



Date: 15/07/2024

This Certificate of Title and Search is given at the request of **Mr. KEDAR JAGDALE**, resident of House No. 933, Moddi, Navelim, Salcete, Goa, 403707,, in respect of the project named **DISHA INFINITY** proposed in the Plot of land admeasuring 835.00 Sq. meters, surveyed under Chalta No. 69 of P. T. Sheet No. 293 of Margao City Survey, situated at Colmorod, Navelim, Margao, Goa.

CERTIFICATE OF TITLE

With reference to the above referred Property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is a plot of land admeasuring 835.00 Sq. meters, surveyed under Chalta No. 69 of P. T. Sheet No. 293 of Margao City Survey, erstwhile identified as Plot No. 23 and erstwhile formed part of the property identified as addition A, which Addition A is formed out of aggregation of four properties mentioned herein below:

amalgamation of four properties mentioned herein below:

- i) Grove of palm trees known as "COLMOROD", described in the Land registration Office of Comarca of Salcete under No. 10111 at pages 82 of book B 26 New Series and enrolled in the Taluka Revenue Office of Salcete under No. 1051.

Office Address: Office No. 203, K Square, Upper Ground Floor, Pajifond, Margao-Goa. 403601

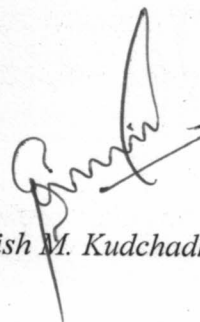
E-mail: adv.gaurish@rediffmail.com

- ii) Property known as "RAQUESMORODA" of the cultivation of coconut trees and other trees and of cultivation of paddy field described in the Land Registration Office of Salcete under No. 23047 at pages 77 of book B 59 New series and enrolled in the Taluka Revenue Office of Salcete under No. 1052.
- iii) Property of the cultivation of coconut trees known as "COLMOROD" in two additions adjoining to each other, described in the Land Registration Office of Salcete under No. 12051 at pages 59 of book B 31 New series and enrolled in the Taluka Revenue Office of Salcete under No. 146.
- iv) Property known as COLMORODA first Addition of the cultivation of coconut trees, described in the Land Registration Office of Salcete under No. 10625 at pages 141 of book B 27 New series and enrolled in the Taluka Revenue Office of Salcete under No. 1060.

All the above properties are situated at Navelim, within the jurisdiction of the Margao Municipal Council, Taluka and Sub-District of Salcete, State of Goa.

The plot of land admeasuring 835.00 Sq. meters, surveyed under Chalta No. 69 of P. T. Sheet No. 293 of Margao City Survey, erstwhile identified as Plot No. 23 is hereinafter referred to as "SAID PLOT";

The property identified as addition A, is hereinafter referred to as "SAID PROPERTY";



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The Four properties known as COLMORODA (Description No. 10111), ROQUEAMORODA (Description No. 23047), COLMORODA (Description No. 12051) and COLMORODA (Description No. 10625), taken together are hereinafter referred to as "SAID BIGGER PROPERTY/AGGREGATED PROPERTY".

B) Location:

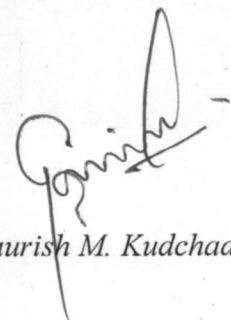
The SAID PLOT is situated at Colmorod, Navelim, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of Said Bigger Property/ Aggregated Property:

The Said Bigger Property/Aggregated Property is found registered in the Land registration Office of Salcete and enrolled in the Taluka Revenue Office as under:

- (i) Description No. 10111 at page 82 of Book B 26 new series, enrolled in the Taluka Revenue Office under Matriz No. 1051;
- (ii) Description No. 23047 at page 77 of Book B 59 of new series, enrolled in the Taluka Revenue Office under Matriz No. 1052;
- (iii) Description No. 12051 at page 59 of Book B 31 of new series, enrolled in the Taluka Revenue Office under Matriz No. 146; and
- (iv) Description No. 10625 at page 141 of Book B 27 of new series, enrolled in the Taluka Revenue Office under Matriz No. 1060.

