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Advocates

206-208, 2nd Floor, Shree Plaza, Next to Damodar Science Higher Secondary School, Comba, Margao - Goa
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REPORT OF TITLE OF PROPERTY SURVEYED UNDER CHALTA NO.59 OF PTS NO. 196 OF MARGAO CITY.

Documents Perused:

1. Certificate Of Description with inscription
2. Deed of Rectification Cum Addendum dated 04/12/2019 to The Deed of sale dated 22/07/2014 registered under Document serial No:-2020-MGO-318, Book 1, Registration No:MGO-1-305-2020 dated 24/01/2020
3. Deed Of Sale dated 22/07/2014 registered under book-1, Registration no. MGO-BK1-03384-2014. CD No. MGOD78 dated 24/07/2014
4. Deed Of Cancellation dated 07/06/2014
5. Deed Of Dissolution dated 31/05/2014
6. Deed of Cancellation dated 31/05/2014.
7. Agreement For Sale Cum Development. dated 11/04/2013
8. 11. Memorandum Of Understanding dated 11/04/2013.
9. Deed of Partnership dated 10/04/2013
10. Loan Closure Certificate dated 26/06/2014
11. Nil Certificate Of Encumbrance on Property dt. 16/7/20
Certificate no.32 of 1980.
12. Survey Plan P. T. Sheet No-196/Chalta No.59
13. Form D of Chalta No.59, P. T. Sheet No-196
14. Deed of Sale dated 03/06/2003
15. Deed of Sale dated 14/11/1978
16. Construction Licence No.A/12/16-17



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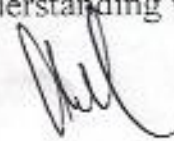
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17. Development Permission under Section 44 of the Goa Town and Country Planning Act, 1974

18. Sanad

Flow of title

1. Plot surveyed under Chalta no.59 PTS no. 196 is shown to be described in the land registration office of Salcete under no 40077 at page 177 reverse of book B 103 of new series and enrolled in the office under matriz no. 1152, in deed of sale dated 22/07/2014, hereafter called the said plot.
2. The above plot is Tolcaicatten is inscribed in favour of Datta Damodara Naique
3. The above property was sold by Datta Damodar Naik by deed of sale dated 14/11/1978 to Damodar Bhagwant Chimulkar in whose favour form D (property card of Margao City) stood.
4. Shri Damodar Bhagwant Chimulkar and his wife Smita Damodar Chimulkar sold the said property to Atik Ismail Banducda by deed dated 03/06/2003. Form D of said plot now stands in favour of Atik Ismail Banducda .
5. By memorandum of understanding 11/12/2013 Shri Atik Banducda and Gulreiz Ahmad Khan had entered into a partnership to develop the said plot under the name and style 'New Empire Builders and Developers'. The said memorandum of understanding was



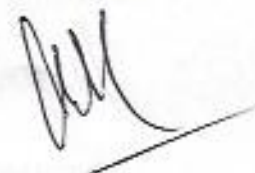
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cancelled by deed of cancellation on 31/05/2014 and the partnership was dissolved with said Gulreiz Ahmad Khan declaring that he has no claim on the plot. By another deed of cancellation dated 07/06/2014 the said plot was declared to be the entitlement of Atik Ismail Banducda and his wife Ruksana.

6. By deed of sale dated 22/07/2014 Atik Ismail Banducda and his wife Ruksana sold 9/16th undivided right, title and interest in the said plot to Commonwealth Developers Pvt. Ltd. In terms of the said deed dated 22/07/2014, Atik Ismail Banducda and his wife were paid part payment and the remainder was to be allotted by building for them seven apartments totally admeasuring 627.26 square meters super build up area and seven parking slots in the stilt area in the building to be built in the said plot. The apartments to be allotted to said Banducda and his wife were listed out at para 2(c) of the said deed.
7. By deed of rectification cum addendum dated 04/12/2019 to the deed of sale 22/07/2014 Atik Ismail Banducda rectified the said deed of sale. Said deed of sale dated 22/07/2014 and in terms of the said rectification cum addendum, Atik Ismail Banducda and his wife were to be allotted five flats in the said plot identified as Flat no 501, 502, 601, 602 and flat no.701 totally admeasuring 687.53 square meters. Additionally they were allotted two additional flats



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F-402 and F-403 of building -F at C D DIVA in the property surveyed under chalta no.1 of PTS no 159 of Margao city.

Thus in terms of the rectification cum addendum dated 04/12/2019, Commonwealth Development Pvt. Ltd. were to build up five flats in the building to be built in the chalta no-59 PTS no 196. In terms of deed of sale dated 22/07/2014 read with the deed of rectification dated 04/12/2019.

8. Commonwealth Development Pvt. Ltd. were entitled to enter agreement with third parties of their choice in respect of apartments and premises, other than the apartments to be built for Atik Ismail Banducda.
9. The office of the Collectorate of South Goa has issued conversion sanad to Mr. Atik Ismail Banducda C/o Commonwealth Pvt. Ltd.
10. The South Goa Planning and Development Authorities has issued development permission by latter dated 05/10/2017.
11. The Margao Municipal Council has issued construction licence no A/20 which is approval to revised plan and renewal licence in furtherance of development permission issued by SGPDA letter dated 05/10/2017 which is revised.



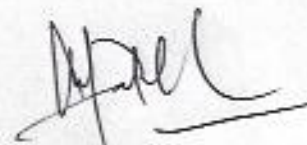
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12. By letter dated 03/10/2019, The sub registrar of Salcete has issued nil encumbrance certificate dated ~~10~~ 07/2020 in respect of the said plot

In view of the scrutiny of the documents above I am of the opinion that Commonwealth Development Pvt. Ltd. and Atik Ismail Banducda along with his wife Ruksana are entitled to enter into any agreements with third parties for purchase of apartments and or other premises in the plot surveyed under chalta no. 59 of PTS no. 196, other than the apartments to be allotted to Atik Ismail Banducda.


C. A. Coutinho