

SMT. UJWALA KOUTHANKAR
ADVOCATE

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As requested by you Shree Maa Gayatri Construction Pvt. Ltd.
through its Director Shri. Ramsagar Basant Prasad I am furnishing
my opinion.

CERTIFICATE OF TITLE

**Ref: File of project 'Istha' by Shree Maa Gayatri Construction
Pvt. Ltd.**

I. DESCRIPTION OF THE PROPERTY:

All that project '**ISHTA**' under construction all those
amalgamated properties mentioned below:

(A) All that Rustic property under strip No.1 of the property known
as 'Ossorpo', admeasuring 4,900sq.mts., along with
houses/structures thereon, independently surveyed under Survey
No.63/2 of Village Dabolim, within the limits of Village Panchayat of
Chicalim, Taluka Mormugao, Sub-District of Mormugao, District of
South Goa, State of Goa, said property is described in the Land
Registration of Salcete under No.42010 of Book-B, No.109 of the new
series, enrolled in the Taluka Revenue Office under Matriz Predial
No.807 and **(B)** All that piece and parcel of Immovable property
known as 'Osarpo' admeasuring 3600sq.mts., surveyed under Survey
No.63/3 of Village Dabolim, situated in the City of Vasco-Da-Gama,
District South-Goa.

Property mentioned at serial No.A is bounded as under:

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On the North: By the branch of National Highway which leads Mormugao to Cortalim;

On the South: By the land of same Comunidade;

On the East: By the land of Comunidade now party given on afromento to Joaquim Eleutrio Gomes, Alexio Furtado;

Property mentioned at serial No.B is bounded as under:

On the North: By the property of Raghunath porobo Mambro bearing Survey No.63/2;

On the South: By the property of Manuel de Jesus Gomes bearing Survey No.63/4;

On the East: By the land of Comunidade now given on lease basis (Aformento) to Aleixo Furtado;

On the West: By the Railway Track.

II. DESCRIPTION OF DOCUMENTS SCRUTINIZED

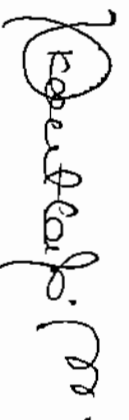
1. Form I and XIV of Survey No.63/2 and 3 of Village Dabolim, Mormugao-Goa.

2. English Translation of Deed of Sale and Discharge of Prices dated 16/03/1961 duly registered before Judicial Division of Salcete at Margao at pages 11 reverse onwards of Book of records No.797.

3. English Translation of Deed of Sale with Quittance of Prices dated 16/03/1951 duly registered before Judicial Division of Salcete at Margao.*

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4. English Translation of Inventory Proceedings No.77 initiated upon death of Shantaram Samant in the Court of the Judicial Division of Salcete.
5. No Objection Certificate dated 17/09/2012 bearing Ref. No.H/W.280/II/NOC/Sr.DEN/W/DRG issued by South Western Railway for proposed lying of lay-out in Survey No.63/2 and 3.
6. English Translation of Description of property.
7. Deed of Sale dated 11/07/2005 duly registered in the Office of Sub-Registrar of Mormugao-Goa under No.1130 at pages 346 to 354 of Book No.1, Vol.No.522 on 20/07/2005.
8. Judgment and Order dated 08/02/2007 passed in the Court of Civil Judge Senior Division at Panaji in Inventory Proceedings No.96/98/B.
9. Deed of Sale dated 26/09/2007 duly registered in the Office of Sub-Registrar of Mormugao-Goa under No.1326 at pages 1 to 22 of Book No.1, Vol.No.742 on 28/09/2007.
10. Conversion Sanad (i) Dated 21/03/2016 issued by Additional Collector II South Goa District, Margao-Goa under No.AC-II/MOR/SG/CONV/81/2015/3280 pertaining to Survey No.63/2 of Village Dabolim, Mormugao-Goa. (ii) Dated 21/03/2016 issued by Additional Collector II South Goa District, Margao-Goa under No.COL/SG/CONV/79/2015/3279 pertaining to Survey No.63/3 of Village Dabolim, Mormugao-Goa.
11. Development Permission, dated 04/01/2017 bearing No. MPDA/9-P-97/2016-17/1374 issued by Mormugoa



Planning and Development Authority pertaining to Survey No.63/2 and 3 of Village Dabolim.