D) Survey Number of the property as per new Land Revenue Code:


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The SAID PLOT under scrutiny is surveyed under Chalta No. 69 of P. T. Sheet No. 293 of Margao City Survey.

E) Boundaries of the Said Bigger Property/Aggregated Property, Said Property and Said Plot

of the Said Bigger Property/Aggregated Property

- East: by nalla after which lies the property of Sadanand Borkar and that of the Comunidade of Margao;
- West: by National road Margao - Canacona and the property of Sri. Roque Santan Dias and of Shri. Luis Brito;
- North: by the paddy field of Comunidade of Margao and the property of Shri. Herculano Soares and nalla after which lies the property of Comunidade of Margao;
- South: by the property of the Comunidade of Margao and of Shri. Minguel Barreto, Filipine Xaviaer, Maria Fernandes, Rosario Xavier and of Shri. Gopal M. Nagvenkar.

of the Said Property

- East: by the property of Shri. Herculano Soares and part of Addition B;
- West: by the national road Margao - Canacona, property of Shri. Rosario Santana Dias, Shri. Luis Brito and the paddy field of Comunidade of Margao;
- North: by the paddy field of the Comunidade of Margao;
- South: by the addition B of Said Bigger Property.

of the Said Plot

- East: by Plot No. 22 of the bigger property;


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West: by the Property of Shri. Luis Brito and others;
 North: by Plot No. 20 of the bigger property;
 South: by 8.00 meters wide road.

F) Area of the Plot under scrutiny:

The Said Plot under scrutiny admeasures 835.00 Sq. meters.

III. Documents verified:

Sl. No.	Name/ Nature of the Document
1.	Deed of Partition executed on 26/10/1983 and recorded in the Office of the Sub Registrar of Salcete, Margao at pages 349 to 360 of Book No. I, Volume No. 299
2.	Agreement of Development dated 19/08/1991
3.	Deed of Succession dated 05/08/2003 drawn in the office of the Notary Ex-Officio of Salcete at folio 72 of Deed of Book No. 1451
4.	Addendum dated 30/09/2005
5.	Judgment and Decree dated 05/12/2012 in Special Civil Suit No. 33/2012/II
6.	Development Permission dated 19/08/2022 under Ref. No. SGPDPA/P/377/701/22-23
7.	Declaration dated 15/09/2022 executed before Notary Shri. Rajendra Raut Dessai under his Reg. No. 52563/2022
8.	Deed of Sale dated 05/10/2022 duly registered in the Office of the Sub-Registrar of Salcete, under Reg. No. MGO-1-3793-2022, dated 11/10/2022
9.	Partition Order dated 09/06/2023 in Case No. PCSSAL02/23/45/1418
10.	Conversion Sanad under No. CCSAL08-24-72/150 dated


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	18/04/2024
11.	Development Permission under Ref. No. SGPDA/P/6733/175/24-25 dated 06/05/2024
12.	Construction Licence No. CONSTLIC/MARGAO/2024-2025/25 dated 27/06/2024

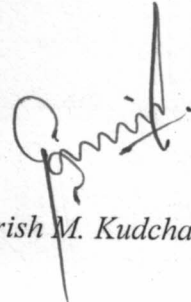
Scrutiny of Title Documents-Search and Investigation:

From the scrutiny of the documents referred herein, I give hereto the manner in which the title of the said property has devolved for last 40 years and my opinion on the title of the Said Property:

(A) Partition Deed dated 26/10/1983:

From the perusal of this deed, following facts transpired:

- a) This Deed of Partition is duly registered in the office of the Sub-Registrar, Salcete under no. 1022 at pages 349 to 360 of Book No. I, Vol. No. 299 dated 18/05/1984.
- b) This Deed is executed by and between: (i) Shri. Ananda Rama Naique Sancoaltar, his wife Smt. Rohini Ananda Naik, referred therein as "First Party", (ii) Shri. Dinanata Rama Naique and his wife Mrs. Lata D. Naik, referred therein as "Second Party" and (iii) Esvonta V. Naik, and his wife Mrs. Sumati Naik, referred therein as "Third Party".
- c) Vide this Partition Deed, the Said Bigger Property/Aggregated Property was divided into three additions and Addition A was allotted to Shri. Dinanata Rama Naique and his wife Mrs. Lata D. Naik, (the first part to the said partition deed).



