

ADVOCATE (MRS) REENA STEVEN FERNANDES

B.Sc,LLB,
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ALTO PORVORIM,
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Date : 15th October 2021

TITLE REPORT OF PROPERTY :-

NAME OF THE TITLE HOLDER : M/S SAMATMA ESTATES PVT. LTD.

A/6, Skylark Apartment,
Menezes Braganza Road,
Panaji, Goa

DESCRIPTION OF THE PROPERTY UNDER INVESTIGATION :

ALL THAT landed property known as "FORNA BHAT" admeasuring 6798.00 sq.mts, situated at Neura O Grande Village, within the limits of Village Panchayat of Neura O Grande, Sub-District of Ilhas, Taluka of Tiswadi, District of North Goa, State Goa, This property is presently surveyed under no. 248/2-A of the Village Neura O Grande, Tiswadi , Goa and formerly constituted a part of larger property found described in Land Registration Office of Ilhas, Tiswadi, Goa, under Land Description no. 2474 at pages 54 of Book B-7 new of Ilhas and enrolled for Matriz Predial under Matriz no. 158 and is presently bounded as follows:

North : By Road;

South : By property of Ana Severina Souza bearing Survey no. 248/7, property of Comunidade of Neura-O-Grande and of Andre Afonso under survey no. 248/8;

East : By property of Iria Lobo e Noronha under survey no. 248/3, by property of Shiva Putu Naik bearing Survey no. 248/6 and by "Dis-annexed portion admeasuring an area of 1052 sq. mtrs. belonging to Mr. Pramod Prakash Naik and Mr.Digambar Prakash Naik (which dis-annexed portion bears present survey no. 248/2).

West : By property of Antonio Rui Noronha Ferreira under Survey no. 248/1 and by property under survey no. 248/5.

DOCUMENTS SCRUTINIZED:

1. Photocopy Nil Encumbrance certificate dated 16/08/2021 under certificate no. 1062 issued in the name of M/s Samatma Estates Pvt. Ltd., for the property surveyed under the no.248/2-A of the Village Neura -o-Grande, Tiswadi, Goa.
2. Photocopy Nil Encumbrance certificate dated 08/07/2021 under certificate no. 864 issued in the name of M/s Samatma Estates Pvt. Ltd.,

for the property surveyed under the no.248/2-A of the Village Neura -o- Grande, Tiswadi, Goa.

3. Photocopy of Survey Form I and XIV of the property surveyed under no.248/2-A of the Village Neura-O-Grande, Tiswadi, Goa.
4. Photocopy of Joint Survey Plan of the properties surveyed under no.249/2, 248/2, 250/1 of the Village Neura-O-Grande, Tiswadi, Goa.
5. Photocopy of Survey Plan of the property surveyed under no.248/2-A of the Village Neura-O-Grande, Tiswadi, Goa.
6. Photocopy of Description Certificate under the no.2474 of the Book No.B-7 New page 54 reverse in the Land Registration Office of Ilhas, Tiswadi, Goa.
7. Photocopy of Inscription certificate under no. 27695 of Book G- 41 at pages 54 in the office of the Land Registration of Ilhas, Tiswadi, Goa, alongwith certified true Translation by Adv. Atanasio Monteiro dated 24/04/2021.
8. Photocopy Deed of Sale dated 7/10/1979, registered before the office of Sub - Registrar of Ilhas, Panaji, Goa, under no.49, at pages 393 to 398 in Book No. I, Volume no. 143, on 22/02/1980.
9. Photocopy of Certified true Copy of Judgment dated 23/11/2005, passed by the Civil Judge Senior Division at Panaji, Tiswadi, Goa, in Inventory



Proceeding No.47/1991/A initiated upon the death of Late Manuel Antonio Francisco Mendes and his wife Mrs. Maria Joaquina Mendes.

10. Photocopy of Deed of Sale dated 15/12/2006, registered under no. 3346, at pages 31 to 58, Book No. I, Volume no- 1731, dated 21/12/2006, before the office of Sub - Registrar of Ilhas, Tiswadi, Goa.

11. Photocopy of Certified Copy of Order dated 16/12/2017 of the Civil Judge Senior Division, Margao, Goa, in Civil Misc. Application No. 340/2017/A of Article 1488 of the Portuguese Civil Procedure Code to disposes minor's share.

12. Photocopy of Certified Copy of Orders dated 20/02/2018 passed by the Deputy Collector and SDO, Tiswadi, Goa for partition of property surveyed under no.248/2 of Neura-o-Grande in land Partition Case no. 90/2017.

