ADV ANUGRAH GHATWAL

ADVOCATE

Office: Office No. 5 & 6,
Skylark Apartments,
Near Bicholim Municipal
Council, Bicholim-Goa.
Pin: 403504
Mob: +91 9823854496

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TITLE REPORT

Dated: 02/07/2026

To,

MR. MADHAV LILA

Resident of H.No. 5 B 3,

Jawahar Nagar, Ganganagar,

Rajasthan, 335001.

SUB: LEGAL SCRUTINY REPORT IN RESPECT OF PROPERTY SURVEYED UNDER SURVEY NO. 106 SUB DIV NO. 1-L OF VILLAGE ARAMBOL TALUKA PERNEM GOA ADMEASURING AN AREA OF 709.00 SQ.MTS.

As requested by you I have carried out the Scrutiny of the documents and the title deeds as also the search of relevant records and have to report thereof as under:

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1. **NAME OF THE TITLE HOLDER:**

COCOSTAY DEVELOPERS is the title holder in respect of the property described herein below.

2. **LIST OF DOCUMENTS SCRUTINISED:**

Sr. No.	Date of document	Name of Document	whether original/true/ Certified/copy / Xerox
I.	**26/03/1920**	**Description and Inscription**	**Xerox**
II.	**29/11/2016**	**The copy of Plaint in Case No. 89/2016 before Hon'ble Civil Judge Junior Division at Pernem, Pernem Goa.**	**Certified**
III.	**07/02/2017**	**The copy Written Statement filed**	**Certified**

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		in Case No. 89/2016 before Hon'ble Civil Judge Junior Division at Pernem, Pernem Goa.	
IV.	**08/04/2017**	**The copy of award passed in National Lok Adalat along with the consent terms in Case No. 89/2016 before Hon'ble Civil Judge Junior Division at Pernem, Pernem Goa.**	**Certified**
V.	**26/12/2017**	**The copy of the Deed of Sale dated 26/12/2017 duly registered**	**Xerox**

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		in the Office of the Sub Registrar of Pernem at Pernem under No. PNM-BK1-000-1G-2018 of Book No. 1 CD No. PNMO14 dated 01/01/2018.	
VI.	**11/06/2025**	**Manual Form I and XIV**	**Certified**
VII.	**11/06/2025**	**Form III**	**Certified**
VIII.	**14/06/2025**	**Form I and XIV**	**Certified**
IX.	**14/06/2025**	**Survey plan**	**Certified**
X.	**01/08/2025**	**Deed of Sale dated 01/08/2025 duly registered in the Office of the Sub Registrar of Pernem at**	**Certified**

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		Pernem under Book 1 Document registration No. PNM-1-433-2025 dated 07/08/2025.	
XI.	**26/06/2026**	**Deed of Sale dated 26/06/2026 duly registered in the Office of the Sub Registrar of Pernem at Pernem under Book 1 Document registration No. PNM-1-293-2026 dated 30/06/2026.**	**Certified**

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3. **DISCRIPTION OF THE PROPERTY:**

All that property commonly known as **"AALPAD"** which is surveyed under Survey No. 106 Sub Div No. 1-L of village Arambol Taluka Pernem State of Goa admeasuring an area of 709.00 sq.mts.

4. **TRACES OF THE PARTIES OF THE PROPERTY**

a. That originally the property being surveyed under Survey No. 106 Sub Div No. 1 belonged to Shri. Arjun Dattaram Mahale, Shri. Narayan Sagun Mahale, Shri. Vitthal Pundalik Mahale, Smt. Madhurabai Dattaram Mahale, Smt. Saraswati Laxman Mahale, Shri. Tulshidas Laxman Mahale, Shri. Hari Sagun Mahale, Shri. Dattaram Atmaram Mahale, Shri. Gopal Gangaram Thakur and Smt. Aneshra Gopal Thakur and as such their names are appearing in Manual Form I and XIV and Form III of record of rights in respect of the property surveyed under Survey No. 106 Sub Div No. 1.

b. That Smt. Sugandhi Babi Vernecar alias Gauri Babi Salkar and Shri. Babi Laximan Vernecar alias Babi Laximan Salkar instituted the suit against Shri. Hari

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Sagun Mahale, Smt. Taramati Hari Mahale, Shri. Arjun Dattaram Mahale, Smt. Dropadi Arjun Mahale, Smt. Sushma Narayan Mahale, Shri. Laximan Narayan Mahale, Shri. Pratima Laximan Mahale, Shri. Santosh Vithal Mahale, Smt. Shraddha Santosh Mahale, Shri. Dattaram Atmaram Mahale and Smt. Smita Dattaram Mahale for declaration and for partition of land which came to be registered under Regular Civil Suit No. 89/2016 before the Hon'ble Civil Judge Junior Division at Pernem, Pernem Goa.

c. That in said proceedings the award was passed in which the parties to the proceedings have filed consent terms dated 08/04/2017 wherein the property surveyed under Survey No. 106 Sub Div No. 1 was partitioned amongst the parties to the proceedings in a manner mentioned herein as under:

i. That Plot No. G admeasuring 1000.00 sq.mts. was allotted to Smt. Smt. Sugandhi Babi Vernecar alias Gauri Babi Salkar and Shri. Babi Laximan Vernecar alias Babi Laximan Salkar.

ii. That Plot Nos. A, E, I and L admeasuring an area of 725.00 sq.mts., 1150.00 sq.mts., 709.00

