

**Smt. SHUBHLAKSHMI NAIK**

ADVOCATE

3rd Floor, Velho Building

Panaji, Goa 403 001

Phone : (0832) 2228904, 6644682

E-mail : advssnaik@gmail.com

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring 36450m<sup>2</sup> comprising of an area of 4775m<sup>2</sup> bearing Sy. no.50/0 and an area of 31,675m<sup>2</sup> forming part of Sy.no.51/0 both of Village Tivrem being the Western part of the larger property identified as 'DHUME BHAT FONDIL BAG' situated at Tivrem, within the limits of Village Panchayat Tivrem, Taluka and Registration Sub-District of Ponda, District North Goa, in the State of Goa; which property is described in the Office of Land Registrar Ilhas under no.2925 of Book B-8 (New) and is enrolled in the Taluka Revenue Office under Matrix no.109.


The SAID WHOLE PROPERTY is bounded as under:-

Towards the North:-Bandh and boundary of Village Orgaon.

Towards the South:-Sy.no.49 and 48 of Tivrem.

Towards the East :-Road.

Towards the West :-By river.

 The SAID PLOT admeasuring 33450m<sup>2</sup> is bounded as under:-

-2-

Towards the North:-Bandh and boundary of Village  
Orgaon.

Towards the South:-Sy.no.49 of Tivrem and part of  
Sy.no.5170 of Tivrem.

Towards the East :-Road.

Towards the West :-By river.

II.- Description of the Documents Scrutinized

I have examined the following documents which  
are valid as per existing laws:-

- (i) Certificates of Description and  
Inscription from Land Registrar Ilhas.
- (ii) Form I and XIV concerning Sy.no.50/1 of  
Village Tivrem.
- (iii) Deed of Sale dated 15-7-1970 registered  
under no.173 of book I Vol.XII in the  
Office of Sub-Registrar Ponda.
- (iv) Deed of Sale dated 6-3-1980 registered  
under no.17 of book I Vol.59 in the Office  
of Sub-Registrar Ponda.
- (v) Order dated 12-4-1984 in F.C.A,112/B/79 in  
the High Court of Judicature at Bombay.
- (vi) Deed of Sale dated 28-11-2006 registered  
under no.200 of book I Vol.1062 in the  
Office of Sub-Registrar Ponda.

-3-

- (vii) Deed of Sale dated 29-1-2007 registered under no.353 of book I Vol.1073 in the Office of Sub-Registrar Ponda.
- (viii) Order dated 6-1-2010 in R.C.S. 62/2008/A in the Court of Civil Judge Senior Division Ponda.
- (ix) Judgement and Order dated 9-8-2011 in Case no.TNC/57/93 in the Court of Mamlatdar III of Ponda.
- (x) (a) Sanad under no.RB/CNV/PON/COLL/02/2011 dated 26-12-2012 from the Collector of North Goa along with the plan.  
(b) Sanad under no.RB/CNV/PON/COLL/02/2013 dated 22-11-2013 from the Add. Collector along with the plan.
- (xi) Deed of Sale dated 3-4-2013 registered under no.1132 of book I Vol.2308 in the Office of Sub-Registrar Ponda.
- (xii) Construction Licence no.VFTO/CL/16-17/07/1076 dated 2-9-2016 from the Village Panchayat Tivrem-Orgaon.
- (xiii) Survey Plan.

III.-OFFICES SEARCHED

I have given searches in the Offices of Land-Registrar Ilhas and Sub-Registrar Ponda, Court of Civil Judge Senior Division Ponda.

*Smt. L*

# Smt. SHUBHLAKSHMI NAIK

ADVOCATE

3rd Floor, Velho Building  
Panaji, Goa 403 001  
Phone : (0832) 2228904, 6644682  
E-mail : advssnaik@gmail.com

-4-

## IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that on 6-12-1954 the said property stands inscribed in favour of Fundolice Camotim under no.23282 of Book G-\_\_\_ in the Office of Land Registrar Ilhas.

