

**TITLE REPORT IN RESPECT OF THE PLOT DESCRIBED IN
SCHEDULE 'II' BELOW.**

Schedule - I

(Description of the property)

1/4th of the property or land denominated CODPAMORDI by other name SONXEAMORDI, situated at Xeldem of Quepem taluka, state of Goa, described in the land registration office of this comarca under no.15254 at page 63 of book B-42 and enrolled under Matriz no.349, which property is identified in the survey records of village panchayat of Xeldem, under survey no.173/3(part), and as per the land registration records, is bounded as under:-

On the East – with reserved road and beyond which lies the land “Caregale” of Luis Jose de Souza;

On the West and North – with the land named “Codpamordi” of Comunidade of Xeldem and

On the South – with the land “Fatorgale” of Santana Pereira and land “Pontebandulam” of temple of Xry Santery of Xeldem;

The above described property shall hereinafter be referred to as the “SAID PROPERTY”.

Schedule - II

(Description of PLOT)

All that PLOT no.1 which is an independent plot having an area of 1,350 sq. mts. of the property known as CODPAMORDI by other name SONXEAMORDI described in Schedule 'I' above,



-2-

situated at Xeldem of Quepem taluka, state of Goa, described in the land registration office under no.15,254 at page 63 of book B 42 and enrolled under Matriz no.349, which PLOT no.1 is identified in the survey records of village panchayat of Xeldem under Survey no.173/3-L, and is bounded as under :-

On the East-by road;

On the West-by Survey no.173/3, 173/3-A and 173/3-D

On the North-by Survey no.173/3;

On the South-by Survey no.172/2;

The said Plot no.1 described in Schedule 'II' shall hereinafter be referred to as the "SAID PLOT".

The following documents have been submitted for my scrutiny for issuing this Title Report:-

1. Certificate of Description and Inscription issued by the Land Registrar of Quepem, dated 19/07/2021 in Portuguese along with its English Translation.

2A. Deed of Sale with Quittance of price dated 12th October 1965 duly recorded in the Office of the Notary of Comarca of Quepem, at page 13 onwards of Notarial book no.562, in Portuguese along with its English Translation.

2B. Deed of Rectification dated 19th February 1970 duly recorded in the Office of the Notary of Comarca of Quepem at page 17 onwards of Notarial book no.567, in Portuguese along with its English Translation.



-3-

3. Final Order dated 09th January 2019 passed in Special Inventory Proceedings no.37/2017/III filed in the Court of the IIIrd Additional Ad-Hoc Civil Judge, Senior Division, Margao, by Mrs. Divya Dilip Gosalia upon the death of her husband late Dilip Manilal Gosalia also known as Dilipkumar Manilal Gosalia.
4. Judgment and Order dated 26th November, 2019 passed by the Deputy Collector & Sub Divisional Officer, Quepem, in Case no.LRC/PART/QPM/XEL/328/2019/4430.
5. Form I & XIV in respect of Survey no.173 Sub-division no.3-L of village Xeldem.
6. Survey Plan issued by the Directorate of Settlement and Land Records, Office of Inspector of Survey and Land Records, Quepem Goa.
7. Technical Clearance Order dated 21st April 2021 under Ref. no.TPQ/CT/7277/Q-Xeldem/173/3-L/2021/777 issued by the Deputy Town Planner, Town and Country Planning Department, Quepem.
8. No Objection Certificate dated 09th June 2021 under no.CHC/Cur/NOC/2021-22/343 issued by the Health Officer, Community Health Centre, Curcholem, Goa.



-4-

9. Construction License issued by the Village Panchayat of Xeldem, under No.VP/X/Const.Licence/2021-22/246 dated 05th July 2021.

10. Agreement of Development and Sale executed at Quepem, Goa, on 28th July, 2021, duly registered in the office of the Sub Registrar of Quepem, under Reg. no.QPM-1-390-2021 on 04th August 2021.

After scrutinizing all the above referred documents submitted to me and based on the said documents, I have issued this Title Report as under -

1. As per document no.1, i.e. Certificate of Description and Inscription - the said property is recorded and inscribed in favour of PUNDOLICA TUCOBA NAIQUE, married, a landlord from Curcholem, having purchased the same from Manoel Quintiao Gonsalves and others, Under Inscription of Transmission no.223787.

2. As per document no.2A, i.e. Deed of Sale with Quittance of Price dated 12/10/1966 - said Pundolica Tucoba Naique and his wife Xantabai Pundolica Naique as "First Party", sold Half of the said property to Mr. Dilipkumar Manilal Gosalia, then a minor and son of Manilal Khodidas Gosalia, resident of Curcholem.

The said Deed of Sale was subsequently rectified vide document no.2B i.e. Deed of Rectification dated 19th February

-5-

1970, in order to correct the mistake i.e. said Pundollica Tucoba Naique and his wife Xantabai Pundollica Naique had actually sold 1/4th of the said property and not 1/2 of the said property to Dilipkumar Manilal Gosalia, as was mentioned in the document no.2A.

