



# ADV. GAURI SARVANKAR LLB. (HONS)

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Date: 11/01/2024

SUB: TITLE REPORT AND LEGAL OPINION AT THE  
REQUEST OF ASHMAKI HOMES LLP having its  
registered office at House No. 317, Ward 13, Lake view  
colony, Miramar Panjim, Goa.

PRESENT OWNER OF THE PROPERTY: ASHMAKI  
HOMES LLP.

## I. DESCRIPTION OF THE PROPERTY:

ALL THAT property known as "VANGOR BATTA" or  
"EDSSODEACHEM BATTA" or whole property known  
as "PAULISTACHEM BATTA", admeasuring 910 sq mts  
which is part of the property 5th adicao described in  
the Land Registration Office of Bardez under No.9541  
of Book B Novo 25 and enrolled in the Taluka Revenue



Office of Bardez under No.748 of 3rd Circumscription of Mapusa and surveyed under Chalta No.18-A of P. T. Sheet No.10 of Kuchelim in Mapusa City Survey and also shown under the Survey No.82/3 of Village of Kuchelim.

(for the sake of brevity the said property admeasuring 910 sq mts is hereinafter referred to as the "**Said Property**")

The said property admeasuring 901 sq. mts. is bounded as under:

On the East: By property surveyed under Chalta No.19 of P. T. Sheet No.10;

On the West: By property surveyed under Chalta No.18 of P. T. Sheet No.10;

On the North : By the Road Mapusa -Siolim; and

On the South: By property of surveyed under Survey No.82.



## II. DOCUMENTS EXAMINED:-

### PHOTOCOPIES OF:

1. Auto de Demarcacao.
2. Numerico Indice
3. Description under No.9541 of Book B Novo 25
4. Inscription No.17079, Book G-23 Folios 139, Bardez
5. Cadastral Plan
6. Deed of Gift dated 07/06/1974 executed before the Sub Registrar of Bardez at Mapusa under No.423/74 of Book No.I Vol No.83 at Pages 217.
7. Deed of Sale dated 07/05/1985 executed before the Sub Registrar of Bardez and registered under No.361 at Pages 105 to 111 of Book No.I Vol No.238 dated 15/06/1987.
8. Form D dated 20/08/2007.
9. Form D dated 08/05/2023 in respect of Chalta No.18-A of P.T. Sheet No.10 of City Survey of Mapusa.
10. Form D dated 12/05/2023 in respect of Chalta No.18-A of P.T. Sheet No.10 of City Survey of Mapusa.
11. Death Certificate of Dattaram Nagzarkar.



12. Zoning Information dated 25/05/2023 under Ref No.NGPDA/Tech- Gen/Mapusa/716/2023 issued by the North Goa Planning and Development Authority at Panaji, Goa.

13. Letter dated 02/06/2023 under Ref No.MAM/BAR/RTI/857/2023 issued by the Office of the Mamlatdar of Bardez, Mapusa, Goa.

14. Corresponding Certificate dated 22/06/2023 under No.9((02)-131/DSLRL- 2023, Government of Goa, Directorate of Settlement and Land Records, Panaji, Goa.

15. Form T issued by the Sub Registrar of Bardez, dated 18/12/2023, in the name of Ashmaki Homes LLP.

**PHOTOCOPIES OF:**

**III. OFFICES SEARCHED**

1. Land Registrar and Sub-Registrar Office of Bardez at Mapusa, Goa.
2. Department of Survey and Land Records.



3. Office of the Village Panchayat of Cunchelim, Bardez, Goa.
4. Office of the Mamlatdar of Bardez, at Mapusa, Goa.
5. Office of the Senior Town Planner, Mapusa, Goa.
6. Office of the Sub Registrar of Bardez, Mapusa, Goa.

**16. IV. TITLE REPORT:**

I have carefully examined the documents mentioned herein above in para II in respect of the said property and from the same it transpires that the larger property originally belonged to one Mr. Janardan Chatim and his wife Guirjabai Janardan Chatim.

