

# PRATIKSHA KAMAT

Advocate



405, Fourth Floor,  
Ambrosia Corporate Park,  
Patto, Panaji, Goa 403 001  
Mob:- 98990413373

Dated: 16<sup>th</sup> February 2021

To,  
Sir Biotech India Limited,  
6926, Jaipuria Mills, Clock Tower,  
Subzi Mandi, New Delhi 110007;

C/O Plot No.N50, Verna Industrial Estate,  
Verna, Salcete, Goa

## CERTIFICATE OF TITLE

**Ref: File of Sir Biotech India Limited.**

### Description of the Property:-

All that Property known as 'RIBERIO PEQUENO' and is situated at Ribandar, of Ilhas Taluka and Sub District, District of North Goa, within the Municipal Limits of the City of Panaji bearing Land Registration No. 1174, Book B-14 Old and matriz Nos. 2 and 3 and 699 and surveyed under Chalra Nos. 3, 4 and 10 of P.T. Sheet No. 17 of City Survey of Panaji and bounded as under:-

East: By the property of Krishna Bhiku Naik Suquercar;

West: By the boundary wall of Goa Medical College;

North: By the river; and

South: By the Kadamba Road which runs from Panaji to Old Goa

### Description of Plot No.4:-

All that Plot No.4 admeasuring 44045.00 sqmts forming part of the property described hereinabove and is bounded as under:-

East: by the property of Krishna Bhiku Naik Suquercar and others;

**Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim Goa. 403 521**

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West: by the land of Old Goa Medical College;

North: by the land of Old Goa Medical College, by Plots No.1 and 2 of the same property, by the houses of Baboni Pondori Naik, Ladu Xete Shirodkar and others, by property of Nirmalabai Vassanta Bhandare, by plot No.3 and 6 of the bigger property,  
South: by Kadamba road which runs from Panaji to Old Goa.

## Description of the said Property:-

All that property admeasuring 27,324.00 sq. mtrs approximately, forming an independent and separate unit in itself surveyed under Chalta No. 4-C of P. T. Sheet No. 17 of City Survey Panaji, erstwhile formed part of the plot No. 4 described hereinabove and bounded as under:

East: by property under Chalta No. 19 and 71 of P. T. Sheet No.19

West: by property under Chalta No.4-B of P. T. Sheet No.17

North: by property under Chalta No. 13, 15, 54 and 55 of P. T. Sheet No.19 and Chalta No. 4-A, 15 and 16 of P. T. Sheet No.17,

South: by property under Chalta No. 4 of P. T. Sheet No.17 and NH-4A

## II Description of documents scrutinized:-

1. Inventory Proceedings instituted in the 3<sup>rd</sup> Office of the Court of Comarca of Ilhas Goa in 1939
2. Inscription /Description
3. Deed of repudiation of Inheritance executed on 19/11/1987

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4. Deed of Succession dated 01/07/1988
5. Deed of Family Partition dated 25/11/1988 registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 321/92 of Book I Vol. 166 dated 30/04/1992,
6. Public Will dated 04/01/1994 recorded in the Book No. 95 at pages 95v to 97v in the Office of Notary Public Ex-Officio of Ilhas, at Panaji,
7. Judgement Order and Decree dated 24/02/1995 passed by the Civil Judge Senior Division at Panaji in Special Civil Suit No. 218/92/A
8. Deed of Succession dated 01/06/2000, recorded in the Office of Notary Public Ex-Officio of Ilhas, at Panaji in Book of Deeds under No. 669 and 670 at pages 97 and 2 of Deeds.
9. Deed of Sale dated 23/08/2006 executed before the Sub-Registrar of Ilhas under registration No. 3039 at pages 1 to 31 in Book – I, Vol. No. 1715 dated 16/11/2006
10. Deed of Sale dated 24/08/2006 executed before the Sub-Registrar of Ilhas under registration No. 3041 at pages 59 to 86 in Book – I, Vol. No. 1715 dated 16/11/2006
11. Deed of Sale dated 01/09/2006 executed before the Sub-Registrar of Ilhas under registration No. 3040 at pages 32 to 58 in Book – I, Vol. No. 1715 dated 16/11/2006
12. Deed of Sale dated 14/09/2006 executed before the Sub-Registrar of Ilhas under registration No. 3043 at pages 108 to 133 in Book – I, Vol. No. 1715 dated 16/11/2006
13. Sanad under No. RB/CNV/TIS/70/2007 dated 31/03/2008, issued by the office of the Collector, North Goa District, Panaji,

