

Dene N. Rosario

ADVOCATE

Off.: T-63/71, 3rd Floor, Alfran Plaza,
Panaji, Goa.
Ph.: 2425030 Mob: 9822153322

Date: 21/12/2017

To whomsoever it may concern

**CERTIFICATE OF TITLE IN RESPECT OF LANDED
IMMOVABLE PROPERTY BEARING SURVEY NO. 87/1-A-
7 OF VILLAGE REIS MAGOS, BARDEZ-GOA, INDIA.**

This Certificate of Title is issued by me at the request and upon instructions of **M/s Scapes Realty India Pvt. Ltd.**, a company duly registered under the Indian Registration of Companies Act, 1956, having its registered office at FF-2 and 3, Composite house, 170, 171, Gautam Nagar, near Gulmohar park, New Delhi, 110049.

**WITH RESPECT TO THE LANDED IMMOVABLE
PROPERTY BEARING SURVEY NO. 87/1-A-7 OF
VILLAGE REIS MAGOS, BARDEZ-GOA-INDIA, THE
TITLE TO THE PROPERTY IS AS FOLLOWS:-**



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SCHEDULE OF THE PROPERTY

Name of the property : The property (entire property) is known by the name "TAUNTE"

Location : The property is situated in the Village of Reis Magos, Village an Gram Panchayat of Reis Magos, Taluka and Sub-District of Bardez, North Goa District, State of Goa, India.

Land Registration Record : The Property is Registered in the Land Registration Office of Ilhas under no. 18661 at pages 158 of Book B-49(New)

Land Revenue Record : The Property is enrolled in the Taluka Revenue Office of Bardez Taluka, state of Goa under Matriz no. 25, 51, 54 and 56.



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Survey Record : The Property in respect of
which this certificate of title is
issued is Surveyed in the
Revenue Survey Records of
Rights, under Survey No. 87
Sub division no. 1-A-7 of
Village Reis Magos, Bardez-Goa.

Area : 2126 Sq. mts.

**Boundaries of the
Property** : In accordance with the Land
Description

North : By a property surveyed under
no. 87/1 (part) and partly by road.

South : partly by road of 6 mtrs, partly
by property surveyed under no.
87/1-A-1 and partly by property
bearing survey no. 87/1

East : Partly by the Property bearing
survey no. 87/1-L and by



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property bearing survey no. 87/1
(part)

West : By property surveyed under no.
87/A-1

DOCUMENTS CONSIDERED FOR THE PURPOSE OF SCRUTINY OF TITLE

Following documents as available, are scrutinized to adjudicate the title of the property bearing survey no. 87/1-A-7 of village Reis Magos, Bardez-Goa :-

1. Survey plan of the larger Property (old and new).
2. Certificate of Description under no. 18661 at pages 158 of Book B-49(New) and Inscription under no. 22425 at pages 133 of Book G-33.
3. Form I & XIV, in respect of the said Property and property bearing survey no. 87/1-A
4. Deed of Succession dated 30/07/1993 drawn in Book no. 646 at pages 77 onward in the office of the Sub-registrar and ex-officio of Ilhas, Panaji-Goa.
5. Deed of Rectification dated 23/11/1993 drawn in Book no. 647, at pages 84 in the office of the Sub-registrar and ex-



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officio of Ilhas, Panaji-Goa.

6. Deed of Sale dated 28/06/1994 registered under no. 1748/94 at pages 483 to 642 in Book no. I volume no. 337 in the office of the Sub-registrar of Ilhas, Panaji-Goa

7. Order dated 08/08/1995 issued by Deputy Collector Panaji-Goa in case no. 15/124/95/part/land/5747

8. Conversion sanad bearing no. CNV/BAR/252/94/5490 dated 15/12/1994 issued by the Deputy Collector, Mapusa, Bardez-Goa.

9. Deed of Sale dated 09/10/2013 registered before Sub-registrar of Bardez, under registration no. BRZ-BK1-04672-2013 under CD no. BRZD565, under Book 1, dated 15/10/2013

10. Construction license dated 17/09/2012 under reference no. VP/RM/F/CONS/14/12-13/719 issued by Village Panchayat of Reis Magos, Bardez-Goa,

