



Dated:29/05/2025

To,

M/s Corniche Land Pvt. Ltd.

132, Bayside Mall, 1st Floor,

Tardeo, Haji Ali, Mumbai 400034.

CERTIFICATE OF TITLE

Description of the Said Property: -

All that property bearing Survey No.95/1-C-2 admeasuring 8180.5 sq mts forming part of the Larger Property admeasuring 37,800 sq mts known as 'QUEGDIVELIM' situated at Reis Magos of Village Reis Magos, Taluka Bardez, District North Goa and State of Goa, within the local limits of the Village Panchayat of Reis Magos registered in the Land Registration Office of Ilhas under No.2095 of Book B-1 of Old Series, enrolled in the Taluka Revenue Office under Matriz No.408 and other part is registered in the Land Registration Office of Ilhas under No.6104 of Book B-16, surveyed under Survey No.95/1-C. The said property bearing Survey No.95/1-C-2 admeasuring 8180.5 sq mts is bounded as under: -

On the East: By the portion of the property surveyed under Survey No.95/1-C;

On the West: By the property bearing Survey No.95/1-D;

On North: By the portion of the property surveyed under Survey No.95/1-C; and

On the South: By the property bearing Survey No.95/1 (Part).

I Description of documents scrutinized: -



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1. Land Description No.2095 of Book B-1 of Old Series
 2. Inscription No.632
 3. Land Description No. 6104 of Book B-16
 4. Inscription No.751.
 5. Old Cadastral Plan of Survey No.230.
 6. Registo do Agrimensor in respect of the Old Cadastral Survey No.230
 7. Indice Numerico in respect of the Old Cadastral Survey No.230
 8. Gift Deed dated 28/07/1969,
 9. Inventory Proceedings bearing No.2/1975 initiated before the Court of the Civil Judge Senior Division of Ilhas at Panaji, Goa.
 10. Deed of Exchange and Partition dated 25/02/1986 executed before the Office of the Sub Registrar of Ilhas and registered under Serial No.405/86 on 11/04/1986
 11. Deed of Sale dated 13/05/1994 executed before the Office of the Sub Registrar of Ilhas and registered under Reg No.1166/94 at pages 68 to 195 of Book No.I Vol No.314 dated 27/07/1994,
 12. Agreement for Sale dated 03/07/2008 executed before the Sub Registrar of Bardez at Mapusa and registered under Reg No.3980 at pages 1 to 23 of Book No.I Vol No.2706 dated 01/08/2008,
 13. Form I and XIV dated 22/11/2023 in respect of Survey No.95/1-C of Village Reis Magos admeasuring 37800 sq mts
 14. Zoning Information dated 30/11/2023 under Ref No.TPBZ/ZON/14382/RMTCP-2023/10048 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa



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15. Deed of Sale dated 13/12/2023 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No. BRZ-1-6390-2023 dated 22/12/2023,
 16. Letter dated 26/12/2023 under Ref No. MAM/BAR. Matriz/1568/2023/08 issued by the Office of the Mamlatdar of Bardez at Mapusa, Goa,
 17. Corresponding Certificate dated 12/06/2024 under No. 9(02)-136/DSLRL/2024/2117 issued by the Directorate Of Settlement and Land Records at Panaji, Goa
 18. Judgment and Order dated 06/01/2025 in Case No. PIBAR05-24-658/48 passed by the Inspector of Survey and Land Records at Mapusa, Bardez, Goa.
 19. Form I and XIV dated 16/01/2025 in respect of Survey No. 95/1-C-2 admeasuring 8180.50 sq mts of Village Reis Magos
 20. Zoning Information dated 07/02/2025 under Ref No. TPBZ/ZON/18959/RM/TCP-2025/1348 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa

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 Property admeasuring 37,800 sq mts known as 'QUEGDIVELIM' situated at Reis Magos of Village Reis Magos, Taluka Bardez, District North Goa and State of Goa, within the local limits of the Village Panchayat of Reis Magos registered in the Land Registration Office of Ilhas under No.2095 of Book B-1 of Old Series, enrolled in the Taluka Revenue Office under Matriz No.408 and other part is registered in the Land Registration Office of Ilhas under No.6104 of Book B-16, surveyed under Survey No.95/1-C and is bounded as under: -

On the East: By the property surveyed under Survey No.95/1-A;

On the West: By the property bearing Survey No.95/1-D;

On North: By the property surveyed under Survey No.98 and 93; and

On the South: By the property bearing Survey No.95/1 (Part) and the road.