By a Deed dated 15-9-1970 (a) Joaquim Saldanha and (b) Hari Upendra Sawant purchased the said property FONDLIBAGH described under no.2925 of book B-8 (new) from widow and legal heirs of Fundolice Camotim i.e. Savitribai Camotim and her children and their Spouses; which Deed is registered in the Office of Sub-Registrar Ponda.

By Order dated 27-6-1979 in First Civil Appeal 112/B of 1979 in the High Court of Judicature at Bombay Sp.C.S.23/1972 it was held that one Kamlaker Anant Godekar was not the Tenant of the said property.

By another Deed dated 6-3-1980 Joaquim Saldanha sold his half Share (Western Half) to Kamlakant Upendra Sounto; which Deed is confirmed by Hari Upendra Sawant and his wife as well as by Upendra Ladco Saunto; to whom Hari Upendra Sawant had leased his half share of the property; which



**Smt. SHUBHLAKSHMI NAIK**

ADVOCATE

3rd Floor, Velho Building  
Panaji, Goa 403 001  
Phone : (0832) 2228904, 6644682  
E-mail : advssnaik@gmail.com

-5-

Deed is registered in the Office of Sub-Registrar Ponda.

By a Deed dated 28-11-2006 Smt. Gopika Hari Saunto, widow of Hari Upendra Sawant along with her children (as legal heirs of Hari Upendra Sawant) and Pamlakant Upendra Sounto with his wife and Children sold their Shares to M/s. Gold Dust; which Deed is duly registered in the Office of Sub-Registrar Ponda.

By another Deed dated 29-1-2007 M/s. Gold Dust sold an area of 3000m<sup>2</sup> out of Sy.no.51/0 to Smt. Rashmi Vithal Sawant; which Deed is duly registered in the Office of Sub-Registrar Ponda.

By Order dated 15-2-2007 in R.C.S.33/06/D one Gopinath Mucund Naik was held not to be the Tenant of the said property.

By an Agreement dated 31-3-2008 one Vinayak Naguesh Gaunekar and others declared to M/s. Gold Dust not to be the Tenants in the said property.

By an Order dated 9-8-2011 the Joint Mamlatdar of Ponda Taluka dismissed the Application of Vinayak Naguesh Gaunekar and others in case no.TNC/57/93 declaring that the Applicants are not held to be the Tenant of the said property.

*Smt.*

**Smt. SHUBHLAKSHMI NAIK**

ADVOCATE

3rd Floor, Velho Building  
Panaji, Goa 403 001  
Phone : (0832) 2228904, 6644682  
E-mail : advssnaik@gmail.com

-6-

On 26-12-2012 Collector of North Goa issued Sanad under no.RB/CNV/PON/COLL/02/2011 for an area of 7458m<sup>2</sup> out of Sy.no.51/1 for conversion of the land to residential use.

By a Deed dated 3-4-2013 M/s. Gold Dust sold the said property to Scholar Builders; which Deed is duly registered in the Office of Sub-Registrar Ponda.

On 23-11-2013 Add. Collector North Goa issued Sanad under no.RB/CNV/PON/COLL/02/2013 for conversion of 16307m<sup>2</sup> of Sy.no.51/0 into residential use.

On 2-9-2016 Village Panchayat Tivrem-Orgao issued Construction Licence under no.VPTO/CL/16-17/07/1076 for construction of Group Housing of the said Plot which Licence is valid 3 years from the date of issue i.e. 1-9-2019.

V.- OPINION

In the above circumstances I confirm that Scholar Builders has and holds absolute, valid and marketable title to the said Property with construction thereon subject to any Agreement with the Purchasers of the respective flats.

*Smt. L*

**Smt. SHUBHLAKSHMI NAIK**  
ADVOCATE

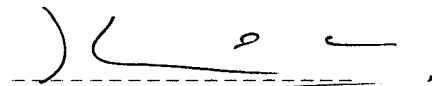
3rd Floor, Velho Building  
Panaji, Goa 403 001  
Phone : (0832) 2228904, 6644682  
E-mail : advssnaik@gmail.com

---

-7-

The Nil Encumbrance Certificate from 28-11-2006  
is upto-date be taken on record.

Panaji, 26-11-2016



Adv. S.S. Naik