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(B) Agreement for Development dated 19/08/1991:

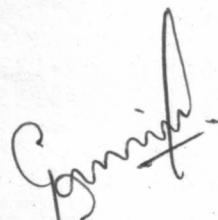
From the perusal of this document following facts transpired:

- a) This agreement is executed by and between: (1) Mr. Dinanath R. Naik and his wife Mrs. Lata D. Naik, referred therein as "Owners" and (ii) M/s Sitara Real Estate, represented by its partners Mr. Rama alias Rajiv D. Naik and Mr. Vinayak alias Rahul D. Naik, referred therein as "the Developers".
- b) By this agreement, the Owners permitted the Developers to develop the Said Property, by dividing the Said Property into various sub-plots on terms and conditions agreed therein.

(C) Deed of Succession dated 05/08/2003:

From the perusal of this Deed following facts transpired:

- a) This deed is duly drawn in the office of the Notary Ex-Officio of Salcete at folio 72 of Deed of Book No. 1451.
- b) This deed is executed upon the death of Mr. Dinanath Naik, who expired on 15/07/2003.
- c) That by this deed it is declared that said Mr. Dinanath R. Naik expired on 15/07/2003 leaving behind his widow and moiety sharer Mrs. Lata D. Naik and his following children:
 - (i) Mr. Ram alias Rama alias Rajiv D. Naik and his wife Mrs. Siya alias Binda R. Naik,
 - (ii) Mr. Vinayak alias Rahul D. Naik and his wife Mrs. Sayee R. Naik and


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(iii) Mr. Ajay D. Naik and his wife Mrs. Mrs. Shweta A.Naik,
as his sole and universal heirs.

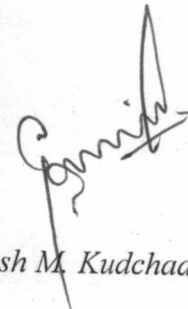
(D) Addendum dated 30/09/2005 to Agreement dated 19/08/1991:

From the perusal of this Agreement following facts transpired:

- a) This agreement is executed by and between: (i) Mrs. Lata D. Naik, Mr. Ram alias Rama alias Rajiv D. Naik and his wife Mrs. Siya alias Binda R. Naik, Mr. Vinayak alias Rahul D. Naik and his wife Mrs. Sayee R. Naik and Mr. Ajay D. Naik and his wife Mrs. Mrs. Shweta A.Naik , referred therein as "the Owners" and (ii) M/s. Sitara Real Estate, represented by its Partner, Mr. Ram alias Rama alias Rajiv D. Naik, referred therein as the "Developers".
- b) By this Agreement, the Owners and the Developers has modified/included certain terms and condition in the Principal Agreement dated 19/08/1991, whereby the plot nos. 14, 15, 16, 17, 18, 22 and 23 were allotted to the owners and the Plot Nos. 10, 12 and 13 are allotted to the said Developer namely M/s Sitara Real Estate.

(E) Consent Decree dated 05/12/2012 passed by the Court of the IInd Addl. Civil Judge Senior Division at Margao-Goa under Special Civil Suit no. 33/2012/II:

By this Consent Decree dated 05/12/2012 passed by the Court of the IInd Addl. Civil Judge Senior Division at Margao-Goa, in terms of the Consent Terms of the same date, amongst others the Plot No.



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23 described under Item g) as admeasuring 800.00 Sq. Meters was allotted in the Partition to Shri. Rama alias Rajiv Dinanath Naik and his wife Smt. Siya alias Binda Rama Naik and accordingly they became the owners in possession of the said Plot No. 23.