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14. Construction Licence dated 15/02/2008 under Licence No.4/62/TS/07-CCP/07-08/91 issued by the Corporation of the City of Panaji
15. Company Petition No. 209 of 2010 connected with Company Application No. (M) 92 of 2010 in the matter of the Companies Act, 1956 (1 of 1956) Section 391 and 394, for amalgamation of companies JPA Developers and Builder Private Limited and others with SIR BIO Tech India Limited
16. No Objection Certificate dated 22/01/2013 under No.UHCP/DHS/NOC/2012-13/3005 issued by the Government of Goa, Directorate of Health Services, Urban Health Centre Panaji.
17. Form D dated 08/07/2015
18. Agreement for Joint Development dated 18/08/2018

Note: All the documents scrutinised by me are photocopies.

**III Office searches: -**

I have given searches in the offices of the Land Registrar/Sub Registrar Ilhas/Director of archives/Land Revenue Office.

**IV Flow of Title: -**

The said property originally belonged to Crisna Damodar Camotim Tarcar and his wife Laximibai Crisna Camotim Tarcar alias Lockimim Camotim Tarcar.

The said Crisna Damodar Camotim Tarcar expired on 02/08/1939 leaving behind said Laximibai Crisna Camotim Tarcar alias Lockimim Camotim Tarcar as his moiety holder and following heirs namely:

- I. Caliana Crisna Damodar Tarcar married to Datta Vithal Camotim Timblo;
- II. Damodar Crisna Tarcar married to Hirabai Damodar Tarcar;

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- III. Durgabai Sripad Bhandare married to Sripad Bhandare; and
- IV. Nirmalabai Vassant Bhandare married to Vassant Anant Bhandare

Upon the death of said Crisna Damodar Camotim Tarcar, **Inventory Proceedings were instituted in the 3<sup>rd</sup> Office of the Court of Comarca of Ilhas Goa** wherein said Laximibai Crisna Camotim Tarcar was appointed as Cabeça de Casal. The said property was listed under Item No. 10 in the List of Assets produced in the said Inventory Proceedings and said Laximibai Crisna Camotim Tarcar was allotted the said larger property as per the final Chart of Partition. The said property is thus inscribed in favour of said Laximibai Crisna Camotim Tarcar under Inscription No. 24255 at folio 192 of Book G-37.

The said Caliana Crisna Camotim Tarcar and her husband the said Datta Vitthal Camotim Timblo expired intestate and without any heir.

The said Hirabai Damodar Tarcar expired on 05/05/1987 leaving behind her widower, said Damodar Crisna Tarcar and her following children:

- I. Krishna Damodar Tarcar;
- II. Surekha Damodar Tarcar;
- III. Ramchandra Damodar Tarcar married to Sita Ramchandra Tarcar;
- IV. Vijay Damodar Tarcar married to Lata Vijay Tarcar,
- V. Aruna Mohandas Navrencar married to Shri Mohandas Nevrencar alias Mohandas Krishna Sinai Nevrencar.

The said Vassant Anant Bhandare expired leaving behind his widow and moiety holder said Nirmalabai Vassant Bhandare and the following children as his heirs confirmed by Deed of Succession dated 01/07/1988

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- I. Anant V. Bhandare married to Rekha Anant Bhandare ;
- II. Jayprakash alias Prakash V. Bhandare married to Indira Jayprakash Bhandare;
- III. Vaman V. Bhandare married to Vrinda Vaman Bhandare;
- IV. Vaiju alias Prita Anand Saucar married to Anand Saucar;
- V. Cantta Govind Camat married to Govind Camat.

