

Mr.Siddhesh Ragunath Prabhudesai.

Advocate

Office: Casa Desai, Old Fazenda Building, Mapusa Municipality Office
Road, Alto Feira, Mapusa-Goa.

Mob :- +91/9552444826; Email ID:<siddheshprabhudesai@yahoo.in>

Date:- 30-05-2019

To,
M/s. ACROPOLIS SPACES,
Partnership firm registered
under Partnership Act 1932,
holding PAN (Permanent
Account Number) Card No.
AMBFA1285A, having its office at
office no 300, B block,
Saldhanha Business Center,
Near Mapusa court, Mapusa,
Bardez, Goa.

TITLE OPINION

Description : Property known as "RODRIGUES WADO",
admeasuring an area of 649 sq.mts, bearing Survey No.209/2-A-
1, Village Siolim, within local limits of village Panchayat Siolim -
Sodiem, Taluka Bardez, North Goa.

Sr.No.	Particulars	
1.	Name and address of the Title Holder	SMT.MINAL MILIND VENGURLEKAR , wife of Shri. Milind Vengurlekar, aged 63 years, married, holding Pan card AERP3614G, Aadhaar Card 2245-1667- 8808,Mobile-9819444752, Email Id - minal.vengurlekar@gmail.com, residing at Flat No.11, building no 4, Haji Ali Municipal Officers CHS Ltd, Keshavrao Khadye Marg, Near Lala College, Haji Ali, Mumbai - 400034 along with Development rights in favour of M/s. ACROPOLIS SPACES, Partnership firm registered under Partnership Act 1932, holding PAN (Permanent Account Number) Card No. AMBFA1285A, having its office at office no 300, B block, Saldhanha Business Center, Near Mapusa court, Mapusa, Bardez, Goa.

2.	Constitution	Individual with Development Rights to Partnership Firm.
3.	Details of the property	<p>The landed property named known as "RODRIGUES WADO", admeasuring an area of 649 sq.mts, bearing Survey No.209/2-A-1, Village Siolim, within local limits of village Panchayat Siolim - Sodiem, Taluka Bardez, Sub-District Bardez, District of North Goa, State of Goa, and bounded as under:-</p> <p>Towards the North:- By property bearing Sy. No 209/2-A, Siolim;</p> <p>Towards the South:- By property bearing Sy. No 209/2, Siolim;</p> <p>Towards the East:- By Road;</p> <p>Towards the West:- By property bearing Sy. No 209/1 & 10, Siolim;</p>
4.	Nature of Property	Free hold
5.	List of title Deeds / documents perused	<ol style="list-style-type: none"> 1. Inventory Proceeding initiated before the Court of the Civil Judge Senior Division "B" Court at Mapusa bearing Case No.289/2016/B. 2. Deed of Sale Dated 5th July, 2017, registered under registration No.BRZ-BK1-02847-2017 dated 05-07-2017. 3. Order dated 30th April, 2018 passed by the Deputy Collector of Bardez in Partition case bearing No.15/323/2017/PART/LAND. 4. Deed of Sale dated 7th September 2019, registered under No.BRZ-BK1-03985-2018. 5. From 1 and 14 of the property bearing Survey No.209/2-A-1, Village Siolim. 6. Manuel Form 1 and 14 7. Form 9 8. Nil Encumbrance Certificate dated 23-07-2018 issued by the Sub-Registrar of Bardez. 9. Nil Encumbrance Certificate dated 08-04-2019 issued by the Sub-Registrar of Bardez.