(F) Development Permission dated 19/08/2022:

Vide this permission under Ref. No. SGPDA/P/377/701/22-23 issued by South Goa Planning and Development Authority, the area and dimensions of the Plot No. 22 and Plot No. 23 were revised, resultant whereof the Plot No. 23 now admeasures 835.00 Sq. Meters.

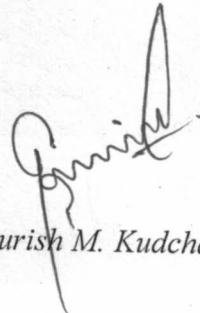
(G) Declaration dated 15/09/2022

Vide this Declaration dated 15/09/2022 executed before Notary Shri. Rajendra Raut Dessai under his Reg. No. 52563/2022, the revision in the area and dimension of the SAID PLOT has been acknowledged by the remaining parties to the said Consent Decree dated 05/12/2012 of Special Civil Suit No. 33/2012/II.

(H) Deed of Sale dated 05/10/2022:

From the perusal of this deed, following facts transpired:

- a) This Deed of Sale dated 05/10/2022 is duly registered in the Office of the Sub-Registrar of Salcete, under Reg. No. MGO-1-3793-2022, dated 11/10/2022.
- b) This Deed is executed by and between: (a) Mr. Rama alias Rajiv Dinanath Naik and his wife Mrs. Siya alias Binda Rama Naik, referred therein as "vendors" and (b) Mr. Kedar N. Jagdale, referred therein as "Purchaser".
- c) Vide this deed, the Vendors sold unto the Purchaser, the SAID PLOT under scrutiny.



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(I) Order dated 09/06/2023 in Case No. PCSSAL02/23/45/1418:

Vide this order passed by the Inspector of Survey and Land Records, Salcete, the Plot No. 23 came to be partitioned from the Said Property and came to be separately recorded under Chalta No. 69 of P. T. Sheet No. 293 of Margao City Survey as admeasuring 835.00 Sq. Meters.

(J) Conversion Sanad No. CCSAL08-24-72/150 dated 118/04/2024:

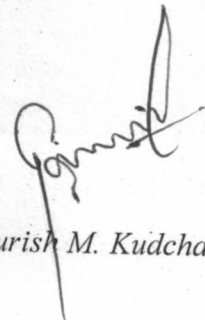
By this Sanad issued by Office of the Collector, South Goa, permission has been granted to Mr. Kedar Nagendra Jagdale to use an area admeasuring 835.00 Sq. metres of the property surveyed under Chalta No. 69 of P.T. Sheet No. 293 of City Survey of Margao for commercial use.

(K) Development Permission dated 06/05/2024:

This Development Permission under Ref. No. SGPDA/P/6733/175/24-25 is issued by South Goa Planning and Development Authority, thereby permitting Mr. Kedar Nagendra Jagdale for carrying out construction of the Building in the Plot No. 23 of the property surveyed under Chalta No. 45 of P.T. Sheet No. 293 of City Survey of Margao.

(L) Construction Licence dated 27/06/2024:

This Licence under No. CONSTLIC/MARGAO/2024-2025/25 is issued by the Margao Municipal Council, Margao-Goa granting licence to Mr. Kedar Nagendra Jagdale for the construction of Residential and Commercial Building in the Plot No. 23 of the property surveyed under Chalta No. 45 of P.T. Sheet No. 293 of City Survey of Margao.



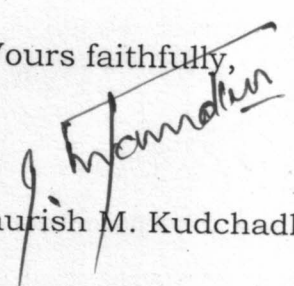
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Certificate:

On the basis of the scrutiny of the documents as aforementioned, I hereby certify that the SAID PLOT is owned by Mr. Kedar N. Jagdale and his wife Mrs. Reshma Kedar Jagdale and that they hold a clean, clear and marketable title thereto.

This Title Report which is issued at the request of Mr. Kedar N. Jagdale, is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Yours faithfully,


Adv. Gaurish M. Kudchadkar

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