11. Partition Proceedings bearing case no. 15/38/17/part/land fled before the Deputy Collector Mapusa, Bardez-Goa along with order dated 24/05/2017

12. Deed of Sale dated 07/06/2017 duly registered under no. BRZ-BK1-02308-2017 under CD no. BRZD788 in Book 1, on 07/06/2017



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OBSERVATIONS:-

This title report is in respect of property admeasuring 2126 sq. mts. forming part and parcel of a larger property originally bearing survey no. 87/1-A of village Reis Magos, admeasuring 1,48,070 sq. mts., which larger property stands described in the Land Registration Office of Ilhas under no. 18661 at pages 158 of Book B-49(New) and enrolled in the Taluka Revenue Office of Bardez under Matriz nos. 25, 51, 54 and 56.

The said larger property was originally surveyed under survey no. 87/1 and was admeasuring 1,58,305 sq. mts.

The larger property was acquired by Shri. Somanata Voicunta Poi Dungoto and is inscribed in his name under no. 22425 at pages 133 of Book G-33 on 12/07/1952.

The said Shri. Somanata Voicunta Poi Dungoto alias Somnath Vaikunth Pai Dhungat was married to Smt. Sunitabai Somnath Pai Dhungat under the law of Communion of



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Assets. The said Shri. Somanata Voicunta Poi Dungoto alias Somnath Vaikunth Pai Dhungat expired on 30/10/1992.

Upon the death of Shri. Somanata Voicunta Poi Dungoto alias Somnath Vaikunth Pai Dhungat, a Deed of Succession dated 30/07/1993 was drawn which stands duly recorded in Book no. 646 at pages 77 onwards and the same came to be rectified by Deed of Rectification dated 23/11/1993 which stands recorded in Book no. 647 at pages 84 in the office of the Sub-Registrar and Ex-officio of Ilhas, Panaji-Goa. By the Deed of Succession Smt. Sunitabai Somnath Pai Dhungat was qualified as the half sharer and the moiety holder, and their only son Shri. Vassudev alias Sandeep Somnath Pai Dhungat married to Smt. Sangeeta Sandeep Pai Dhungat was qualified as the legal heir of Shri. Somanata Voicunta Poi Dungoto alias Somnath Vaikunth Pai Dhungat.

Vide Deed of Sale dated 28/06/1994, duly registered in the office of the Sub-Registrar of Ilhas, under no. 1748/94 at pages 483 to 642, in Book No. I, Volume no. 337, on 31/08/1994, Smt. Sunitabai Somnath Pai Dhungat, Shri.



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Vassudev alias Sandeep Somnath Pai Dhungat and his wife Smt. Sangeeta Sandeep Pai Dhungat, sold the said larger property admeasuring 1,58,305 sq. mts. to M/s Reis Magos Estate Pvt. Ltd.

The said larger property admeasuring 1,58,305 sq. mts. comprised of three portions i.e. Portion A admeasuring 1,50,135 sq. mts., Portion B admeasuring 6,705 sq. mts., and Portion I admeasuring 1,465 sq. mts.

Thereafter, M/s Reis Magos Estate Pvt. Ltd. sought for partition of the said property surveyed under survey no. 87/1, admeasuring 1,58,305 sq. mts.

By Order dated 08/08/1995 passed by the Deputy Collector, Panaji-Goa, in case no. 15/124/95/PART/LAND/5747, the partition was allowed and the said portions were given separate survey numbers, i.e. survey no. 87/1-A admeasuring an area of 1,48,070 sq. mts., survey no. 87/1-B admeasuring an area of 2,160 sq. mts. and survey no. 87/1-C admeasuring an area of 8,075 sq. mts.



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M/s Reis Magos Estate Pvt. Ltd. thereafter got the said portions converted for residential purpose vide sanad bearing no. CNV/BAR/252/94/5490, dated 15/12/1994, issued by the Deputy Collector of Bardez, Mapusa-Goa, and the said Sanad was extended for one year from 25/12/1996 vide Order no. CNV/BAR/258/94/5735 dated 13/11/1996.