13. Photocopy Deed of Sale dated 12/03/2018, registered under no. PNJ-BK1-00666-2018, CD No. PNJD63 on 12/03/2018, before the office of Sub - Registrar of Ilhas, Panaji, Goa.

14. Photocopy of Agreement for Joint development dated 08/10/2021 duly attested by the Notary Public Mr. Sayed Abbas under register no. 4305/2021 on 13/10/2021 at Panaji, Goa.

15. Photocopy of Power of Attorney dated 19/10/2021 in favour of Mr. Tanmay Ulhas Kholkar for obtaining approvals and other acts for



development of property surveyed under the no.248/2-A of the Village Neura-o-Grande, Tiswadi, Goa, executed before the Notary Mr. Sayed Abbas and found registered in his office under register no.4394/2021 on 19/10/2021 at Panaji, Goa.

16. Photocopy of Power of Attorney dated 21/10/2021 in favour of Mr. Tanmay Ulhas Kholkar executed before the Sub Registrar of Tiswadi at Panaji, Goa and found registered under the no. PNJ-POA- Register-90-2021 on 21/10/2021.

17. Photocopy of Conversion Sanad dated 23/11/2018 under no. RB/CNV/TIS/AC-1/04/2018 issued by the Additional Collector – I, Tiswadi, Panaji, Goa.

18. Photocopy of Consent to Establish dated 26/02/2019 under no. 12/2018-PCB/84807/G000568 issued by the Goa State Pollution Control Board, Panaji, Goa.

19. Photocopy of Technical Clearance Order dated 02/01/2020 under reference no. TIS/9074/NOG/TCP/2020/05 issued by the Town and Country Planning Department, Panaji, Goa.

20. Photocopy No Objection Certificate dated 27/08/2021 under reference no. PHC/CORLIM/NOC/2021-22/1110 issued by the Directorate of Health Services, Primary Health Centre Corlim, Ilhas, Goa.



21. Photocopy Construction Licence dated 19/08/2021 under no. VP/N/TIS/2021-2022/457 issued by the Village Panchayat Neura-o-Grande, Tiswadi, Goa, for construction of residential Apartment Complex.

22. Photocopy revised Construction Licence dated 22/09/2021 under no. VP/N/TIS/2021-2022/609 issued by the Village Panchayat Neura-o-Grande, Tiswadi, Goa, for construction of residential Apartment Complex.

23. Approved Construction Plans.

SCRUTINY OF TITLE PROCUREMENT:

i. The property a larger property is found described in the Land registration Office of Ilhas under Description No. 2474 at page no. 54v of Book B-7 (new) and is known as "FORNA BHAT". The property being situated at Neura-O-Grande, within the limits of the Village Panchayat of Neura-O-Grande, Taluka of Tiswadi, District of North Goa, State of Goa, being divided into three parts by road and surveyed under nos. 249/2, 248/2, 250/1 of the Village Neura-O-Grande. The title property under Scrutiny is 248/2 , which was later partitioned and is now surveyed under the no. 248/2-A.

ii. The said entire larger property is found inscribed in favour of one Loximona Vishnum Xete Carmolcae married to Gopicabai Carmolkar, both residents of Panaji, having purchased the said larger property by judicial Deed auction proceedings dated 02/01/1970 of execution

proceedings filed by Maria Ursula Mafalda Natalina De Assuncao Colaco against her creditors Mr. Abilio Joao Jose Antonio De Piedade Noronha and his wife Mrs. Judith Ilda Lopes.

- iii. The aforesaid Mr. Loximona Vishnum Xete Carmolcae also known as Laximan Vishnu Shet Karmalkar and his wife Gopicabai Carmolkar also known as Mrs. Gopikabai Laxman Shet Karmalkar became the lawful and exclusive owners in possession of the said larger property.

- iv. Vide Deed of Sale dated 07/10/1979, registered before the office of Sub - Registrar of Ilhas, Panaji, Goa, under no.49, at pages 393 to 398 in Book No. I, Volume no. 143, on 22/02/1980, the aforesaid Mr. Loximona Vishnum Xete Carmolcar also known as Laximan Vishnu Shet Karmalkar and his wife Gopicabai Carmolkar also known as Mrs. Gopikabai Laxman Shet Karmalkar sold, transferred and conveyed the said larger property to one Mrs. Maria Joquina Mendes.

- v. The said Mrs. Maria Joquina Mendes was married to Mr. Manuel Antonio Francisco Mendes as such they both became the owners in possession of the said larger property by virtue of the Deed of Sale dated 07/10/1979.