		<p>10. Construction License issued by the Village Panchayat of Siolim-Sodiem bearing ref No:F/13/VPSS/2018-2019/ResB-CompW/2172 dated 07-03-2019.</p> <p>11. Technical Clearance Order dated 10-01-2019, bearing ref No.TPB/4439/SIO/TCP-19/211 dated 10-01-2019.</p> <p>12. NOC issued by the Primary Health Center-Siolim bearing Ref No: PHCS/HS/NOC/18-19-1937 date 16-02-2019.</p> <p>13. Conversion Sanand bearing Ref No. 4/195/CNV/AC-III/2018/930 dated 07-08-2018.</p> <p>14. Development Agreement executed before D. S Petkar under Serial No.5851/2019 dated 30-03-2019.</p> <p>15. Partnership Registration Certificate, bearing ref No.125/18 issued by the registrar of Firm-Bardez.</p> <p>16. Deed of Partnership dated 11-06-2018 executed before Shri.Jaiprakash V Naik under Serial No. 4993/18.</p>
6.	Title Recital	<p>1. The SAID PROPERTY was originally a part and parcel of the bigger property surveyed under Survey No.209/2, admeasuring an area of 1775sq.mts, Village Siolim , hereinafter referred to as the "SAID BIGGER PROPERTY" and was originally owned and possessed by Vincente Antao Fernandes alias Vincent Antonio Fernandes and Antonetta Fernandes alias Andrid Fernandes alias Andrade Fernandes alias Antonia Rodrigues E Fernandes and to that effect, the name of the said Andrade Fernandes is</p>

reflected in Manuel form 1 and 14 and further, the said name is reflected in Form 9, as occupant prior to Survey. i.e prior to the year 1972.

2. Upon the death the said Vincente Antao Fernandes alias Vincent Antonio Fernandes and Antonetta Fernandes alias Andrid Fernandes alias Andrade Fernandes alias Antonia Rodrigues E Fernandes, an inventory proceeding was initiated before the Court of the Civil Judge Senior Division "B" Court at Mapusa bearing Case No.289/2016/B, wherein the Said Bigger Property, was divided into two(2) parts consisting of Plot A (inclusive of Road) admeasuring an area of 1275sq.mts and Plot B(inclusive of Road) admeasuring an area of 500sq.mts, which plots were independently listed as Item No.1 and 2 under the Final List of Assets.
3. Item No.1 (Plot A) was allotted to Michael Joseph Fernandes and Item No.2 (Plot B) was allotted to Gilbert Fernandes and thus, the Chart of Allotment was confirmed by virtue of Final Order dated 24th August, 2016, passed in the said Inventory Proceedings.
4. The said Michael Joseph Fernandes, partitioned his Plot A from the said bigger property, to an extent of 975sq.mts, by excluding the road and the said Plot A, was surveyed under New Survey Number, i.e 209/2-A of Village Siolim.

5. The said Michael Joseph Fernandes along with his wife, Perpetua Soccoro Fernandes, sold a part admeasuring an area of 649sq.mts, of the said Plot A, surveyed under Survey No.209/2-A, to the Shri. GURUDAS VASANT NAIK herein by virtue of Deed of Sale Dated 5th July, 2017, registered under registration No. BRZ - BK1-02847-2017 dated 05-07-2017.

6. By virtue of the above Shri. GURUDAS VASANT NAIK became the owner in possession and enjoyment of the said plot admeasuring an area of 649sq.mts of the said Plot A surveyed under Sy.No.209/2-A.

7. Shri. GURUDAS VASANT NAIK partitioned the Said Plot admeasuring 649sq.mts from the said Plot A surveyed under Sy.No.209/2-A and the said plot admeasuring an area of 649sq.mts was surveyed under New Survey No. i.e. 209/2-A-1, by virtue of Order dated 30th April, 2018, passed by the Deputy Collector of Bardez in Partition case bearing Case No.15/323/2017/PART/LAND.

8. The said Shri. GURUDAS VASANT NAIK have obtained Conversion Sanad with respect to the said property, bearing Ref No.4/195/CNV/AC-III/2018/930 dated 07-08-2018, issued by the Office of the Additional Collector-III- North Goa.

9. The said Shri. GURUDAS VASANT NAIK, along with his wife, SMT.ROSHNA GURUDAS NAIK, sold the said property to the Smt Minal Milind Vengurdekar herein by

virtue of Deed of Sale dated 7th September 2019, registered under No.BRZ-BK1-03985-2018, in the office of the Sub Registrar of Bardez at Mapusa.