M/s Reis Magos Estate Pvt. Ltd. also obtained construction license dated 17/09/2012 from the Village Panchayat of Reis Magos, under no. VP/RM/F/CONS/14/12-13/719 valid till 6/09/2015.

Vide Deed of Sale dated 09/10/2013, M/s Reis Magos Estate Pvt. Ltd. represented by its Managing Director Mr. Prasad Suresh Parulekar, and the Confirming party Mr. Tahir Isani and his wife Mrs. Zinath Isani, sold a plot of land admeasuring 2137 sq. mts. forming part of survey no. 87/1-A, to Mr. Jagdish Shivanand Wagh, (huf), son of Mr. Shivanand Wagh, Indian National, resident of 101, Prabhakar Bhavan, near Joshi School, Dombivali, East, Thane, Maharashtra, 421202, and Mrs. Darshana Divakar Samant, wife of Mr. Divakar Samant, Indian National and resident of



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101, Prabhakar Bhavan, near Joshi School, Dombivali, East, Thane, Maharashtra, 421202, (herein after referred to as the original Vendors).

The said Deed of Sale dated 09/10/2013 stands duly registered in the office of the Sub-registrar of Bardez, under no. BRZ-BK1-04672-2013 under CD no. BRZD565, under Book 1, dated 15/10/2013.

Upon purchasing the plot of land admeasuring 2137 sq. mts., the original Vendors got the same mutated in their names. They thereafter filed partition proceedings in terms of section 61 of land revenue code before the Deputy Collector Mapusa in order to separate the said area of 2137 sq. mts. from the rest of the remaining property.

The said partition proceedings were registered under case no. 15/38/17/PART/LAND. During the course of partitioning of the property on site, it was noticed that the area to be partitioned i.e. 2137 sq. mts. was deficit by 11 sq. mts. on loco and the area available was 2126 sq. mts. on loco.



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In view of the above, the original Vendors gave their no objection for confirming the partition for an area to 2126 sq. mts. By Partition Order dated 24/05/2017 the original Vendors got the partition confirmed for an area of 2126 sq. mts. and the said plot was allotted a new sub division bearing no. 87/1-A-7 admeasuring 2126 sq. mts.

In view of the above, the area of the plot of land described in the original Deed of Sale dated 19/10/2013 stood rectified to 2126 sq. mts. for all legal purposes.

Vide Deed of Sale dated 07/06/2017 duly registered under no. BRZ-BK1-02308-2017 under CD no. BRZD788 in Book 1, on 07/06/2017, the original Vendors sold the said plot area admeasuring 2126 sq. mts. and bearing survey no. 87/1-A-7 to **M/s Scapes Realty India Pvt. Ltd.**, a company duly registered under the Indian Registration of Companies Act, 1956, having its registered office at FF-2 and 3, Composite house, 170, 171, Gautam Nagar, near Gulmohar park, New Delhi, 110049.



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CONCLUSION

On a collective reading of the details pertaining to the property and the corresponding documents which are referred herein above, it can be easily confirmed that the previous land owners had with respect to the property concern, the absolute marketable title with rights to convey the said plot to the Purchaser M/s Sapes Realty India Pvt. Ltd.

Accordingly it stands absolutely confirmed that M/s Sapes Realty India Pvt. Ltd. having purchased the said property from the previous land owners by virtue of the Deed of sale and Conveyance referred herein above, is today the absolute and exclusive owner in possession and occupation of the said plot area admeasuring 2126 sq. mts., bearing survey no. 87/1-A-7 of village Reis Magos, Bardez-Goa, without any interruption, interference, obstruction, opposition and/or lack of hindrance from anybody/whomsoever till date.



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I am therefore of the opinion, that M/s Scapes Realty India Pvt. Ltd. is well and sufficiently entitled to the said property bearing survey no. 87/1-A-7 of village Reis Magos, Bardez-Goa as an absolute and exclusive owner, having a valid and marketable title thereof.

M/s Scapes Realty India Pvt. Ltd. is also well and sufficiently entitled to carry out development and raise construction thereupon, with the legal capacity to transfer/convey the built up areas/ villas/ residential units by sale/ Conveyance for consideration, to any interested party/purchaser.


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