assume the authenticity of the same.

I have carefully read the above documents and give my observations and opinion as under:

OBSERVATIONS AND OPINION

1. The INTENDING SELLER is a private limited company incorporated on 10th day of May, 2018, under the Companies Act, 2013 (18 of 2013), having Corporate Identity Number U70200GA2018PTC013569, Permanent Account No. AAHCB8194J, Tax Deduction and Collection Account No. BLRB16386G, having its office at H. No. 3, Opp. M QTRS., Panaji, Tiswadi, North Goa, State of Goa, 403001, represented by its Director MR. MOHAN RAGUVIR BHAGAT AMONKAR, son of Mr. Raguvir Bhagat Amonkar alias Raguvir Bhagat Amonker, aged about 56 years, married, businessman; Permanent Account Number ACGPB1592G, Aadhaar No. 759532485806, mobile no. 9699986563, Indian National and residing at flat bearing H. No. 112/44, Borbhat, Opp. Maruti Temple, Taleigao, Tiswadi, Goa, 403002.

2. The INTENDING SELLER claims title to the SAID PLOT on the basis of a Deed of Sale dated 05/07/2022, duly registered before Sub-Registrar of Bardez, at Mapusa, under Book 1 Document Registration No. BRZ-1-3106-2022, dated 11/07/2022, whereby they purchased the SAID PLOT from **DR. SANTOSH DINKAR LAD** and his wife **DR. SHOBHA SANTOSH LAD**.

3. The SAID PROPERTY was purchased by one Mr. Bogvonta Xabuli Sinai Bobo in Public Auction held in the Panaji Court of Civil Judge on 18th August, 1955 (File No. 757 of 1952) in the execution decree instituted against Mr. Rama Pundolica Sinai Telanga alias Rama Sinai Telinga and his wife Ushabai and Mrs. Gopicabai Sadanand Sinai Sirvoicar alias Vassanti and her husband Mr. Sadanand Sinai Sirvoicar alias Sadanand Ganesh Sinai Sirvoicar and accordingly name of Mr. Bogvonta Xabuli Sinai Bobo

was inscribed under No. 24402 at folio 26v of Book G-38.

4. Vide Deed dated 31/12/1965 Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo sold 1/3rd portion of the SAID PROPERTY to his other brother Mr. Voicunta Xabuli Sinai Bhobe.
5. Vide Deed dated 31/12/1965 Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo sold 1/3rd portion of the SAID PROPERTY to his brother Mr. Roguvira Xabuli Sinai Bhobe.
6. Vide Agreement for Sale dated 08/01/1985, duly registered before Sub Registrar of Ilhas at Panaji, under Registered No. 90, at pages 265 to 274, dated 30/01/1985, said Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo, Mr. Roguvira



Xabuli Sinai Bhobe alias Roguvir Xabuli Bobo and his wife Mrs. Hirabai Roguvir Bobo and Mr. Voicunta Xabuli Sinai Bhobe alias Voicunta Xabuli Bobo and his wife Mrs. Neerabai Voicunta Bobo, owners of the SAID PROPERTY and M/s Kamat Real Estates through its partner Mr. Uday Anant Kamat, developer agreed to develop the separated area of the SAID PROPERTY.

7. Said Mr. Roguvira Xabuli Sinai Bhobe alias Roguvir Xabuli Bobo expired on 4th August 1985, leaving behind his widow and moiety sharer Mrs. Hirabai Roghuvir Bobo and his only heir Mr. Uday Roguvir Bhobe married to Mrs. Suman Uday Bhobe.

8. Vide Agreements dated 23/10/1985, said Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo, Mrs. Hirabai Roguvir Bobo

and her only son Mr. Uday Roguvir Bhobe and his wife Mrs. Suman Uday Bhobe, and Mr. Voicunta Xabuli Sinai Bhobe alias Voicunta Xabuli Bobo and his wife Mrs. Neerabai Voicunta Bobo, owners of the SAID PROPERTY entered into three separate unregistered Agreements all dated 23/10/1985 with M/s Kamat Real Estates through its partner Mr. Uday Anant Kamat to develop their 1/3rd share separately in the separated area of the SAID PROPERTY.

9. The separated area of the SAID PROPERTY was developed in plots and was accorded/granted the following permissions/approvals;

- i. Conversion Sanad under Section 32 of the Land revenue Code, vide No. CNV/BAR/127/88 dated 28/11/1988 issued by Office of Deputy Collector, North Goa for area admeasuring 38989 Sq.mts.

- ii. Approval for Development and Sub-division of plots by Panjim Planning and Development Authority, Panaji, Goa, vide order No. PDA/B/5696/2809/88 dated 12/08/1988.
- iii. Final NOC for Sub-division by Village Panchayat Pilerne-Marra under No. VP/PM/774/88, dated 7/09/1988.