17. That, the said Minal Milind Vengurlekar, has entered into a Development Agreement with M/s. ACROPOLIS SPACES(hereinafter referred to as the Developer), vide Development Agreement executed before D. S Petkar under Serial No.5851/2019 dated 30-03-2019. In lieu of the Development right in favour of the Developer, the Owner has demanded from the BUILDER/DEVELOPER 2(two) Row Villas i.e. Villa No. 1&2 in proposed project along with undivided proportionate rights and share in SAID PROPERTY, which shall be completed as per the approved plans and construction license issued by Town & Country Planning (TCP) North Goa. Below is the agreed Description of Row Villas to be shared between BUILDER/DEVELOPERS and OWNER/VENDOR, in lieu of the Development Agreement.

Owner's share	Developers Share
Villa 1 Carpet area :- 103.4 sq.mtrs along with undivided share in the said property proportionate to the said Villa	Villa 3 Carpet area :- 103.4 sq.mtrs, along with undivided share in the said property proportionate to the said Villa

		<table border="1" data-bbox="843 182 1324 603"> <tr> <td data-bbox="843 182 1070 603"> Villa 2 Carpet area :- 91.35 sq.mtrs, along with undivided share in the said property proportionate to the said Villa </td> <td data-bbox="1070 182 1324 603"> Villa 4 Carpet area :- 91.35 sq.mtrs, along with undivided share in the said property proportionate to the said Villa </td> </tr> </table> <p data-bbox="798 633 1324 864">10. Based on the Said Agreement, the possession of the said Property has been handed over to said M/s. ACROPOLIS SPACES, for development of residential Villas.</p> <p data-bbox="798 893 1324 1230">11. The said Partnership firm has been registered before the Registrar of firms, Bardez under No.125/2018 and the Terms of Partnership are better defined in the deed of Partnership executed before executed before Shri.Jaiprakash V Naik under Serial No. 4993/18.</p> <p data-bbox="798 1260 1324 1844">12. The Owner has obtained valid approvals from for construction of residential Building vide (a)Construction License issued by the Village Panchayat of Siolim-Sodiem bearing ref No:F/13/VPSS/2018-2019/ResB-CompW/2172 dated 07-03-2019; (b) Technical Clearance Order dated 10-01-2019, bearing ref No.TPB/4439/SIO/TCP-19/211 dated 10-01-2019; (c) NOC issued by the Primary Health Center-Siolim bearing Ref No: PHCS/HS/NOC/18-19-1937 date 16-02-2019.</p>	Villa 2 Carpet area :- 91.35 sq.mtrs, along with undivided share in the said property proportionate to the said Villa	Villa 4 Carpet area :- 91.35 sq.mtrs, along with undivided share in the said property proportionate to the said Villa
Villa 2 Carpet area :- 91.35 sq.mtrs, along with undivided share in the said property proportionate to the said Villa	Villa 4 Carpet area :- 91.35 sq.mtrs, along with undivided share in the said property proportionate to the said Villa			
7.	Whether any additional document	Nil		

	is required to complete the report	
8.	Particulars of Encumbrance Certificate	No Encumbrance- NIL 1. Nil Encumbrance Certificate dated 23-07-2018 issued by the Sub-Registrar of Bardez. 2. Certificate dated 08-04-2019 issued by the Sub-Registrar of Bardez.
9.	Minor's Interest If any	NIL
10.	Land is Agricultural or Non Agricultural	Non Agricultural

Opinion: In my opinion, the said SMT.MINAL MILIND VENGURLEKAR, has valid and marketable title to the said property with Development Rights in favour of in favour of M/s. ACROPOLIS SPACES, Partnership firm.

Place: Mapusa-Goa

Date: 30-05-2019

Adv.Siddhesh Prabhudesai
Mr. Siddhesh R. Prabhudesai
Advocate
Mapusa-Goa.