- vi. The aforesaid Mrs. Maria Joquina Mendes predeceased her husband on 14/09/1985 and the said Mr. Manuel Antonio Francisco Mendes, expired on 13/01/1988, without any will or any other disposition of their assets, leaving behind them the following children as their legal heirs to assets left behind by them:



- a) Mr. Peter Mendes married to Mrs. Cristaline Telles E Mendes;
- b) Mr. Vincente Mendes married to Mrs. Diana D'Costa e Mendes;
- c) Mrs. Flora Teles and her husband Mr. Pedro Francisco Xavier Teles;
- d) Mrs. Martha Rebello married to Mr. Nocilau Rebello;
- e) Mr. Fernando Antonio Abranches and his wife Mrs. Celina Mendes e Abranches;

vii. Out of the aforesaid of Late Maria Joquina Mendes and Late Manuel Antonio Francisco Mendes:

- a) Their son-in-law Mr. Fernando Antonio Abranches expired on 02/09/2004 intestate without any will or any other deposition of his assets leaving behind him, his widow/moiety holder/ half sharer his wife Mrs. Celina Mendes e Abranches and the following Children as his legal heirs; (i) Mr. Reynold Abranches, (ii) Ms. Marushka Abranches and (iii) Mr. Sheldon Abranches, all majors in age.
- b) Their daughter Mrs. Flora Teles expired on 06/07/2005 intestate without any will or any other deposition of his assets leaving behind her, her widower/moiety holder/ half sharer her husband Mr. Pedro Francisco Xavier Teles and the following Children as her legal heirs;

(i) Mr. Jerry Maximiano Teles married to Mrs. Suzette Aninhas Teles, (ii) Mr. Michael Jack Teles married to Mrs. Theresa Isace Teles, (iii) Mr. Nello Stephan Teles married to Mrs. Sonia Laura Das Dores Alemmao e Teles, (iv) Mr. Savio Mark Teles, single, and (v) Mr. Myron Seby Teles, Single.

The facts of legal heir ship of the aforesaid Late Maria Joquina Mendes and Late Manuel Antonio Francisco Mendes as stated in paragraphs vi



and vii hereinabove are duly confirmed vide Judgment dated 23/11/2005 passed by the Civil Judge Senior Division at Panaji, Goa, in Inventory Proceeding No. 47/1991/A filed upon the death of Late Maria Joquina Mendes and Late Manuel Antonio Francisco Mendes.

- viii. In the same Inventory Proceedings no.47/1991/A filed before the Civil Judge Senior Division at Panaji, Goa, the said larger property is found described under the item no. 21(XXI) and is found allotted to Mr. Vincent Mendes and his wife Mrs. Diana D' Costa e Mendes duly confirmed in terms of Judgment dated 23/11/2005 passed by the Civil Judge Senior Division at Panaji, Goa in the said Inventory Proceedings.

- ix. Vide Deed of Sale dated 09/10/2006, registered under the no.2709 at pages 58 to 76 of Book No.I, Volume NO. 1699 on 17/10/2006, registered in the office of the Sub Registrar of Ilhas, Tiswadi, Panaji, Goa, the aforesaid Mr. Vincent Mendes and his wife Mrs. Diana D' Costa e Mendes, had sold a plot of land admeasuring 1052.00 sq.mts. from and out of the survey no.248/2 of the Village Neura-O-Grande to one Mr. Pramod Prakash Naik and Mr. Diganber Prakash Naik, thus reducing the area of original survey no.248/2 from 7850.00 sq.mts. to the existing area of 6798.00 sq.mts.

- x. The aforesaid Mr. Vincent Mendes alias Joseph Vincent Mendes and his wife Mrs. Diana D'Costa e Mendes sold, transferred and conveyed the this balance area of 6798.00 sq.mts to M/s Gopal Realtors represented by its partners; (i) Mr. Arun Sadashiv Tirodkar, (ii) Mr. Rajiv Kamleshwar



Shirodkar, (iii) Mr. Purushottam Vinayak Verekar, (iv) Mr. Yugendra Gurnath Shirodkar, vide Deed of Sale dated 15/12/2006, registered under no. 3346, at pages 31 to 58, Book No. I, Volume no- 1731, dated 21/12/2006, before the office of Sub - Registrar of Ilhas, Tiswadi, Goa, found registered in the office of the Sub Registrar of Tiswadi, at Panaji, Goa.