That the name of Mr. Janardan Chatim is recorded on Auto de Demarcacao and NumericoIndice.

That said larger property was earlier surveyed under Old Cadastral survey No.645.

That the said property described in the Land Registration Office of Bardez under No.9541 of Book B Novo 25 is Inscribed under Inscription No. 17079,



Book G-23 Folios 139, Bardez in favour of Mr. Janardan Chatim.

By virtue of Deed of Gift dated 07/06/1974 executed before the Sub Registrar of Bardez at Mapusa under No.423/74 of Book No.I Vol No.83 at Pages 217 to 221 on 26/07/1974, said Mr. Janardan Chatim and his wife said Guirjabai Janardan Chatim gifted the remaining unsold freehold property in favour of Mr. Eknath Janardan Chatim and Laxminarayan Janardan Chatim.

By virtue of Deed of Sale dated 07/05/1985 executed before the Sub Registrar of Bardez and registered under No.361 at Pages 105 to 111 of Book No.I Vol No.238 dated 15/06/1987, said Mr. Eknath Janardan Chatim and his wife Mrs. Anita Eknath Chatim and Laxminarayan Janardan Chatim and his wife Mrs. Hemlata Laxminarayan Chatim sold the said property admeasuring 910 sq. mts to Mrs. Shobha Dattaram Nagzarkar.



That as per Form D dated 20/08/2007, said Mrs. Shobha Dattaram Nagzarkar mutated her name on Form I and XIV as occupant in the Holders in the origin of the title column and subsequently Partitioned the said property admeasuring 910 sq. mts and obtained a new survey number bearing Chalta No.18-A P.T Sheet No.10 of village Cunchelim.

Office of North Goa Planning and Development Authority at Panaji, Goa, issued Zoning Certificate bearing Ref. No. NGPDA/Tech-Gen/Mapusa/716/2023, dated 25/05/2023 and confirmed that the said plot falls under Settlement Zone S-2 zone with permissible 80 FAR.

Office of the Mamlatdar of Bardez, Mapusa, Goa issued a letter under Ref. No.MAM/BAR/RTI/857/2023 dated 02/06/2023, states that the matriz records have become very old, mutilated condition and pages are damaged, hence the information regarding issue of Matriz Certificate No.748 of the 3 rd Circumscription of



Chalta No.18 of P. T. Sheet No.10 of Kuchelim in Mapusa City Survey.

That as per Corresponding Certificate bearing Ref. No. 9(02)-131/DSLIR-2023 dated 22/06/2023 it could be learnt that the Chalta No.18-A of P.T. Sheet No.10 (Part) corresponds to the Old Cadastral Number 645 of village Cunchelim.

That by virtue of Deed of Sale dated 18/12/2023, said Mrs. Shobha Dattaram Nagzarkar, sold and transferred the said Property in favour of Ashmaki Homes LLP. That the original Deed of Sale is awaited from the Office of the Sub Registrar.

I have examined the documents mentioned hereinabove in respective offices and found that there are no acts or encumbrances registered in any of the said offices, which would adversely affect the title of Ashmaki Homes LLP, in respect of the said property.





**LEGAL OPINION:**

Based on the scrutiny of the title deeds and the searches taken I do hereby certify as under:

That the title of above named owner to the said property is clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.

That the provisions of the urban land Ceiling Act are not applicable to the State of Goa.

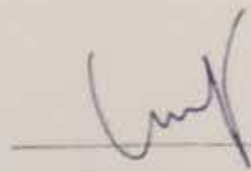
That there are no acquisition and requisition proceedings pending in respect of the said property.

Latest Nil Encumbrance Certificate needs to be applied.

Copy of the Deed of Sale dated 18/12/2023 has to be submitted.

Thanking you.

Your's truly,



Adv. Gauri Sarvankar