



Dated:04/06/2024

To,

Mr. Abhishek Aggarwal

CERTIFICATE OF TITLE

Description of the Said Property: -

All that immovable property known as "BELVACHI GALLY" or "BEVACHE GALLIECHO MATTO" admeasuring 2095 sq mts situated at Chapora, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, Taluka Bardez, Sub District Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and surveyed for Records of Rights under Survey No.378/5-B of Village Anjuna, Bardez, Goa. The Said Property is bounded as under: -

On the East: By the Plot/Lot No.6 of the whole property;

On the West: By the Plot/Lot No.4 of the whole property;

On the North: By 2 meters passage of the same property; and

On the South: By Chapora Road.

I Description of documents scrutinized: -



1. Index of Land Form III,
2. Form I and XIV (in Manual) of Survey Records of the Said Property against Mutation Entry No.3812.
3. Letter dated 04/07/2023 under Ref No.TAL/ANJUNA/BAR/Form IX/2023 issued by the Office of the Talathi of Anjuna.
4. Deed of Sale dated 26/04/1975 duly registered in the Office of the Sub Registrar of Bardez under No.334 at pages 75 to 79 Book No.I Vol No.94 dated 27/05/1975,
5. Deed of Rectification dated 25/05/1984, duly registered in the Office of the Sub Registrar of Bardez under No.683 at pages 128 to 132 of Book No.I Vol No.215 dated 03/10/1985.
6. Land Use Zoning Information dated 31/03/2014 issued by the Town and Country Planning Department at Mapusa
7. Agreement for Sale dated 10/05/2014
8. Judgment dated 29/09/2014 passed in the said Inventory Proceedings bearing No.335/2014/F by the Civil Judge Senior Division at Mapusa,
9. Deed of Sale dated 02/05/2015 registered in the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-BK1-05761-2015, CD Number BRZD765 dated 05/05/2015,
10. Conversion Sanad under Ref No.RB/CNV/BAR/AC-I/79/2015 issued by the Office of the District Collector, North Goa at Panaji in respect to the Said Property.
11. Form I and XIV dated 14/09/2022.
12. Technical Clearance Order dated 30/01/2023 under Ref No.TPB/7895/ANJ/TCP-2023/588 issued by the Office of the Senior



Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa for construction of Hotel Building A, B & C, Partition Block B, swimming pool and compound wall.

13. Construction Licence dated 16/08/2023 under Ref No.VP/ANJ-CAI/2023-2024/846 issued by the Office of the Village Panchayat of Anjuna-Caisua, Bardez, Goa for construction of Hotel Building A, B & C, Partition Block B, swimming pool and compound wall.
14. Deed of Sale dated 24/11/2023 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-6078-2023 on 11/12/2023,

Note: All the documents scrutinised by me are photocopies.

III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title: -

There exists all that immovable property known as "BELVACHI GALLY" or "BEVACHE GALLIECHO MATTO" admeasuring 2095 sq mts situated at Chapora, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, Taluka Bardez, Sub District Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and surveyed for Records of Rights under Survey



No.378/5-B of Village Anjuna, Bardez, Goa, (hereinafter referred to as “**SAID PROPERTY**”), which property is more particularly described herein above.

The said property more particularly described herein above originally formed a portion/part of the larger immovable property belonging to one Mr. Antonio Bernardo do Rosario Aulio de Ataide Lobo and one Mr. Antonio Alvito Assuncao Cruz de Ataide Lobo.

During promulgation of survey records, the Said Property as a portion/part of the larger immovable property was allotted Survey No.378/5-B of Village Anjuna.

Thereafter for the purpose of promulgating the land records in the State of Goa, the Land Revenue Code 1968 came to be enacted.

As per the Index of Land Form III, the names of the said Mr. Antonio Bernardo do Rosario Aulio de Ataide Lobo and one Mr. Antonio Alvito Assuncao Cruz de Ataide Lobo stand recorded under Mutation Entry No.139 and 140.

The pre-promulgated records in Form IX are currently not available to be issued as the same stand in mutilated condition as stated by Letter dated 04/07/2023 under Ref No.TAL/ANJUNA/BAR/Form IX/2023 issued by the Office of the Talathi of Anjuna.