- xi. One of the partners of the said firm M/s Global Realtors, Mr. Arun Sadashiv Tirodkar expired intestate on 21/02/2015 without any will or any other deposition of his assets as widower/moiety holder/halfsharer of his wife Late Leena Arun Tirodkar havng predeceased her husband on 23/01/2005 leaving behind his sole heir and only daughter and Minor Child Miss Nidhi alias Aditi Arun Tirodkar.

- xii. That upon the death of his wife, Late Leena Arun Tirodkar, the said Late Mr. Arun Sadashiv Tirodkar, in terms of Partnership Deed dated 15/12/2006 and reconstitution dated 29/01/2007 , appointed one Mr. Rajesh S. Verenkar as the legal Guardian of his minor daughter Miss Nidhi alias Aditi Arun Tirodkar. Upon the death of the said Mr. Arun Sadashiv Tirodkar, the partnership Concern M/s Global Realtors was reconstituted in terms of Deed of Reconstitution dated 12/03/2015 and Miss Nidhi alias Aditi Arun Tirodkar was added as a partner to the said firm, which facts are confirmed in the Portuguese Civil Miscellaneous application No.340/2017/A by the Civil Judge Senior Division, Margao, Goa.



xiii. The said firm M/s Global Realtors including the aforesaid Miss Nidhi alias Aditi Arun Tirodkar, desiring to sell the said larger property filed an application under Article 1488 of the Portuguese Civil Procedure Code before the Civil Judge Senior Division at Margao, Goa, which application came to be registered under Portuguese Civil Miscellaneous application No.340/2017/A. The Civil Judge Senior Division at Margao, Goa vide its orders 16/12/2017, granted permission to Miss Nidhi alias Aditi Arun Tirodkar, to sell her share in the said larger property as per the procedure laid down in law.

xiv. The aforesaid m/s Global Realtors partitioned the area of 6798.00 sq.mts from and out of the said survey no.248/2 of the Village Neura-O-Grande, in Land Partition case no. LND/PART/90/2017 vide orders dated 20/02/2018 of the Deputy Collector and SDO at Panaji, Goa. The newly partitioned portion with the area of 6798.00 sq.mts was allotted a new survey no. 248/2-A of the Village Neura-O-Grande, which is the subject property under scrutiny in this title Report.

xv. This property in terms of Deed of Sale dated 12/03/2018, registered under no. PNJ-BK1-00666-2018, CD No. PNJD63 on 12/03/2018, before the office of Sub - Registrar of Ilhas, Panaji, Goa, the aforesaid M/s Global Realtors through its partners and their respective spouses sold, transferred and conveyed the property admeasuring 6798.00 sq.mts now surveyed under the no. 248/2-A of the Village Neura-O-Grande, to M/s Samatma Estates Private Limited, with a common access having uniform width of 2.50 sq.mts alongside the eastern portion of this property to the

heirs of late Prakash Guno Naik who are the occupants of the portion of the sai larger property now surveyed under the no.248/2 of the Village Neura-O-Grande.

xvi. The aforesaid M/s Samatma Estates Private Limited, thus became the owners in possession of the property now admeasuring 6798.00 sq.mts and surveyed under the no.248/2-A of the Village Neura-O-Grande and their name is found recorded in the survey no.248/2-A of the Neura-O-Grande as occupants, thereof.

xvii. The said M/s Samatma Estates Private Limited entered into agreement for Joint development dated 08/10/2021 duly attested by the Notary Public Mr. Sayed Abbas under register no. 4305/2021 on 13/10/2021 at Panaji, Goa with M/s Manas Spaces LLP for jointly developing the said property upon the terms and conditions stipulated therein. It was also agreed between the said M/s Samatma Estates Private Limited and the said M/s Manas Spaces LLP that M/s Manas Spaces LLP shall be granted the unqualified and unfettered right to sell or allot on behalf of the said M/s Samatma Estates Private Limited the premises constructed in the said property alongwith the corresponding undivided share in the said property, with the said M/s Samatma Estates Private Limited s confirming party to such agreement or any such document.

xviii. The said Manas Spaces LLP is granted the possession of the said property for construction of the project in the said property and its development in terms of the Agreement for Joint development dated



08/10/2021 who has commenced construction in the said property upon obtaining the following approvals, on behalf of the said M/s Samatma Estates Pvt. Ltd. by virtue of Power of Attorney dated 19/10/2021 granted in its favour;

