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**TITLE REPORT**

Having been engaged by **M/S HUM ASSOCIATES**, through its Partner Mr Mulla Abdul rauf Muzawar R/o H.No. 50/1, Nagamasjid, Ponda Goa hereinafter called as Developer for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That **M/S HUM ASSOCIATES** are the absolute owners of the said property described hereunder.
2. That the owners / developer have acquired the title by virtue of following documents:
  - a) Land Registration Certificate ( Inscription and Description of the property)
  - b) Indenture dated 21/2/1954
  - c) Order dated 4/7/1979 and 07/12/1979 in Inventario Proceedings
  - d) Deed of partition dated 10/3/1980
  - e) Deed of Conveyance dated 17/7/1980 ( 2nos)
  - f) Deed of Partnership dated 14/6/1980
  - g) Deed of Dissolution dated 31/3/1981
  - h) Deed of Partnership dated 15/6/1981
  - i) Deed of Reconstitution dated 15/3/2000
  - j) Deed of Reconstitution dated 15/4/2012
  - k) N.A. Sanad dated 15/4/2004



- l) Final NOC of Sub Division dated 7/5/2004
- m) Amalgamation permission dated 27/8/2010

3. The title history of the property is as under

- a. That one Smt Nabubai Visvonat Catcarina alias Naby Vissu Catcarina also known as Nabubai Visvonata Katkar or Bablibai Shapurji Sorabji, since deceased, was entitled during her life time to various pieces of land known as 'DUCOLIEM' or 'ADDY DUCOLIEM' situated within the area and jurisdiction of village panchayat of Curti-Khandepar, of Taluka and District of Ponda-Goa, District of North Goa, State of Goa and which property as a whole is duly registered in the land Registration Office of Panaji under No. 12415 at page 192 reverse of Book B-32 new of the land registration office, and Panaji and matrize nos. 28, 29, 33 to 46 and 48 and new survey nos. 61, 62, 63, 64, 65 and 136.
- b. That in terms of an indenture, dated 21/2/1954 and recorded at pages 24 v onwards of Book no. 467 of notes of the then notary Public at Panaji Shri Joaquim Joao Aleixo do Rosario Santarita Colaco, said Smt. Nabubhai Katkar gifted the said land to her nephews Ramakant Ananta Katkar and Narendra Ananta Katkar, said various pieces of Land inclusive of the said land Ducolien.
- c. That said Narendra expired leaving behind his widow Smt. Madhavi and three daughters Meera, Yashudhara and Geetanjali.
- d. That in terms of an order dated 4<sup>th</sup> July 1979 passed by the Civil Judge at Panaji the assets and the estates left by said late Narendra were partitioned and in terms of yet another order dated 7<sup>th</sup> December 1979 the



said court had authorized said Smt Madhavi to sell the share of the minor children.

e. That interms of deed of partition, dated 10th March 1980, said Smt Madhavi on one hand acting for self and on behalf of her children and said Shri Ramakant and his wife Smt. Sulochana on the other partitioned their shares in the estates held by them jointly and interms thereof the said land Ducollem was allotted to said Smt. Madhavi and her minor children.

f. That interms of six various deeds of sale all, dated 17<sup>th</sup> July 1980 said Smt Madhavi for self and on behalf of her children sold and conveyed distinct portions of the said land Ducollem to M/s Prabhat Real Estates.

g. That on the date of the said conveyance said M/s PRABHAT REAL ESTATES comprised Shri Gurpur Varadraya Prabhu and shri Kumble Sudhakar Bhaktha as partners in terms of a deed of partnership, dated 14/6/1980.

h. That subsequently in terms of a deed of dissolution, dated March 31<sup>st</sup> 1981, said Kumble Sudhakar Bhakta retired from the said partnership firm M/s Prabhat Real Estates surrendering all his rights, title and interest in the said firm as also its assets and properties in favour of the continuing partner shri Gurpur Varadraya Prabhu.

i. That consequently, all the business of the said firm together with all its assets, properties, rights, claims, interests as also the said plots more particularly described hereinabove vested exclusively and absolutely in the continuing partner, said Shri Gurpur Varadraya Prabhu.