The said Laximibai Crisna Camotim Tarcar has also expired and thus the said larger property has devolved upon her following heirs:

- a) Damodar Crisna Tarcar;
- b) Krishna Damodar Tarcar;
- c) Surekha Damodar Tarcar;
- d) Ramchandra Damodar Tarcar married to Sita Ramchandra Tarcar;
- e) Vijay Damodar Tarcar married to Lata Vijay Tarcar;
- f) Aruna Mohandas Nevrencar married to Shri Mohandas Nevrencar alias Mohandas Krishna Sinai Nevrencar;
- g) Durgabai Sripad Bhandare married to Sripad Bhandare;
- h) Nirmalabai Vassant Bhandare; widow
- i) Anant V. Bhandare married to Rekha Anant Bhandare ;
- j) Jayprakash alias Prakash V. Bhandare married to Indira Jayprakash Bhandare;
- k) Vaman V. Bhandare married to Vrinda Vaman Bhandare;
- l) Vaiju alias Prita Anand Saucar married to Anand Saucar;
- m) Cantta Govind Camat married to Govind Camat.

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By "TERMO" or 'MEMO', Deed of repudiation of Inheritance executed on 19/11/1987 and recorded in the "Livro de Repudios" maintained by the Civil Judge, Senior Division at Panaji, the said Viju alias Prita Anand Saucar and her husband Anand Saucar and the said Cantá Govind Camat and her husband Govind Camat, in terms of Article 2029 of the Portuguese Civil Code relinquished all their rights and interest in the estate of their grand-mother/grand-mother-in-law, Laximibai Crisna Camotim Tarcar and father/father-in-law, Vassant Anant Bhandare.

By "TERMO" or 'MEMO' executed on 18/10/1988 and recorded in the "Livro de Repudios" maintained by the Civil Judge, Senior Division at Panaji, the said Aruna Mohandas Navrencar and her husband Mohandas Navrencar, in terms of Article 2029 of the Portuguese Civil Code relinquished all their rights and interest in the estate of their grand-mother/grand-mother-in-law, Laximibai Crisna Camotim Tarcar and mother/mother-in-law, Hirabai Damodar Tarcar.

By a Deed of Family Partition dated 25/11/1988 registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 321/92 of Book I Vol. 166 dated 30/04/1992, the said entire Property was partitioned among the said heirs of Crisna Camotim Tarcar and Laximibai Camotim Tarcar by metes and bounds and 1/3<sup>rd</sup> of the said property, being PLOT No. 4, was allotted to following persons in the following proportions:

[A] 1/3<sup>rd</sup> of the said PLOT No. 4 was allotted jointly to:

- I. Damodar Crisna Kamat Tarcar;
- II. Krishna Damodar Kamat Tarcar;
- III. Surekha Damodar Kamat Tarcar;

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- IV. Ramchandra Damodar Tarcar and his wife Sita Ramchandra Tarcar;  
V. Vijay Damodar Tarcar.

The said Surekha Damodar Tarcar, who is spinster was paid an amount of Rs. 1,97,080/-, as such , said Surekha Tarcar has no right, title and interest in the said Plot No. 4.

[B] 1/3<sup>rd</sup>// of the said PLOT No. 4 was allotted to:

- I) Durgabai Sripad Bhandare and her husband Sripad Bhandare.

[C] 1/3<sup>rd</sup> of the said PLOT No. 4 was allotted jointly to:

- I. Nirmalabai Vassant Bhandare;
- II. Anant V. Bhandare and his wife Rekha Anant Bhandare;
- III. Jayprakash V. Bhandare and his wife Indira Jayprakash Bhandare;
- IV. Vaman V. Bhandare and his wife Vrinda Vaman Bhandare.

The said Krishna Damodar Camotim Tarcar has expired on 14/11/1998 at Ribandar in unmarried civil status. By a Public Will dated 04/01/1994 recorded in the Book No. 95 at pages 95v to 97v in the Office of Notary Public Ex-Officio of Ilhas, at Panaji, the said Krishna Damodar Tarcar had appointed his sister, the said Aruna Mohandas Nevrencar, as his sole and universal heiress and bequeathed all his entire estate in her favour. The heirship of said Aruna Mohandas Nevrencar, is confirmed by a Deed

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of Succession dated 01/06/2000, recorded in the Office of Notary Public Ex-Officio of Ilhas, at Panaji in Book of Deeds under No. 669 and 670 at pages 97 and 2 of Deeds.