Hereinafter referred to as the 'SAID LARGER PROPERTY'.

Part of the Said Property bearing Land Description No.2095 of Book B-1 of Old Series stands inscribed in the name of Mr. Jose Caridade Souza under Inscription No.632 and part of the Said Property bearing Land Description No. 6104 of Book B-16 stands inscribed in the name of Mr. Jose Mariano de Souza under Inscription No.751.

The Said Property was surveyed under Old Cadastral Survey No.230. The Registo do Agrimensor in respect of the Old Cadastral Survey No.230 shows that the Said Property stands recorded in the name of Vishnum Govinda Naique Panvelcar.



Indice Numerico in respect of the Old Cadastral Survey No.230 shows that the Said Property stands recorded in the name of Vishnum Govinda Naique Panvelcar.

There is no document to show as to how the said Vishnum Govinda Naique Panvelcar acquired the Said Property from the Inscription Holders.

Vide Gift Deed dated 28/07/1969, the said Vishnum Govinda Naique Panvelcar and his wife Savitribai Naique Panvelcar gifted the Said Larger Property more particularly described herein above as per their disposable quota to their four sons, namely Mr. Gopala Vishnum Naique Panvelcar, Mr. Ganexa Vishnu Naique Panvelcar, Mr. Narcinva Vishnum Naik Panvelcar and Mr. Vithoba Vishnum Naik Panvelcar.

That the said Vishnum Govinda Naique Panvelcar expired leaving behind his widow and moiety holder, said Savitribai Naique Panvelcar and the following 10 children as his sole and universal heirs, namely

1. Mr. Govinda Vishnu Naik Panvelkar married to Mrs. Sharada Govind Naik Panvelkar;
2. Mrs. Ushadevi Virginkar married to Mr. Purushottam Virginkar;
3. Mrs. Snehalata Bhatikar married to Mr. Arvinda Bhatikar;
4. Mrs. Indira Raikar married to Mr. Ulhas Raikar;
5. Mr. Gopala Vishnu Naik Panvelkar married to Mrs. Rekha Govind Naik Panvelkar;
6. Mrs. Hema Naik married to Dr. Madhav Krishna Naik;
7. Mr. Ganesh Vishnu Naik Panvelkar married to Mrs. Chitra Ganesh Naik Panvelkar;
8. Mr. Narcinva Vishnu Naik Panvelkar, bachelor;



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9. Mr. Vithoba Vishnu Naik Panvelkar married to Mrs. Arundathi Vithoba Naik Panvelkar; and
 10. Ms Kanchan Vishnu Naik Panvelkar.

Upon the demise of the above named said Vishnum Govinda Naik Panvelkar, Inventory Proceedings bearing No.2/1975 came to be initiated before the Court of the Civil Judge Senior Division of Ilhas at Panaji, Goa. The said property bearing Land Registration No.2095 was listed as Item No.38 and the property bearing Land Registration No.6104 was listed as Item No.39 in the List of Assets filed in the said Inventory Proceedings.

In the said Inventory Proceedings No.2/1975, the above referred two Gift Deeds dated 28/07/1969 were also taken into consideration, while allotting the properties to the legal heirs of late Mr. Vishnum Govinda Naik Panvelkar.

An Agreement dated 10/02/1983 was arrived in the said Inventory Proceedings 2/1975, wherein the Said Larger Property more particularly described herein above, listed as Item No.38 and 39 was allotted as per their respective shares to the four sons, namely

1. Mr. Gopala Vishnu Naik Panvelkar and his wife Mrs. Rekha Govind Naik Panvelkar;
2. Mr. Ganesh Vishnu Naik Panvelkar and his wife Mrs. Chitra Ganesh Naik Panvelkar;
3. Mr. Narcinva Vishnu Naik Panvelkar, bachelor;
4. Mr. Vithoba Vishnu Naik Panvelkar and his wife Mrs. Arundathi Vithoba Naik Panvelkar;



By virtue of the above, the said Mr. Gopala Vishnu Naik Panvelkar and his wife Mrs. Rekha Govind Naik Panvelkar; Mr. Ganesha Vishnu Naik Panvelkar and his wife Mrs. Chitra Ganesh Naik Panvelkar; Mr. Narcinva Vishnu Naik Panvelkar, bachelor and Mr. Vithoba Vishnu Naik Panvelkar and his wife Mrs. Arundathi Vithoba Naik Panvelkar, became the exclusive owners in possession of the Said Larger Property more particularly described herein above, having acquired 1/4th right each in the Said Larger Property more particularly described herein above.

