

Ramnath N. Prabhu Dessai


Advocate

Shop No. 7, Mahalaxmi Chambers, Tilamol, Quepem Goa
(M) 8668647636/8379060545, E-mail-ramnathprabhudessai@gmail.com

REPORT OF TITLE OF PROPERTY SURVEYED
UNDER CHALTA NO. 77 of P.T. SHEET NO. 133 OF
CITY SURVEY MARGAO TALUKA SALCETE .

DOCUMENTS PERUSED :

1. Society Registration Certificate under no. HSG-(b)-28-Goa dated 24/7/1971.
2. Deed of Sale dated 27/7/1971, registered in the office of Sub-Registrar of Salcete at Margao under Registration no. 1063 at pages 44 to 48 Book I Vol 83 dated 7/09/1971.
3. Construction License no. A/404 dated 20/08/1971, A/122/72 dated 21/1/1972 & A/285/12 dated 6/10/1972, A/235/74 dated 26/10/1974 issued by Margao Municipal Council.
4. Occupancy Certificate dated 21/2/1975 issued by Margao Municipal Council.
5. Form D of Chalta no. 77 of PT Sheet No. 133 of Margao City.
6. Survey Plan of Chalta No. 77 of P.T. Sheet No. 133 of Margao City.
7. Zoning Certificate issued by SGPDA MARGAO dated 11/10/2021.
8. NOC for redevelopment of the Society Building of the Members.
9. Minutes of the General Body Meeting held on 15/12/2019..
10. Letter of Proposal of Re-development of Commonwealth Developers Pvt. Ltd. dated 17/04/2021.
11. Resolution dated 9/5/2021 issued by Society.
12. Agreement for Re-development between SBI Employees Co-op Housing Society Ltd. & Commonwealth Developers Pvt. Ltd.



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13. Application for demolition of old building of the Society issued to MMC dated 6/9/2021 & Demolition order dated 4/11/2021 issued by Margao Municipal Council.
14. Letter dated 15/6/2022 from Commonwealth Developers Pvt. Ltd. to Ms. Angela De Abreu in reply her letter for request for alternate option of Flat in other ongoing project of developer.
15. Online status track sheet of Conversion SANAD under Acknowledgement No. CCSAL07-22-118 by Office of Collector of South Goa.
16. Order dated 09/08/2022 under no. SGPDA/P/667/22-23/2022 from the South Goa Planning and Development Authority, Margao South,Goa;
17. Construction Licence under No. A/06/2022-23 dated 14/10/2022 from the Margao Municipal Council ;

FLOW OF TITLE :

1. As per document at Sr. No. the Society is registered under No. HSG-(b)-28-/Goa dated 24/7/1971 .
2. The portion of the said First "Globa" admeasuring 1180.75 m2 (as per survey records in Form D admeasures 1181.00 m2) which is known as Plot No. I independently surveyed under chalta no. 77 P.T. Sheet No. 133 of Margao City forming the first 'Globa' of the property known as DEPOIBATTA or NATIBATT situated at Margao Sub-district of Salcete , District of Goa, not described in the Land Registration Office and bounded on the **East** by the property of the heirs of Joaquim Cunha, on the west by the road reserved and by plot no. 2 of the