j. That in terms of declaration, dated 27<sup>th</sup> December, 1983, and registered under serial no. 553/83 dated 28/12/1983 in the office of the Sub-Registrar Ponda, the said Kumble Sudhakar Bhakta has declared that in

view of his retirement from the said firm, with effect from 31/3/1981 he has no right, title or interest whatsoever in the said firm M/s Prabhat Real Estates inclusive of all its assets and properties including the said plots of land purchased as aforesaid, from the said Madhavi Desai and others.

k. That in terms of a deed of partnership dated 15/06/1981, the said Shri Gurpur Varadraya Prabhu and his brother Shir G. G. Prabhu formed and constituted a partnership firm in the name and style of M/s Prabhat Real Estates, with a view to dealing in real estate developing urban and rural land for housing, industrial activity and agricultural purposes etc. with its offices at Jaycee nagar, Ponda-Goa from 1 April 1981.

l. That the said Shri Gurpur Varadraya Prabhu has entered the said partnership firm by bringing in all the said plots of the land Ducollem, purchased as aforesaid by the said earlier firm M/s Prabhat Real Estates along with the liabilities and other asserts of the said earlier firm on account of his share of the capital.

m. That vide Deed of Reconstitution of Partnership dated 15/3/2000, said G.G. Prabhu representing karta of his H.U.F. retired from the said partnership firm M/S Prabhat Real Estate on 31/3/2000 and in the same deed Shri Krishna V. Prabhu and Smt Sudha Prabhu were admitted as new partners as on 15/3/2000.

n. That vide another Deed of Reconstitution of Partnership dated 15/4/2012, said Shri Krishna V. Prabhu retired from the said partnership firm M/S Prabhat Real Estate and Shri Gurupur V Prabhu and Smt Sudha Prabhu have agreed to carry on and continue the business of M/S Prabhat Real Estate.



o. That M/S Prabhat Real Estate got the said land converted for Non agricultural vide N.A. issued by office of the collector North Goa District, Panaji, vide No. RB/CNV/PON/1/2004 DATED 15/4/2004 for an area of 10907 sq.mts. in part of survey No. 61/1 (61/0).

p. That said M/s Prabhat Real Estate sub-divided the said land into smaller plots and have obtained Final NOC for subdivision of plots No. 200 to 219 vide letter no. 43/VPCC/04-05/498 dated 7/6/2004, from village Panvhayat Curti-Khandepar.

Q. That in terms of Deed of Sale dated 3/3/2017 and registered before Sub Registrar Ponda and bearing 394/17 at pages 41 to 79 of Book I volume 3361 dated 15/3/2017 said M/S Prabhat Real Estates sold and conveyed to M/S Hum Associates land admeasuring 2790.50 sq.mts. or thereabouts forming part of the amalgamated plots 200 to 204 and 214 to 219 ( 11 plots) and more particularly described in schedule written hereunder and hereinafter referred to as "SAID PROPERTY".

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is owned by M/s Hum Associates in terms of Deed of sale dated 03/03/2017.

6. By virtue of the said Deed of sale dated 03/03/2017 said property is exclusively owned and possessed by M/s Hum Associates .

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is owned by M/s Hum Associates and are free to deal with the said property.

#### SCHEDULE

**ALL THAT** portion of Land admeasuring 2790.50 sq.mts. or thereabouts forming part of the Amalgamated plots bearing plot nos. 200 to 204, 214 to 219 (total 11 plots) totally admeasuring 3927.50 sq. mts. of the property known as 'DUCOLIEM' or 'ADDY DUCOLIEM' and presently as 'PRABHU NAGAR' bearing new survey no. 61/1 (part) presently recorded as 61/0 (part) situated

within the area and jurisdiction of village panchayat of Curti-Khandepar, of Taluka and District of Ponda-Goa, District of North Goa, State of Goa and which property as a whole is duly registered in the land Registration Office of Panaji under No. 12415 at page 192 reverse of Book B-32 new and also enrolled in the matrizes nos. 28, 29, 33 to 46 and 48 and are bounded as under:

East: By Plot bearing survey No. 64,

West: By Village Bethora boundary line and ponda- Bethora Raod thereafter,

North: By Open Space and Remaining approved plots No. 183 to 187 and 190 to 197 and 8.00 mts. Access Road,

South: By Village Bethora boundary line and property developed by Shri Deepak Dhavlikar.

Date: 24/04/2018

Satish S. S. Pilgaonkar  
Advocate.