That subsequently a Deed of Exchange and Partition dated 25/02/1986 executed before the Office of the Sub Registrar of Ilhas and registered under Serial No.405/86 on 11/04/1986 was executed between the following parties, namely

- a. Mr. Govinda Vishnu Naik Panvelkar and his wife Mrs. Sharada Govind Naik Panvelkar as First Party;
- b. Mr. Gopala Vishnu Naik Panvelkar and his wife Mrs. Rekha Govind Naik Panvelkar as Second Party;
- c. Mr. Ganesha Vishnu Naik Panvelkar and his wife Mrs. Chitra Ganesh Naik Panvelkar as Third Party;
- d. Mr. Narcinva Vishnu Naik Panvelkar, bachelor as Fourth Party;
- e. Mr. Vithoba Vishnu Naik Panvelkar and his wife Mrs. Arundathi Vithoba Naik Panvelkar as Fifth Party;
- f. Mrs. Ushadevi Virginkar alias Sunita Purushotama Virginkar and her husband Mr. Purushottam Virginkar as the Sixth Party;
- g. Mrs. Hema Naik and her husband Dr. Madhav Krishna Naik as the Seventh Party;
- h. Mrs. Snehalata Bhatikar alias Lata Bhatikar and her husband Mr. Arvinda Bhatikar as the Eighth Party;



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- i. Mrs. Indira Raikar alias Deepalaximi Raikar and her husband Mr. Ulhas Raikar as the Nineth Party; and
 - j. Ms. Kanchan Vishnu Naik Panvelkar, spinster as the Tenth Party.

In the said Deed of Partition, the said property was listed as Item Nos. 38 and 39 was sub divided into 5 Plots identified in the said document as Part I, Part II, Part III, Part IV and Part V. Each of these plots were constituted as a separate and distinct unit.

Part II of the original property 'QUEGDIVELIM' referred to above admeasures about 50,386 sq mts and is bounded as per the said Deed of Partition and Exchange dated 25/02/1986 as under: -

On the East: By Part 1 of the Said Property;

On the West: By Part 3 of the Said Property;

On the North: By the property bearing Survey No.98 and 93 of the Village of Reis Magos; and

On the South: By the River Mandovi.

The said Part II came to be allotted to Dr. Gopala Vishnu Naik Panvelkar and his wife Mrs. Rekha Gopal Naik Panvelkar in the said Deed of Exchange and Partition dated 25/02/1986.

By virtue of the said Deed of Exchange and Partition dated 25/02/1986, said Dr. Gopala Vishnu Naik Panvelkar and his wife Mrs. Rekha Gopal Naik Panvelkar became the exclusive owners in possession of the said Part II.



By Deed of Sale dated 13/05/1994 executed before the Office of the Sub Registrar of Ilhas and registered under Reg No.1166/94 at pages 68 to 195 of Book No.I Vol No.314 dated 27/07/1994, the said Dr. Gopala Vishnu Naik Panvelkar and his wife Mrs. Rekha Gopal Naik Panvelkar as Vendors along with M/s Homeland, a Partnership Firm and M/s Alcon Constructions (Goa) as Confirming Parties sold the part of said Plot No.II admeasuring an area of 45,309 sq mts to M/s Reis Magos Estates Private Limited as the Purchasers.

By virtue of the above said M/s Reis Magos Estates Private Limited became the exclusive owners in possession of the part of said Plot No.II admeasuring an area of 45,309 sq mts.

In the said Sale Deed dated 13/05/1994, it has been mentioned that an area of 3155 sq mts out of the total area of 50,385 sq mts has been earmarked to the Mundkars, whose houses were existing therein and their names have also been listed in the said Deed of Sale dated 13/05/1994.

By an Agreement for Sale dated 03/07/2008 executed before the Sub Registrar of Bardez at Mapusa and registered under Reg No.3980 at pages 1 to 23 of Book No.I Vol No.2706 dated 01/08/2008, the said M/s Reis Magos Estates Private Limited, represented by its Director Mr. Suresh Vishwanath Parulekar as the Vendors agreed to sell an area of 8180.5 sq mts to M/s Corniche Land Pvt. Ltd. represented by its Director Mr. Javed Tapia as the Purchasers.

Form I and XIV dated 22/11/2023 in respect of Survey No.95/1-C of Village Reis Magos admeasuring 37800 sq mts shows the name of Reis Magos Estate Pvt. Ltd. in the Occupants column along with other names.