- a) Conversion Sanad dated 23/11/2018 under no. RB/CNV/TIS/AC-1/04/2018 from the Additional Collector – I, Tiswadi, Panaji, Goa converting an area of 5977.68 sq.mts from and out of the said property for residential use.
- b) Consent to Establish dated 26/02/2019 under no. 12/2018-PCB/84807/G000568 from the Goa State Pollution Control Board, Panaji, Goa, for installation of STP in the project to be developed in the said property.
- c) Technical Clearance Order dated 02/01/2020 under reference no. TIS/9074/NOG/TCP/2020/(05) from the Town and Country Planning Department, Panaji, Goa, for construction of the Residential apartment complex.
- d) No Objection Certificate dated 27/08/2021 under reference no. PHC/CORLIM/NOC/2021-22/1110 from the Directorate of Health Services, Primary Health Centre Corlim, Ilhas, Goa, on Sanitary Point of View for the development and construction of the said project in the said property.



- e) Construction Licence dated 19/08/2021 under no. VP/N/TIS/2021-2022/457 from the Village Panchayat Neura-o-Grande, Tiswadi, Goa, for construction of residential Apartment Complex.
- f) Revised Construction Licence dated 22/09/2021 under no. VP/N/TIS/2021-2022/609 from the Village Panchayat Neura-o-Grande, Tiswadi, Goa, for construction of residential Apartment Complex.
- g) Duly Approved Construction Plans from relevant departments for construction of the said project in the said property as per designs duly approved by the authorities.

CERTIFICATE OF TITLE :

- i. On perusal of the documents produced before me and on the scrutiny of the documents. It can be seen that the title of the property admeasuring 6798.00 sq.mts. surveyed under the no.248/2-A of the Village Neura-O-Grande, Tiswadi, Goa, has been acquired by M/s Samatma Estates Private Limited, who is the owner in possession of the said property in terms of the Sale deed dated 13/03/2018.
- ii. In terms of the Agreement for Joint Development dated 08/10/2021, the said M/s Samatma Estates Private Limited has granted the possession of the said property to M/s Manas Spaces



LLP, for development and construction of project in the said property as per the terms and conditions stipulated therein.

iii.

The said Manas Spaces LLP in terms of the said agreement dated 08/10/2021 is also granted the unqualified and unfettered right to sell or allot on behalf of the said M/s Samatma Estates Private Limited the premises constructed in the said property alongwith the corresponding undivided share in the said property, with the said M/s Samatma Estates Private Limited as confirming party to such agreement or any such document.

ENCUMBRANCES : There are no encumbrances on the property admeasuring 6798.00 sq.mts. surveyed under the no.248/2-A of the Village Neura-O-Grande, Tiswadi, Goa, as per the Nil Encumbrance certificate dated 16/08/2021 under certificate no. 1062 and that the said property is free from any legal encumbrance and impediment for its development and sale of units constructed in the said project.

REGULATORY ISSUES:

i. Whether the said property is affected by any Land Ceiling statute or Goa Land Use (Regulation) Act 1991 or Urban Land Ceiling Law any such act that can bar its development ?

No



ii. Whether the said property is affected by any Land fragmentation law for the time being in force ?

No

iii. Whether the said property is affected by any Forest Act and Rules. ?

No

iv. Whether the said property is affected by any Planning law that affects its development ?

No

v. Whether the said property is affected by any rent restriction /Control law ?

No

vi. Whether the said property is affected by any user restriction under any Panchayat / Revenue Laws ?

No



vii. Whether the said property is affected by or is a part of any land acquisition Proceedings or is affected by any regulatory issue relating to requirement of Permission from Development Authority under law relating to Industrial Parks etc.

No

viii. Whether any such documents found out during the title search in the Office of the Sub Registrar of Tiswadi or Revenue and like authorities that can the title of the property ?

Nil

ix. List of any further documents called for scrutiny of the title of the property.

Nil

x. Whether the documents examined are executed as required under the Indian Stamp Act ?

Yes



xi. Whether the registration endorsement of the documents of title Holder in order ?	Yes
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CERTIFICATE OF EXAMINATION : This is to certify that I have with due diligence examined the documents furnished to me for giving title clearance certificate with respect to the title of the property surveyed unde rteh no.248/2-A of the Village Neura-O-Grande, vesting with M/s Samatna Estates Pvt. Ltd. and rights acquired in the said property by the aforesaid Manas Spaces LLP in lieu of joint development by both of them upon the terms and conditions agreed between them. I further state that the documents and /or transactions by which the owners have acquired title to the said property is not sham or fictitious.

Place: Porvorim, Goa



MANAS S. FERNANDES
ADVOCATE
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 Alto Porvorim
 Bardez - Goa.