Said Krishna Damodar Camotim Tarcar expired on 14/11/1998 at Panaji and upon his death, he has left behind said Aruna Mohandas Nevrencar as his sole and universal heir, which is confirmed as per Deed of Succession dated 24/03/1999 duly recorded in the office of the notary Public of Ilhas at Panaji in the Notary Book No. 665 at pages 75 to 77v of Deeds.

An area of 1555 sq. mtrs of the said Plot No. 4 was acquired by the Government of Goa for the purpose of road widening towards its boundary and as such the area of the Plot No.4 is now 44045 sqmts.

The said Damodar Crisna Kamat Tarcar, who expired on 20/12/2012, had retained the usufruct in the said Plot. upon the death of the same has come to an end and as such the said Plot. Upon his death the same has come to an end and as such the said

- i) Ramchandra Damodar Kamat Tarcar and his wife Sita Ramchandra Kamat Tarcar
- ii) Vijay Damodar Kamat Tarcar and his wife Lata Vijay Kamat Tarcar and
- iii) Aruna Mohandas Nevrencar and her husband Mohandas Nevrencar are his sole and universal heirs

The said Aruna Mohandas Nevrencar and her husband Mohandas Nevrencar, the said Ramchandra Damodar Kamat Tarcar and his wife Sita Ramchandra Kamat Tarcar and the said Vijay Damodar Kamat Tarcar and his wife Lata Vijay Kamat Tarcar are the exclusive owners in possession of 4893/44045<sup>th</sup> undivided share in the said Plot No. 4 respectively.

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Suit was filed before the Civil Judge Senior Division at Panaji bearing Special Civil Suit No. 218/92/A by Shri Sripada C. Bhandari and others against Shri Soku Betu Folkar and his wife and the said suit was decreed vide Judgement Order and Decree dated 24/02/1995 and said Soku Betu Folkar and his wife and their family members, agents and servants were permanently restrained from interfering in any manner in the said property.

Vide Deed of Sale dated 23/08/2006 executed before the Sub-Registrar of Ilhas under registration No. 3039 at pages 1 to 31 in Book – I, Vol. No. 1715 dated 16/11/2006 said Smt. Durgabai Sripad Bhandare and her husband Shri. Sripad Bhandare as the “Vendors” sold the said 14683/44045 undivided share in the said Plot No. 4 of the coconut garden RIBEIRO PEQUENO situated at Ribandar of Ilhas Taluka to JPA Developers and Builders Private Limited, through its Director Shri. Jaiprakash Agarwal as the “Purchaser”.

Vide Deed of Sale dated 24/08/2006 executed before the Sub-Registrar of Ilhas under registration No. 3041 at pages 59 to 86 in Book – I, Vol. No. 1715 dated 16/11/2006 said Smt. Aruna Mohandas Sinai Nevrencar and her husband Shri. Mohandas Sinai Nevrencar alias Mohandas Krishna Sinai Nevrencar as the “Vendors” sold the said 4893/44045 undivided share in the said Plot No. 4 of the coconut garden RIBEIRO PEQUENO situated at Ribandar of Ilhas Taluka to JPA Developers and Builders Private Limited, through its Director Shri. Jaiprakash Agarwal as the “Purchaser”.

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Vide Deed of Sale dated 01/09/2006 executed before the Sub-Registrar of Ilhas under registration No. 3040 at pages 32 to 58 in Book – I, Vol. No. 1715 dated 16/11/2006 said Shri. Ramchandra Damodar Tarcar and his wife Smt. Sita Ramchandra Tarcar as the “Vendors” sold 4893/44045 undivided share in the said Plot No. 4 of the coconut garden RIBEIRO PEQUENO situated at Ribandar of Ilhas Taluka to JPA Developers and Builders Private Limited, through its Director Shri. Jaiprakash Agarwal as the “Purchaser”.