Zoning Information dated 30/11/2023 under Ref No.TPBZ/ZON/14382/RMTCP-2023/10048 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa stating that the said property surveyed under Survey No.95/1-C-of Village Reis Magos admeasuring 37,800.00 mts falls in the “Partly in the Settlement Zone” (approx 32,225.0m2 as per plan enclosed) having VP-1 status for plot area falling within 100mt or width of the river, whichever is less, FAR will be governed as per CRZ Regulations & for the area beyond 100 mt or width of the river, whichever is less, FAR will be governed as per CRZ Regulations and for the area beyond 100mt or width of the river whichever is less the FAR will be 80, partly in Orchard Zone & partly under existing road classified as Other roads (minimum 6 mt) is passing through the plot.

By Deed of Sale dated 13/12/2023 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-6390-2023 dated 22/12/2023, the said M/s Reis Magos Estates Private Limited, having its registered Office at F-3, landscape Mendez Plaza, Near Adarsh Colony Opp. The Goa State Corp Bank Ltd., Caranzalem, Panaji, Goa 403001, represented by its Directors, Mr. Prasad Parulekar, Mrs. Manda Suresh Parulekar as the Vendors sold and conveyed all that portion of the said Larger Property admeasuring 7435 sq mts along with 745.5 sq mts of road totally admeasuring an area of 8180.5 sq mts to M/s Corniche Land Pvt. Ltd. having its registered Office at 132, Bayside Mall, 1st Floor, Tardeo, Haji Ali, Mumbai 400034, represented by its Authorised Signatory Mr. Premanand Vasant Gawas as the Purchasers.

By virtue of the said Deed of Sale dated 13/12/2023 said M/s Corniche Land Pvt. Ltd. became the exclusive owners in possession of all that portion of the said



Larger Property admeasuring 7435 sq mts along with 745.5 sq mts of road totally admeasuring an area of 8180.5 sq mts.

Letter dated 26/12/2023 under Ref No.MAM/BAR.Matriz/1568/2023/08 has been issued by the Office of the Mamlatdar of Bardez at Mapusa, Goa, stating that the Matriz Records pertaining to the Said Property have become very old and in mutilated condition and pages are damaged

Corresponding Certificate dated 12/06/2024 under No.9(02)-136/DSLRL/2024/2117 issued by the Directorate Of Settlement and Land Records at Panaji, Goa states that the New Survey No.95/1-C of Village Reis Magos Bardez, Goa corresponds to Old Cadastral Survey No230 (part).

The said property stands partitioned and Survey No.95/1-C-2 came to be allotted by virtue of Judgment and Order dated 06/01/2025 in Case No.PIBAR05-24-658/48 passed by the Inspector of Survey and Land Records at Mapusa, Bardez, Goa.

Form I and XIV dated 16/01/2025 in respect of Survey No.95/1-C-2 admeasuring 8180 sq mts of Village Reis Magos shows the name of Corniche Land Private Limited.

Zoning Information dated 07/02/2025 under Ref No.TPBZ/ZON/18959/RM/TCP-2025/1348 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa stating that the said property surveyed under Survey No.95/1-C-2 of Village Reis Magos admeasuring 8180.5 mts falls in the "Settlement Zone" having VP-1 status with permissible FAR 80. Existing road 6.00 mts wide is passing through the property.



V. Opinion: -

From the documents produced I am of the opinion that said M/s Corniche Land Pvt. Ltd. having its registered Office at 132, Bayside Mall, 1st Floor, Tardeo, Haji Ali, Mumbai 400034 are the absolute owners in possession of all that property bearing Survey No.95/1-C-2 admeasuring 8180.5 sq mts forming part of the Larger Property admeasuring 37,800 sq mts known as 'QUEGDIVELIM' situated at Reis Magos of Village Reis Magos, Taluka Bardez, District North Goa and State of Goa, within the local limits of the Village Panchayat of Reis Magos registered in the Land Registration Office of Ilhas under No.2095 of Book B-1 of Old Series, enrolled in the Taluka Revenue Office under Matriz No.408 and other part is registered in the Land Registration Office of Ilhas under No.6104 of Book B-16, surveyed under Survey No.95/1-C, more particularly described herein above and have a clear and marketable title to the same subject to the production of latest Nil Encumbrance Certificate.

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

Urban Land Ceiling Act is not applicable.

Latest Nil Encumbrance to be produced

Pratiksha Kamat
Advocate

Pratiksh
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Jaiwant
Kamat

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by Pratiksha
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