10. Vide Deed of Sale dated 23/08/1989, duly registered before Sub Registrar of Ilhas, under registered No. 841, Book No.1, Volume No. 93 dated 22/08/1990, said Mrs. Hirabai Roguvir Bobo, Mr. Uday Roguvir Bhobe and his wife Mrs. Suman Uday Bhobe as FIRST VENDORS, Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo as SECOND VENDORS, and Mr. Voicunta Xabuli Sinai Bhobe alias Voicunta Xabuli Bobo and his wife Mrs. Neerabai Voicunta Bobo as THIRD VENDORS and M/s

Kamat Real Estates as CONFIRMING PARTY sold a plot identified as Plot No. 57 admeasuring 600 Sq.mts. to Dr. Santosh Dinkar Lad.

11. Deed of Succession dated 13/11/1997 was executed before Sub-Registrar of Ilhas, at Panaji, Tiswadi, Goa, duly drawn in the office Notary Book No. 660 of Deeds at page 85v to 87v, upon demise of late Mr. Raghuvir Xabuli Sinai Bhobe alias Raghuvir Sinai Bhobe alias Roghuvir Xabuli Sinai Bobo, who expired on 4/08/1985 leaving behind his widow and moiety holder Mrs. Hirabai Roghuvir Sinai Bobo alias Hirabai R. Sinai Bhobe and as his sole legal heir and son Mr. Uday Roguvir Sinai Bobo alias Uday Roghuvir Bhobe married to Mrs. Suman Uday Bhobe alias Suman Uday Sinai Bhobe were qualified as heirs to the estate left behind by late Mr. Raghuvir Xabuli

Sinai Bhobe alias Raghuvir Sinai Bhobe alias Roghuvir
Xabuli Sinai Bobo.

12. A public notice was published in local daily
Navhind Times dated 19/08/2021 through their
Advocate, inviting objections from the public against
the proposed sale of the SAID PLOT by the **BHAGAT
REALTY PRIVATE LIMITED.**

13. Upon completion of stipulated period for
objections, as no objection were received, **BHAGAT.
REALTY PRIVATE LIMITED** Deed of Sale dated
05/07/2022, duly registered before Sub-Registrar of
Bardez, at Mapusa, under Book 1 Document
Registration No. BRZ-1-3106-2022, dated 11/07/2022,
purchased the SAID PLOT from **DR. SANTOSH DINKAR
LAD** and his wife **DR. SHOBHA SANTOSH LAD.**

14. **BHAGAT REALTY PRIVATE LIMITED** has obtained Technical clearance bearing Reference No. TBP/7840/PIL/TCP-2022/7037 dated 09/11/2022 issued by Office of Senior Town Planner, Town and Country Planning Department, North Goa and Construction License issued by Village Panchayat Pilerne Marra bearing Ref No. VP/PM/F.51/Bldg/Swimi-pool/Compound/2022-23/1950 dated 07/12/2022 to develop the SAID PLOT by constructing residential building, swimming pool and compound wall.

15. In the light of the above, I am of the considered opinion that the **BHAGAT REALTY PRIVATE LIMITED** is the 'holder in actual possession' of the SAID PLOT with a very strong semblance of ownership in its favour and have the capacity to convey its title unto a willing purchaser.


ADV. SUNIL SHETYE

ADV. SUNIL SHETYE

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CERTIFICATE

I the undersigned, have issued a Public Notice, which appeared in the Navhind Times Newspaper, in Goa, on 19/08/2021, by which objections or claims, if any, to the sale/purchase of the property described herein below, was called for, within a period of 15 days from the days from the date of publication of the Public Notice, on behalf of my client **BHAGAT REALTY PRIVATE LIMITED.**

DESCRIPTION OF THE SAID PLOT

ALL THAT Plot of Land known as "Plot no. 58, admeasuring an area 600 Sq.mts., forming part Survey No. 35/1 of Village Pilerne of the developed area of all that area admeasuring about 61646 Sq.mts. of the 5/6th portion of all that property known as "SAUNLEM" or "SODO" or "SAULEM" or "SANVOLEM" as a distinct property situated at Pilerne, within the limits and jurisdiction of Village Panchayat of Pilerne,



Taluka Bardez, District North Goa, State of Goa and described in the Office of Land Registration (Conservatoria Registo Predial) Ilhas under No. 3713 at folios 444 of Book 1 old and enrolled in Taluka Revenue Office under No. 1104, 1106, 1109 and 1111, surveyed under Survey No. 34 Sub-Division 1, Survey No. 35 Sub Division 1 and Survey No. 36 Sub-division 4 of village Pilerne, Bardez, Goa, and is bounded as under:-

TOWARDS THE EAST: - By Plot No. 59 of the SAID PROPERTY,

TOWARDS THE WEST: - By Plot No. 57 of the SAID PROPERTY,

TOWARDS THE NORTH: - By 10 Mts. vide Road, and

TOWARDS THE SOUTH: - By open space.

I do hereby certify that, I have not received any objection or claims, from the public, to the aforesaid Public Notice, relating to the purchase of the SAID PLOT, by my client.

Porvirm, Bardez, Goa

22/12/2022

ADV. SUNIL SHETYE