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- First "Globa" of Caxinata Horichondra Xete Sirodcar , on the **North** by plot no. 2 of the First "Globa" of Caxinata Horichondra Xete Sirodcar and by the plot no. 3 of the same First "Globa" of Joaquim Santana Rebelo and on the **South** by the Second "Globa" of Vithal Jaganath Kamat is purchased by State Bank of India Employees Co-operative Housing Society Ltd. Borda Margao Goa vide Deed of Sale dated 27/7/1971 duly registered under no. 1003 pages 44 to 48 Vol. No. 83 dated 7/9/1971.
3. As per doc. No. 3 & 4 , upon the purchase of the above mentioned plot , said Society constructed one Building under the name GULMOHAR consisting of Ground plus two floors having four flats on each floor and completed in the year 1975.
 4. Document at sr. No. 5 & 6 shows the Society name in the Occupants column of Form D of Chalta No. 77 of P.T. Sheet No. 133 of Margao City & plot is identified in the Survey plan.
 5. As per survey records the said plot No. I admeasuring an area of 1181.00 m2 is bounded on and towards East by plots surveyed under chalta No. 38 & 39 of P.T. Sheet No. 133 of Margao City Survey , West by Road & plot surveyed under chalta no. 75 of P. T. Sheet No. 133 owned by Shri. Caxinata Harischandra Xete Shirodkar, North by plot surveyed under chalta no. 75 of P.T.Sheet No. 133 owned by Shri. Caxinata Harischandra Xete Shirodkar and partly by chalta no. 27 of P.T. Sheet No. 133 owned by Shri. Premanand Gajanan Naik, and on the south by plot surveyed under chalta no. 79 of P.T. Sheet No. 133 of Margao city survey,
 6. The document at SR. No. 7 shows that the said plot is marked in SPR (Special residential Zone) .

R. Dessai

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7. As per document at Sr. No. 9, 10 & 11 The said Society members upon approval of the proposal of Commonwealth Developers Pvt. Ltd. resolved to allot the redevelopment of the Society Building work to the said Commonwealth Developers Pvt. Ltd.
8. As per document at Sr. No. 8, the members of the Society has given their no objection to redevelop the building of the Society.
9. In terms of document at Sr. No. 12 the said Society named State Bank of India Employees Co-op Housing Society Ltd. Borda Margao duly represented through its authorised signatory entered into the Agreement for Re-development dated 25/11/2021 with Commonwealth Developers Pvt Ltd. for redeveloping the said plot surveyed under chalta no. 77 of P.T Sheet No. 133 of Margao City by demolition of the existing building with 12 flats and in place construct new building with 32 flats . Out of the 32 flats The Society to retain 10 flats along with parking slots for the exiting 10 members out of 12 members as two members opted for two flats in the other ongoing project of the Commonwealth Developers Pvt. Ltd and balance 22 apartments along with balance parking slots to be given for the Developer Commonwealth Developers Pvt. Ltd.
- Commonwealth Developers Pvt. Ltd. are entitled to enter agreement with third parties of their choice in respect of 22 apartments along with parking slots other then apartments to be built for the said Society and to admit such third party as member / shareholder of the said Society.
10. The existing old Building of the SBI Employees Co-op Hsg Society Ltd. is ordered for demolition as per order issued by Margao Municipal Council as per doc. at sr. No. 13.

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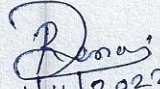
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11. As per documents at Sr. No. 14 one of the Member of the Society Ms. Angela De Abreu has opted for alternate apartment on other ongoing project of said Commonwealth Developers Pvt. Ltd. and transferring the said existing flat alongwith shares in the name of said Commonwealth Developers Pvt. Ltd.

12. As per document at Sr. No. 16 & 17 the said Commonwealth Developers Pvt. Ltd. has obtained the construction license and Technical Approval from the concern authority for the construction of the new building in the said plot surveyed under chalta no. 77 of P.T. Sheet no. 133 of Margao City.

CERTIFICATE OF TITLE :

In View of the Scrutiny of the documents above I am of the opinion that Commonwealth Developers Pvt. Ltd. with the consent of SBI Co-op Housing Society Pvt. Ltd. are entitle to develop the said plot described above and to enter into agreement with any third parties for purchase of any of the remaining 22 flats in the building to be constructed in the plot surveyed under Chalta No.77 of P.T. Sheet No. 133 of Margao City under the project name CD MAY FLOWER .


11/11/2022

Adv. Ramnath N. Prabhu Dessai
Ramnath N. Prabhu Dessai
ADVOCATE