Vide Deed of Sale dated 14/09/2006 executed before the Sub-Registrar of Ilhas under registration No. 3043 at pages 108 to 133 in Book – I, Vol. No. 1715 dated 16/11/2006 said Shri. Vijay Damodar Tarcar and his wife Smt. Lata Vijay Tarcar as the “Vendors” sold the said 2853/44045<sup>th</sup> undivided share in Plot No. 4 surveyed under Chalta No. 4 of P.T. Sheet No. 17 of City Survey of Panaji, to JPA Developers and Builders Private Limited, through its Director Shri. Jaiprakash Agarwal as the “Purchaser”.

By virtue of the above Deeds of Sale said JPA Developers and Builders Pvt. Ltd. became the exclusive owners in possession of 27322/44045 of undivided share in the said Plot 4.

On 31/03/2008, the Office of the Collector, North Goa District, Panaji, granted Sanad under No. RB/CNV/TIS/70/2007, for conversion of the said property for Non-Agricultural Use.

Construction Licence dated 15/02/2008 under Licence No.4/62/TS/07-CCP/07-08/91 issued by the Corporation of the City of Panaji for proposed construction of compound wall.

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Thereafter JPA Developers and Builder Private Limited filed Company Petition No. 209 of 2010 connected with Company Application No. (M) 92 of 2010 in the matter of the Companies Act, 1956 (1 of 1956) Section 391 and 394, for amalgamation of companies JPA Developers and Builder Private Limited and others with SIR BIO Tech India Limited.

No Objection Certificate dated 22/01/2013 under No.UHCP/DHS/NOC/2012-13/3005 issued by the Government of Goa, Directorate of Health Services, Urban Health Centre Panaji for proposed construction.

Form D dated 08/07/2015 in respect of Chalta No. 4-C of P. T. Sheet No. 17 of City Survey Panaji shows the name of Sir Bio Tech India Limited in the New Holders Column.

By Agreement for Joint Development dated 18/08/2018, between Sir Biotech India Limited, a company, represented through its Director M. Jai Prakash Agarwal as the "First Party/Owner-Cum-Vendor" agreed to develop the said all that property admeasuring 27,324.00 sq. mtrs approximately, forming an independent and separate unit in itself surveyed under Chalta No. 4-C of P. T. Sheet No. 17 of City Survey Panaji, erstwhile formed part of the plot No. 4 described hereinabove to Manglam Infra Developers, a partnership Firm through its Partner Mr. Sumit Singla as the "Second Party/Developer-Cum-Purchaser"

Based upon the documents produced and the searches conducted, I opine that said Sir Biotech India Limited are the absolute owners in possession of the said all that property admeasuring 27,324.00 sq. mtrs approximately, forming an independent and separate unit in itself surveyed under Chalta No. 4-C of P. T. Sheet No. 17 of

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City Survey Panaji, erstwhile formed part of the plot No. 4 described hereinabove and have a clear and marketable title to the "said Property" subject to the production of latest Nil Certificate of Encumbrance and Manglam Infra Developers, a partnership Firm have development powers over the said property. As the development agreement is not a registered document, owners to be made party to the Agreement/s for Sale with the prospective Purchaser/s.

**V. Opinion:-**

From the documents produced I am of the opinion that said Sir Biotech India Limited are the absolute owner in possession of the said all that property admeasuring 27,324.00 sq. mtrs approximately, forming an independent and separate unit in itself surveyed under Chalta No. 4-C of P. T. Sheet No. 17 of City Survey Panaji, erstwhile formed part of the plot No. 4 described hereinabove and have a clear and marketable title to the "said Property" subject to the production of latest Nil Certificate of Encumbrance and Manglam Infra Developers, a partnership Firm have development powers over the said property. As the development agreement is not a registered documents, owners to be made party to the Agreement/s for Sale with the prospective Purchaser/s.

There is no claim of any minor to the said Property.  
Urban Land Ceiling Act is not applicable.

  
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Advocate