Vide Deed of Sale dated 26/04/1975 duly registered in the Office of the Sub Registrar of Bardez under No.334 at pages 75 to 79 Book No.I Vol No.94 dated 27/05/1975, the said Mr. Antonio Bernardo do Rosario Aulio de Ataide Lobo, unmarried along with the said Mr. Antonio Alvito Assuncao Cruz de



Ataide Lobo, unmarried as the Vendors sold and conveyed all that immovable property known as **"BELVACHI GALLY"** or **"BEVACHE GALLIECHO MATTO"** admeasuring 2095 sq mts situated at Chapora, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, Taluka Bardez, Sub District Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and surveyed for Records of Rights under Survey No.378/5-B of Village Anjuna, Bardez, Goa more particularly described herein above to Mr. Pandharinath Sanvlo Fadte alias Pandharinath Sanvlo Fadte and Mrs. Caxibai Pundolica Fatte alias Kashibai Pundalik Fadteas the Purchasers.

The said Deed of Sale dated 26/04/1975 duly registered in the Office of the Sub Registrar of Bardez under No.334 Book No.I Vol No.94 came to be rectified between the said parties by virtue of Deed of Rectification dated 25/05/1984, duly registered in the Office of the Sub Registrar of Bardez under No.683 at pages 128 to 132 of Book No.I Vol No.215 dated 03/10/1985.

By virtue of the said Deed of Sale dated 26/04/1975 duly registered in the Office of the Sub Registrar of Bardez under No.334 Book No.I Vol No.94 read with Deed of Rectification dated 25/05/1984, duly registered in the Office of the Sub Registrar of Bardez under No.683 of Book No.I Vol No.215 dated 03/10/1985, the said Mr. Pandharinath Sanvlo Fadte alias Pandharinath Sanvlo Fadte and Mrs. Caxibai Pundolica Fatte alias Kashibai Pundalik Fadte became the exclusive owners in possession of the Said Property more particularly described herein above.



The said Mr. Pandharinath Sanvlo Fadte alias Pandharinath Sanvlo Fadte along with the said Mrs. Caxibai Pundolica Fatte alias Kashibai Pundalik Fadte on the basis of the above said Deed of Sale dated 26/04/1975, got their names incorporated in the Occupants Column of the first promulgated record of rights/Form I and XIV (in Manual) of Survey Records of the Said Property against Mutation Entry No.3812.

During the promulgation of survey records somewhere in the year 1975, the said property came to be surveyed for records of rights under Survey No.378/5-B of Village Anjuna, Bardez, Goa.

The said Caxibai Pundolica Fatte alias Kashibai Pundalik Fadte expired on 25/03/2003 as spinster without any ascendants or descendants but leaving behind her brother/collateral heir and successor i.e. Mr. Ramesh Pundalik Phatte married to Mrs. Deepali Ramesh Fatte as her only universal heirs.

Subsequent to the death of said Caxibai Pundolica Fatte alias Kashibai Pundalik Fadte, an Inventory Proceedings bearing No.335/2014/F was initiated by her brother said Mr, Ramesh Pundalk Phatte in the Court of the Civil Judge Senior Division at Mapusa.

Half share/right in the Said Property more particularly described herein above was the subject matter of the said Inventory Proceedings and was listed as Item No.1 in the List of Assets.

By virtue of the Judgment dated 29/09/2014 passed in the said Inventory Proceedings bearing No.335/2014/F by the Civil Judge Senior Division at Mapusa, the said Mr. Ramesh Pundalik Phatte along with his wife Mrs.



Deepali Ramesh Phatte acquired absolute ownership rights to the half share in the Said Property in the Said Property corresponding to 1047.50 sq mts.

Land Use Zoning Information dated 31/03/2014 was issued by the Town and Country Planning Department at Mapusa stating that the said property falls in Settlement Zoning.

Vide Agreement for Sale dated 10/05/2014, the said Mr. Ramesh Pundalik Phatte, Mr. Pandharinath Sanvlo Fadte and Mrs. Minakshi Pandharinath Fadte alias Minakshi Pandharinath Phadke agreed to sell the said property for consideration to one Mr. Felix D'Souza.

The said Felix D'Souza for certain reasons did not wish to complete the sale of the Said Property and as such offered to sell the Said Property to Amarsheel Developers Private Limited on the terms and conditions mutually agreed upon between them.

