



Gaurish M. Kudchadkar
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Date: 10/03/2021

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **PRETTY HOMES BUILDERS AND DEVELOPERS**, a partnership firm, duly registered under the Indian Partnership Act, 1932 with Registrar of Firms, Salcete, Goa, and having its Principal office at 203, Mapari Audi Plaza Co-operative Housing Society, Erasmo Carvalho Street, Margao, in respect of undivided 526.94 Sq. meters/1151.00 Sq. meters of the landed property known as RUMADACHEM CATOLEM situated at Aquem-Alto, Margao, Goa.

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 undivided 526.94 Sq. meters/1151.00 Sq. meters of the landed property known as RUMADACHEM CATOLEM.

The 526.94 Sq. meters undivided share of the property RUMADACHEM CATOLEM is hereinafter referred to as "SAID UNDIVIDED SHARE" while the Property RUMADACHEM CATOLEM is hereinafter referred to as "SAID PROPERTY".

B) Location:

The Said Property is situated at Aquem-Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of Said Property:

The Said Property is described in the Land Registration Office of Salcete under No. 34,754 at folios 140 of Book No. B-89 of New Series

Office Address: Kamat Commercial, Second Floor, Opp. Hari Mandir, Pajifond, Margao-Goa.
403601 E-mail: adv.gaurish@rediffmail.com

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

The Said Property is surveyed under Chalta No. 73 of P. T. sheet no. 221 of Margao city.

E) Boundaries of the Said Property:

EAST : by property under Chalta no. 91 of P.T. Sheet No. 221;
WEST : by property under Chalta no. 69 of P.T. Sheet No. 221;
NORTH: by 3 mts wide public road,
SOUTH: by property under Chalta no. 74 of P.T. Sheet No. 221.

F) Area of the Said Property and Said Undivided Share:

The Said Property admeasures 1,151.00 sq. mts. while the Said Undivided Share admeasures 526.94 Sq. meters.

II. Scrutiny of Documents and Flow of Title:

I have verified the following documents:

- (i) Certificate of Description no. 34754 and Inscription no. 26955:
- (ii) Deed of Succession dated 06/06/2008:
- (iii) Agreement for Sale cum Development dated 23/07/2008:
- (iv) Property Card of the property under Chalta No. 73 of P.T. Sheet No. 221
- (vi) Development Permission dated 01/09/2009 and 01/03/2016 (Phase II, Building No. 1)
- (vii) Construction Licence dated 13/06/2011, 01/11/20016 and 24/03/2017 (Phase II, Building No. 1)
- (viii) Conversion Sanad dated 26/04/2016
- (ix) Completion Order dated 25/11/2016 (Phase II, Building No. 1)
- (x) Part Occupancy Certificate dated 03/03/2017 and Occupancy certificate dated 05/11/2018 (Phase II, Building No. 1)
- (xi) Deed of Sale dated 22/06/2020 (Phase II, Building No. 2)

From the perusal of above documents the flow of title can be narrated as under:

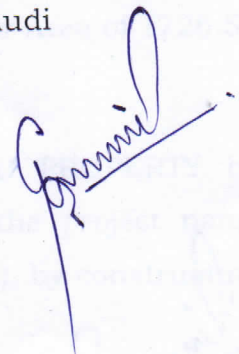
The SAID PROPERTY originally belonged to one Augusto Constancio Gomes and his wife, who vide Public Deed drawn on 28-01-1935 by Notary of Salcete, Shri Carlos Caetano De Souza at pages 67 overleaf to 69 overleaf of the Notarial Deeds Book No. 403, sold the same to Shri. Ramnath Sinai Matha alias Ramnata Pandurang Sinai Matha, and as such the same has been inscribed in this name in the Land Registration Records under Inscription No. 26955 of Book G no 33 at page 68 overleaf.

Said Ramnata Pandurang Sinai Matha was married to Mrs. Laxmibai R. Matha, both of whom died on 30/12/1996 and 27/07/1989 respectively leaving behind their four children:

- (i) Panduranga R. S. Matha married to Kumudini Prabhu Lawande,
 - (ii) Mirabai R. S. Matha married to Radhakrishna D. S. Rataboli,
 - (iii) Mrs. Hirabai Matha married to Pralhad S. S. Hede
 - (iv) Mr. Sripad S. Matha married to Suxama G. Caro
- as sole and universal heirs.

Said Panduranga R. S. Matha expired on 22/10/2005, leaving behind his widow Kumudini P. Matha and his three children, namely:

- (a) Mrs. Sandhya P. Matha married to Dinexa R. S. Manerkar;
 - (b) Mr. Dinesh P. Matha married to Sharmili P. Audi
 - (c) Mahesh P. Matha, bachelor,
- as his sole and universal heirs.



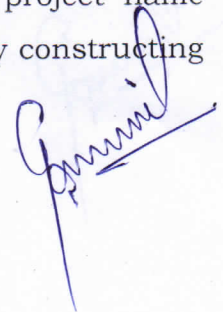
Said Mr. Radhakrishna D. S. Rataboli expired on 30/08/2003, leaving behind him his widow Mirabai and sole son Datta R. Rataboli married to Deepa Jaganath S. Bhende, as his sole and universal heirs.

The heirs as detailed above have been declared so vide Deed of Succession dated 06/06/2008 drawn in the office of the Ex-officio Notary Public of Salcete at folios 32v to 34 of Deeds Book No. 1524 and in pursuance thereto (i) Smt. Kumud Pandurang Matha (ii) Smt. Sandhya Dinesh Manerkar and her husband Shri. Dinesh Ramnath Manerkar (iii) Shri. Dinesh Pandurang Matha and his wife Smt. Sharmili Dinesh Matha (iv) Shri. Mahesh Pandurang Matha, (v) Shri. Shripad Ramnath Matha and his wife Smt. Sushama Sripad Sinai Matha, (vi) Smt. Mira Radhakrishna Rataboli (vii) Shri. Datta Radhakrishna Rataboli and his wife Smt. Deepa Datta Rataboli (viii) Smt. Hira Pralhad Sinai Hede and her husband (ix) Shri Pralhad Sadashiva Sinai Hede (hereinafter referred to as "Erstwhile Owners"), became joint owners of the SAID PROPERTY.