12. No Objection Certificate dated 02/05/2017 bearing Ref. No.SDE-II/VSG/Tech-1/96/17-18 issued by Asst. Engineer Electricity Department, Vasco for proposed amalgamation of Plots and construction of Multi family Dwelling Bldg. Block 'A' and 'B' and compound wall in Survey No.63/2 and 3 of Village Dabolim, Mormugao-Goa.

13. Irrevocable Power of Attorney dated 02/05/2017 duly executed between Shri. Ramdas Naik and Shri. Ramsagar Prasad and registered before Notary Ulhas V. Shirodkar of Mormugao under No.2992/2012 on 02/05/2017.

14. Provisional No Objection Certificate dated 05/05/2017 bearing Ref. No.UHCV/NOC/17-18/209 issued by Urban Health Centre for construction of Multi family Dwelling Bldg. Block 'A' and 'B' and compound wall in Survey No.63/2 and 3 of Village Dabolim, Mormugao-Goa.

15. Construction License dated 08/05/2017 under No.VP/CHI/11/2017-18/10/256 for amalgamation of Plots and construction of Multi family Dwelling Bldg. Block 'A' and 'B' and compound wall in Survey No.63/2 and 3 of Village Dabolim, Mormugao-Goa issued by Village Panchayat Chicalim, Mormugao-Goa.

16. Memorandum of Understanding dated 01/09/2017 duly registered before Notary Ulhas V. Shirodkar of Mormugao under No.6313/2017 on 07/09/2017.

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17. Nil Certificate of Encumbrance on property (i) Dated 21/09/2017 bearing No. 910/2017 for 30 years commencing from 01/01/1988 to 13/09/2017 (ii) Dated 21/09/2017 for 30 years commencing from 01/01/1988 to 13/09/2017 bearing No.911/2017 both issued by the Office of Sub-Registrar of Mormugao-Goa.

18. Survey Plans/approved plans.

Note: All documents scrutinized are photocopies.

III.- OFFICE SEARCHES:

I have taken searches in the Offices of Land-Registrar/Sub-Registrar, Mormugoa, Court of Civil Judge Senior Division at Panaji, Directorate of Archives/Land Revenue Office/Collector of South-Goa.

IV.- FLOW OF TITLE OF THE PROPERTY:

On perusal of the above listed documents and on giving searches in the relevant offices I confirm that project '**TSHTA**' is under construction all those amalgamated properties mentioned below:

(A) All that Rustic property under strip No.1 of the property known as 'Ossorpo', admeasuring 4,900sq.mts., along with houses/structures thereon, independently surveyed under Survey No.63/2 of Village Dabolim, within the limits of Village Panchayat of Chicalim, Taluka Mormugao, Sub-District of Mormugao, District of South Goa, State of Goa, said property is described in the Land Registration of Salcete under No.42010 of Book-B, No.109 of the new

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series, enrolled in the Taluka Revenue Office under Matriz Predial No.807 and **(B)** All that piece and parcel of Immovable property known as 'Osarpo' admeasuring 3600sq.mts., surveyed under Survey No.63/3 of Village Dabolim, situated in the City of Vasco-Da-Gama, District South-Goa.

FLOW OF TITLE OF THE PROPERTY AT SERIAL NO.A.

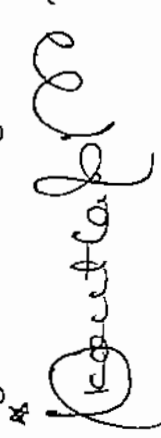
Said property originally belonged to Shri. Arnaldo Martinho Xavier Ribeiro and his wife Smt. Beatriz Carmelina Purificacao Figueiredo e Ribeiro.

On 16/03/1951 by virtue of Deed of Sale duly registered before Judicial Division of Salcete at Margao, said Shri. Arnaldo Martinho Xavier Ribeiro and his wife Smt. Beatriz Carmelina Purificacao Figueiredo e Ribeiro sold said property to Shri. Rogunata Porobo Mambro and accordingly said property is inscribed in favour of Shri. Rogunata Porobo Mambro under Inscription No.43815.