3. As per document no.3, i.e. Final Order dated 09th January 2019 in Special Inventory Proceedings no.37/2017/III - upon the death of Dilip Manilal Gosalia also known as Dilipkumar Manilal Gosalia, his widow Mrs. Divya Dilip Gosalia instituted Inventory Proceedings in the Court of the IIIrd Additional Ad-Hoc Civil Judge, Senior Division, Margao, to divide his estate, wherein, it has been submitted on oath by way of an Affidavit by said Divya Dilip Gosalia that late Dilip Manilal Gosalia was married to her under the regime of communion of assets and upon his death, he has left behind said Divya Dilip Gosalia as his widow and moiety sharer and as his heirs, his two children, namely -

- (i) Mr. Samik Dilip Gosalia married to Rachna Bipinkumar Mehta and
- (ii) Mrs. Misha Dilip Gosalia also known as Misha Rushabh Savla married to Rusabh Surendra Savla,

As per the said Inventory, the said property was enlisted under ITEM no.3, and as per the Scheme of Partition filed in the said Inventory, which was confirmed by Final Order dated



-6-

09/01/2019, the said ITEM no.3 which is the said property, was allotted to their son Samik Dilip Gosalia and his wife Rachna Bipinkumar Mehta, among other properties.

4. As per document no.4, i.e. Judgment and Order dated 26th November, 2019 - the Deputy Collector & Sub Divisional Officer, Quepem allowed the partition and confirmation of the SAID PLOT vide its Order passed in Case no.LRC/PART/QPM/XEL/328/2019/4430, wherein, the SAID PLOT was granted independent and separate Sub-division number i.e. Survey no.173 Sub-division no.3-L, having an area of 1,350 square metres, which is described in Schedule 'II' above.

5. As per document no.5, i.e. Form I & XIV of the SAID PLOT - the names of Mr. SAMIK DILIP GOSALIA and his wife RACHNA SAMIK GOSALIA are recorded in the column "Name of Occupant" of Form I & XIV in respect of the SAID PLOT bearing Survey no.173 sub-division no.3-L admeasuring an area of 1350 sq. mts.

6. As per document no.6, i.e. Survey Plan - the SAID PLOT is depicted in the survey plan after sub-division of the property.

7. As per document no.7, i.e. Technical Clearance Order dated 21st April 2021 - the Deputy Town Planner, Town and Country Planning Department, Quepem, has granted clearance/permission for carrying out the proposed



-7-

construction of shops and multi family dwelling units and part compound wall in the property/SAID PLOT bearing survey no.173/3-L of village Xeldem of Quepem taluka.

8. As per document no.8, i.e. No Objection Certificate dated 09th June 2021 - the Health Officer, Community Health Centre, Curchorem, Goa, has confirmed and certified that he has inspected the construction site of residential cum commercial building in Survey no.173/3-L at Xeldem village of Quepem taluka and has no objection to the said construction from the sanitation point of view.

9. As per document no.9, i.e. Construction dated 05th July 2021 - the Village Panchayat of Xeldem, has issued license for carrying out the construction of Shops and multifamily dwelling units and part compound wall in the property situated at village Xeldem of Quepem taluka, bearing survey no.173/3-L.

10. As per document no.10, i.e. Agreement of Development and Sale executed on 28th July, 2021 - said Mr. SAMIK DILIP GOSALIA and his wife Mrs. RACHNA BIPINKUMAR MEHTA also known as RACHNA SAMIK GOSALIA have entrusted the work of development of the SAID PLOT and to carry out construction of building/s in the SAID PLOT, to RUMEET DWELLERS PRIVATE LIMITED, a private limited company having its registered office at 102/B Rumeet Apartment, G.P. Chowdhary Lane, Juhu, Mumbai;



-8-

Considering all the above documents, I am of the opinion that the title of the SAID PLOT bearing Survey no.173 Sub-division no.3-L of village Xeldem, situated at Xeldem, Quepem, Goa, which is better described in Schedule 'II' above, is clean, clear, legal and marketable and that (i) Mr. SAMIK DILIP GOSALIA and his wife Mrs. RACHNA BIPINKUMAR MEHTA also known as RACHNA SAMIK GOSALIA, have already obtained necessary permissions from the concerned statutory authorities for the purpose of developing the SAID PLOT and to carry on construction thereon.

Further, said Mr. SAMIK DILIP GOSALIA and his wife Mrs. RACHNA BIPINKUMAR MEHTA also known as RACHNA SAMIK GOSALIA have also entered into a valid Agreement with RUMEET DWELLERS PRIVATE LIMITED, a private limited company having its registered office at Juhu, Mumbai, for the development of the SAID PLOT and to carry out construction of building/s in the SAID PLOT, based on the statutory permissions and licences.

This Title Report has been issued by me, at the request of Mr. RUMEET GOSALIA, Director of Rumeet Dwellers Private Limited, a company having its registered office at Juhu, Mumbai.

Dated : 20th August 2021.
Place : Margao Goa.



Sanjay Shirodkar
Advocate.