Vide Agreement for Sale cum Development dated 23/07/2008 duly executed before Notary Shri. Menino Fernandes under no. 6861/08 (hereinafter referred to as 'Said Instrument'), the "Erstwhile Owners" authorized M/s Welworth Developers, a partnership firm, to develop the Said Property by constructing thereon multi-storeyed building, to be sold on ownership basis.

The SAID PROPERTY has development potential/Total Floor Area of 1726.50 Sq. meters.

M/s Welworth Developers decided to develop the SAID PROPERTY by constructing two buildings, in a phased manner with the project name "*WELWORTH'S RAMNATH LAXIMIBAI HERITAGE*" (Phase II), by constructing Building No. 1 first followed by Building No. 2, being:



Building No. 1 on the North of the Said Property, by utilizing FAR of 79.52% (corresponding to 915.36 Sq. meters of Floor Area) (hereinafter referred to as "Said Building No. 1") and

Building No. 2 on the South of the Said Property by utilizing FAR of 68.67% (corresponding to 790.416 Sq. meters of Floor Area) (hereinafter referred to as "Said Building No. 2")

For avoidance of confusion, it is to be noted that the Phase I of *WELWORTH'S RAMNATH LAXIMIBAI HERITAGE* is in Chalta no. 82 of P. T. sheet no. 201 of Margao city and not in Chalta no. 73 of P. T. sheet no. 221 of Margao city.

M/s Welworth Developers after obtaining necessary approvals and permissions constructed and completed the Said Building No. 1 and the same has been certified to be fit for occupation by Margao Municipal Council vide Occupancy Certificate dated 03/03/2017 issued under No. 3(OC)1/16-17/TECH/117/4344.

In terms of mutual understanding (as detailed out in the Sale Deed dated 22/06/2020) arrived at between the Erstwhile Land Owners, said M/s Welworth Developers and Pretty Homes Builders And Developers, the Erstwhile Landowners agreed to convey unto the Pretty Homes Builders And Developers undivided proportionate share in the land corresponding to the FAR of the Building No. 2 is 526.94 Sq. meters /1151.00 Sq. meters i.e. 45.78% of undivided share of the Said Property while said M/s Welworth Developers agreed to convey unto Pretty Homes Builders and Developers all its development rights of the Said Building No. 2.



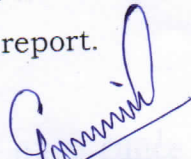
Pending the completion of the said Building No. 2, the parties decided to transfer the title of the undivided share in the land corresponding to the FAR of the Building No. 2 and accordingly vide Deed of Sale dated 22/06/2020 duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-1648-2020 on 24/06/2020, the Erstwhile Owners transferred undivided proportionate share in the land corresponding to the FAR of the Building No. 2 being 526.94 Sq. meters /1151.00 Sq. meters i.e. 45.78% of undivided share of the Said Property while said M/s Welworth Developers transferred all its development rights of the Said Building No. 2 unto Pretty Homes Builders And Developers.

In terms of the said Deed of Sale dated 22/06/2020, Pretty Homes Builders and Developers is entitled to develop the Said Undivided Share by constructing Said Building No. 2 therein with unfettered and exclusive right and authority to enter into third party agreements and or deeds in respect of all the premises proposed to be constructed in the Said Building No. 2 with the exclusion of premises as mentioned in the said deed (Flat No. SF-1).

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 Undivided Share of the Said Property is owned by Pretty Homes Builders And Developers.

This Title Report which is issued at the request of Pretty Homes Builders and Developers 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.


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With regards to the query raised by this Hon'ble authority in respect of the discrepancy in the area in the title report the applicant clarifies as under:

The Applicant clarifies that there is no discrepancy in the report and summarizes the area statement as under:

Area of Property under Chalta no. 73 of P. T. sheet no. 221 of Margao city (Said Property)		1151.00 Sq. meters
Development Potential/Total Floor Area (150%)		1726.50 (150% of 1151 Sq. meters)
Building A	FAR used for Building A (79.52% of 1151 Sq. meters))	915.36 Sq. meters of Floor Area
	Undivided Share in the land corresponding to used FAR of Building A	610.24 Sq. meters (Formula: Undivided share of Land for Building A = $\frac{\text{Total Area} \times \text{FAR of Building A}}{\text{Total FAR of the Land}}$ i.e. $\frac{1151.00 \times 915.36}{1726.50} = 610.24$)
	FAR used for Building B (68.67% of 1151	790.416 Sq. meters of Floor Area

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Building B	Sq. meters)	
	Undivided Share in the land corresponding to used FAR of Building B	<p>526.94 Sq. meters</p> <p>(Formula: Undivided share of Land for Building B =</p> $\frac{\text{Total Area} \times \text{FAR of Building B}}{\text{Total FAR of the Land}}$ <p>i.e. $\frac{1151.00 \times 790.416}{1726.50} = 526.94$</p> <p>(This is 45.78% of 1151)</p>
Area of the land sold via Sale Deed dated 22/06/2020		Undivided 45.78% of 1151.00 Sq. meters i.e. undivided 526.94 Sq. meters
Area of the Title Report dated 10/03/2021		Undivided 45.78% of 1151.00 Sq. meters i.e. undivided 526.94 Sq. meters

Margao
10/03/2021

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