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sq.mts. and 125.00 sq.mts. respectively were allotted to Shri. Arjun Dattaram Mahale and Smt. Dropadi Arjun Mahale.

iii. That Plot No. F admeasuring an area of 1346.00 sq.mts. was allotted to Shri. Hari Sagun Mahale, Smt. Taramati Hari Mahale.

iv. That Plot No. C admeasuring an area of 2430.00 sq.mts. was allotted to Smt. Sushma Narayan Mahale, Shri. Laximan Narayan Mahale, Shri. Pratima Laximan Mahale.

v. That Plot No. D and J admeasuring an area of 1660.00 sq.mts. and 1205.00 sq.mts. respectively were allotted to Shri. Santosh Vithal Mahale, Smt. Shraddha Santosh Mahale.

vi. That Plot No. B, H and K admeasuring an area of 1640.00 sq.mts., 709.00 sq.mts. and 125.00 sq.mts. were allotted to Shri. Dattaram Atmaram Mahale and Smt. Smita Dattaram Mahale.

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d. That said Shri. Dattaram Atmaram Mahale and his wife Smt. Smita Dattaram Mahale became the absolute owners in possession and enjoyment with regards to the said Plot No. H admeasuring an area of 709.00 sq.mts.(The property hereinabove mentioned will be hereinafter referred to as the **SAID PROPERTY**).

e. That Shri. Dattaram Atmaram Mahale and his wife Smt. Smita Dattaram Mahale sold the SAID PROEPRTY by virtue of registered Deed of Sale dated 26/12/2017 duly registered in the Office of the Sub Registrar of Pernem at Pernem under No. PNM-BK1-000-1G-2018 of Book No. 1 CD No. PNMD14 dated 01/01/2018 to Miss. Jinia Changmai. It is noted in the said Deed of Sale that there is a mention of land Description Number registered at folio 30 overleaf of G-22, folio 29 overleaf B-58 however upon the perusal of the above mentioned Description and Inscription number I have found that the said Description and Inscription is nowhere related to the SAID PROPERTY as the land Description and endorsement No. 22441 of the perish of Arambol is altogether different as the field name mentioned in said description is "SORVA NARBA ANANTA XETTE IOCHEA GARACODIL" and

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the name of the SAID PROPERTY mentioned in Form I and XIV is "AALPAD" moreover it is further observed that the said Description and Inscription numbers are no where mentioned in the prior documents and it appears to be altogether the foreign entry in the said deed of Sale. I have further carried out search in the Archives Department and the Panchayat Office and I have not found any document confirming the genuiness of the said Description and Inscription numbers as such it clearly appears that the entry of said Description and Inscription numbers in the Deed of Sale is mere mistake or erroneous entry.

f. That Miss. Jinia Changmai thereafter instituted the partition proceedings bearing Case No. ISLR/PART/PER/TUE/38/21/424 and by virtue of Order dated 25/02/2022 the SAID PROPERTY got the separate holding i.e. Survey No. 106/1-L.

g. That said Miss. Jinia Changmai sold the SAID PROPERTY by virtue of registered Deed of Sale dated 01/08/2025 duly registered in the Office of the Sub Registrar of Pernem at Pernem Goa under Book 1 Document registration No. PNM-1-433-2025 dated

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07/08/2025 to Shri Kamesh Singal and Shri. Anuj Garg.

h. That said Shri Kamesh Singal and Shri. Anuj Garg sold the SAID PROPERTY by virtue of registered Deed of Sale dated 26/06/2026 duly registered in the Office of the Sub Registrar of Pernem at Pernem Goa under Book 1 Document registration No. PNM-1-293-2026 dated 30/06/2026 to **COCOSTAY DEVELOPERS**.

All the transactions have been duly verified from the relevant records of Registrar of Documents, Gram Panchayat/Nagar Panchayat and Revenue Department.

i. That the "SAID PROPERTY" is **SELF ACQUIRED** property.

ii. That there is no minor's interest reserved in the SAID PROPERTY.

iii. The SAID PROPERTY does not appear in the list of private forest notified by the Forest Department vide letter No. MS/REV-

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PF/DCF/WP/2021-22/855 dated 08/12/2021.

iv. That till date all the documents of title deeds are completed and there are no documents of title deeds which are pending for registration.

5. That the SAID PROPERTY is not a leasehold immovable property so there is no need of permission/NOC from the issuers/competent authority is required for creation of mortgage.

6. That there is no any other special enactment which is applicable to the SAID PROPERTY proposed to be affects the title.

7. That there is no mortgage over the SAID PROPERTY.

8. That the present legal search report has been issued on the strength on the documents provided by the parties and I have certified the genuiness of all the Government documents.

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CERTIFICATE

I have scrutinized the copies of the documents referred herein above and I certify that **COCOSTAY DEVELOPERS** has got valid, clear and marketable title based on the possession of the "SAID PROPERTY" i.e. property surveyed under Survey No. 106 Sub Div No. 1-L of village Arambol Taluka Pernem admeasuring an area of 709.00 sq.mts.

Place : Bicholim

Dated: 02/07/2026

(ADV. ANUGRAH GHATWAL)

Adv. Anugrah Ghatwal
Office : Skylark Apartment
Near Bicholim Municipal Council,
Bicholim - Goa
Mob.: 9823854496 / 08322361238