Upon the death of Shri. Rogunata Porobo Mambro; Inventory Proceedings was initiated and by virtue of Final Order dated 20/12/1962, said property was allotted to Rajiv Prabhu Mambro alias Rajiu Prabhu Mambro alias Rajiv Raghunath Mahambre.

Subsequently, upon the death of Rajiv Mahambre alias Rajiv Prabhu Mambro; Inventory Proceedings bearing No.96/98/B was initiated and vide Judgment and Order dated 08/02/2007 passed in the Court of Civil Judge Senior Division at Panaji said property was allotted to Smt. Paola Ann De Sequeira Mambro alias Paola Ann Mambro.

By virtue of Deed of Sale dated 26/09/2007 duly registered in the Office of Sub-Registrar of Mormugao-Goa under No.1326 at



pages 1 to 22 of Book No.1, Vol.No.742 on 28/09/2007 said Smt. Paola Ann De Sequeira Mambro alias Paola Ann Mambro sold, transferred and conveyed all their rights, interest and title in the said property in favour of Shri. Ramsagar Prasad and Smt. Sangita Ramsagar Prasad.

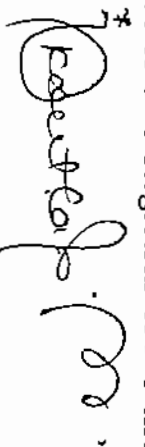
Pursuant to aforesaid Deed of Sale dated 26/09/2007 names of Shri. Ramsagar Prasad and Smt. Sangita Ramsagar Prasad are appearing in the Occupant column of Form I and XIV of Survey No.63/2 of Village Dabolim, Mormugao-Goa.

FLOW OF TITLE OF THE PROPERTY AT SERIAL NO.B.

That said property originally belonged to Shri. Rogunata Porobo Mambro who along with his wife Smt. Sudabai R. Mambro by Deed of Sale and Discharge of Prices dated 16/03/1961 duly registered before Judicial Division of Salcete at Margao at pages 11 reverse onwards of Book of records No.797 sold, transferred, conveyed all their rights, interest and title in one of the plot being plot No.2, admeasuring 4,156.66m² in favour of Shantaram Baburao Samant.

Upon death of Shantaram Baburao Samant; Orphanological Inventory Proceedings No.77 were initiated in the Court of the Judicial Division of Salcete declaring Smt. Premilabai Xantarama Samant as his moiety shareholder and his two daughters namely: (a) Guita Shantarama Samant and (b) Lata Shantarama Samant as his only legal universal heirs to succeed to his estates.

Further by virtue of Deed of Sale dated 11/07/2005 duly registered in the Office of Sub-Registrar of Mormugao-Goa under

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No.1130 at pages 346 to 354 of Book No.I, Vol.No.522 on 20/07/2005 said Smt. Premilabai Xantarama Samant along with her two daughters sold, transferred and conveyed all their rights, interest and title to portion admeasuring 3600sq.mts., of survey No.63/3 of Dabolim village in favour of Shri. Ram Sagar Vasant Prasad.

No Objection Certificate dated 17/09/2012 bearing Ref. No.H/W.280/11/NOC/Sr.DEN/W/DRG is issued by South Western Railway for proposed laying of lay-out in Survey No.63/2 and 3.

Conversion Sanad both issued by Additional Collector II South Goa District, Margao-Goa (i) Dated 21/03/2016 bearing No.AC-II/MOR/SG/CONV/81 /2015/3280 pertaining to Survey No.63/2 of Village Dabolim, Mormugao-Goa. (ii) Dated 21/03/2016 bearing No.COL/SG/CONV/79/2015/3279 pertaining to Survey No.63/3 of Village Dabolim, Mormugao-Goa for the purpose of use of said land for residential purpose.

Development Permission dated 04/01/2017 under No. MPDA/9-P-97/2016-17/1374 is issued by Mormugao Planning and Development Authority pertaining to Survey No.63/2 and 3 of Village Dabolim for proposed construction.

No Objection Certificate dated 02/05/2017 bearing Ref. No.SDE-II/VSG/Tech-1/96/17-18 is issued by Asst. Engineer Electricity Department, Vasco for proposed amalgamation of Plots and construction of Multi family Dwelling Bldg. Block 'A' and 'B' and compound wall in Survey No.63/2 and 3 of Village Dabolim, Mormugao-Goa.