Vide Deed of Sale dated 02/05/2015 registered in the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-BK1-05761-2015, CD Number BRZD765 dated 05/05/2015, the said Mr. Ramesh Pundalik Phatte alias Ramesh Phatte along with his wife Mrs. Deepali Ramesh Phatte and the said Mr. Pandharinath Sanvlo Fadte alias Pandharinath Saunlo Fadke alias P. S. Fadte alias Pandharinath Savlaram Phadke along with his wife Mrs. Minakshi Pandharinath Phadke alias Minakshi Pandharinath Fadte alias Minakshi Pandharinath Phadke as the Owners/Vendors and the said Mr, Felix D'Souza as the Assignor/Confirming Property sold and conveyed all that immovable property known as "BELVACHI GALLY" or "BEVACHE GALLIECHO MATTO"



admeasuring 2095 sq mts situated at Chapora, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, Taluka Bardez, Sub District Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and surveyed for Records of Rights under Survey No.378/5-B of Village Anjuna, Bardez, Goa more particularly described herein above to Amarsheel Developers Private Limited, having its registered Office at C-21/1-69, Lajpat Nagar, Varanasi, Uttar Pradesh 221001 represented by its Managing Director Mr. Dinesh Anand as the Purchasers.

By virtue of the said Deed of Sale dated 02/05/2015, said Amarsheel Developers Private Limited, having its registered Office at C-21/1-69, Lajpat Nagar, Varanasi, Uttar Pradesh 221001 became the exclusive owners in possession of the Said Property more particularly described herein above.

Conversion Sanad under Ref No.RB/CNV/BAR/AC-I/79/2015 was issued by the Office of the District Collector, North Goa at Panaji in respect to the Said Property.

The said property stands mutated in the name of Amarsheel Developers (P) Ltd as confirmed by Form I and XIV dated 14/09/2022.

Technical Clearance Order dated 30/01/2023 under Ref No.TPB/7895/ANJ/TCP-2023/588 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa for construction of Hotel Building A, B & C, Partition Block B, swimming pool and compound wall.



Construction Licence dated 16/08/2023 under Ref No.VP/ANJ-CAI/2023-2024/846 was issued by the Office of the Village Panchayat of Anjuna-Caisua, Bardez, Goa for construction of Hotel Building A, B & C, Partition Block B, swimming pool and compound wall.

By Deed of Sale dated 24/11/2023 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-6078-2023 on 11/12/2023, said Amarsheel Developers Private Limited, having its registered Office at C-21/1-69, Lajpat Nagar, Varanasi, Uttar Pradesh 221001, represented by its Authorised Signatory Shri Dinesh Anand as the Vendors sold and conveyed all that immovable property known as "BELVACHI GALLY" or "BEVACHE GALLIECHO MATTO" admeasuring 2095 sq mts situated at Chapora, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, Taluka Bardez, Sub District Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and surveyed for Records of Rights under Survey No.378/5-B of Village Anjuna, Bardez, Goa more particularly described herein above, more particularly described herein above to Mr. Rajan Tara, Mr. Anil Kumar, Himanshu Gogia and M/s JSPL Estates Private Limited, having its registered Office at Building No.558P, Sector-27, Gurugram, Haryana -122002, represented by its Authorised Representative Mr. Naman Arora as the Purchasers..

By virtue of the said Deed of Sale dated 24/11/2023, said Mr. Rajan Tara, Mr. Anil Kumar, Himanshu Gogia and M/s JSPL Estates Private Limited, having its registered Office at Building No.558P, Sector-27, Gurugram, Haryana -



122002, became the exclusive owner in possession of all that immovable property known as "BELVACHI GALLY" or "BEVACHE GALLIECHO MATTO" admeasuring 2095 sq mts situated at Chapora, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, Taluka Bardez, Sub District Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and surveyed for Records of Rights under Survey No.378/5-B of Village Anjuna, Bardez, Goa more particularly described herein above more particularly described herein above.

V. Opinion: -

From the documents produced I am of the opinion that said Mr. Rajan Tara, Mr. Anil Kumar, Himanshu Gogia and M/s JSPL Estates Private Limited, having its registered Office at Building No.558P, Sector-27, Gurugram, Haryana -122002 are the absolute owners in possession of all that immovable property known as "BELVACHI GALLY" or "BEVACHE GALLIECHO MATTO" admeasuring 2095 sq mts situated at Chapora, Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, Taluka Bardez, Sub District Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and surveyed for Records of Rights under Survey No.378/5-B of Village Anjuna, Bardez, Goa more particularly described herein above and have a clear and marketable title to the said property subject to production of latest Nil Encumbrance Certificate.

Mutation to be done in the name of present sellers.



Latest Nil Encumbrance Certificate to be obtained.

There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate

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by PRATI KSHA
JAIWAN
KAMAT
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