By Memorandum of Understanding dated 01/09/2017 duly registered before Notary Ulhas V. Shirodkar of Mormugao under No.6313/2017 on 07/09/2017 said Shri. Ramsagar Basant Prasad



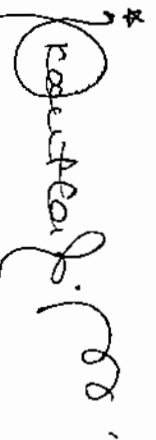
as proprietor of M/s. Shree Maa Gayatri Enterprises and Smt. Sangita Ramsagar Prasad as proprietor of M/s. Shree Maa Gayatri Developer as the second party/land owners agreed to contract for purpose of development and construction of building, for sell of flats, units in the said building/s with Shree Maa Gayatri Construction Pvt. Ltd., a registered company through its Directors namely (i) Shri. Ramsagar Basant Prasad, (ii) Smt. Sangita Ramsagar Prasad and (iii) Shri. Saket Ramsagar Prasad as first party/developer in said properties.

Construction License dated 08/05/2017 under No.VP/CHI/11/2017-18/10/256 for amalgamation of Plots and construction of Multi family Dwelling Bldg. Block 'A' and 'B' and compound wall in Survey No.63/2 and 3 of Village Dabolim, Mormugao-Goa is issued by Village Panchayat Chicalim, Mormugao-Goa.

IV.- Nil Certificate of Encumbrance on property both issued by the Office of Sub-Registrar of Mormugao-Goa (i) Dated 21/09/2017 bearing No.910/2017 for 30 years commencing from 01/01/1988 to 13/09/2017 (ii) Dated 21/09/2017 bearing No.911/2017 for 30 years commencing from 01/01/1988 to 13/09/2017 confirms that there is no registered charge/encumbrance on the said property for the above mentioned period.

V.- OPINION:

(a) Documents produced on record confirm that said Shri. Ramsagar Basant Prasad as proprietor of M/s. Shree Maa Gayatri Enterprises and Smt. Sangita Ramsagar Prasad as proprietor of M/s. Shree Maa Gayatri Developer have and hold absolute valid, clear,

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clean and marketable title to said property along with said project 'ISTHA' under construction thereon subject to Memorandum of Understanding dated 01/09/2017 duly registered before Notary Ulhas V. Shirodkar of Mormugao under No.6313/2017 on 07/09/2017 with Shree Maa Gayatri Construction Pvt. Ltd., a registered company through its Directors namely (i) Shri. Ramsagar Basant Prasad, (ii) Smt. Sangita Ramsagar Prasad and (iii) Shri. Saket Ramsagar.

(b) That prospective purchasers of flats/unit in the said project can create charge on their respective flats/units on depositing original registered Agreement/Sale Deed with respective financial institution/s or Bank/s.

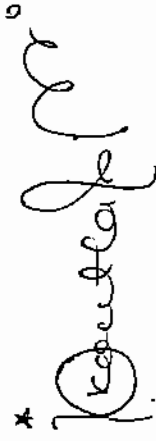
In case of Agreement for Sale consent of the owner/developer for Sale and creation of mortgage be produced on record.

Note: You are required to keep on record:

- (i) Certificate of Registration of Company i.e. Shree Maa Gayatri Construction Pvt. Ltd. and
- (ii) Irrevocable Power of Attorney to be executed by Shri. Ramsagar Basant Prasad as proprietor of M/s. Shree Maa Gayatri Enterprises and Smt. Sangita Ramsagar Prasad as proprietor of M/s. Shree Maa Gayatri Developer in favour of Shree Maa Gayatri Construction Pvt. Ltd., a registered company through its Directors namely (a) Shri. Ramsagar Basant Prasad, (b) Smt. Sangita Ramsagar Prasad and (c) Shri. Saket Ramsagar.

- (c) There is no claim of any minor to the said property.
- (d) Urban Land Ceiling Act is not applicable to the said property.

Panaji-Goa
07/12/2017

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UJJWALA T. KOUTHANKAR
Advocate & Notary
Tiswadi Taluka
Panaji - Goa
Reg. No. 256 / 10