

CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring 633 sqmts surveyed under no.33/3-A of Village Maulinguem-South forming part of the property identified as 'GORBATA AND MALO' also known as 'GOKULWADI" admeasuring 950 square meters along with a House bearing No.110 standing thereon, situated at Village Maulinguem-South, within the limits of Village Panchayat of Maulinguem , Taluka and Registration Sub-District of Bicholim, District North Goa, in the State of Goa, which Property is described in the office of Land Registrar of Bicholim under no.4492 of Book B-12 and enrolled in the Taluka Revenue Office at Bicholim under Matriz no.91.

The said Property is bounded as under:-

Towards the North :-Partly by the municipal road.

Towards the South :-Partly by the survey no.33/10 and partly by survey no.33/11.

Towards the East :-Partly by a Municipal Road and partly by Survey no.33/4.

Towards the West:- Partly by the Survey no. 33/2 and partly by survey no 33/10.

II.- LIST OF DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

1.-Certificate of Inscription and Description from the Office of Land Registrar Bicholim.

Shradha Shirwaiker Poduval

ADVOCATE

3rd Floor, Velho Building

Panaji, Goa 403 001

Phone : (0832) 2228904, 9822386349

E-mail : advshradhakpoduval@gmail.com

-2-

2.-Form I and XIV concerning survey no.33/3 and 33/3-A of Village Maulinguem-South, Taluka Bicholim Goa.

3.-Deed of Sale with Quittance of the Consideration dated 6-12-1916 drawn at pages 11v of Book 248 before the Notary Shri. Rajaram Babona Sinai Dhumo of Bicholim.

4.-Deed of Gift dated 15-7-1968 registered in the office of Sub-registrar Bicholim.

5.-Extract of Inventory Proceedings no.2/2014/c and Final Order dated 17-6-2014 along with additional Statement in Civil Misc Appln(port)no.10/2017/C in Regular Inventory proceeding no.2/2014/c along with the order dated 20-9-2017 passed by the court of Civil Judge Junior Division Bicholim.

6.-Partition Order in case no.8-410-2019-Part-Bich survey order8-410-2019-Part-Bich issued by Deputy Collector Bicholim.

7.-Agreement cum memorandum of Understanding For sale of Plot and Flat And development dated 4-12-2020 executed with Tranquil Assets Limited Partnership ,registered under Book-1 Document, Registration no.BCH-1-932-2020 dated 4-12-2020 in the office of Sub-registrar Bicholim.

-3-

8.-Deed of sale dated 4-12-2020 executed with Tranquil Assets Limited Partnership ,registered under Book-1 Document, Registration no.BCH-1-933-2020 dated 4-12-2020 in the office of Sub-registrar Bicholim.

9.-Ratification to the Deed of Sale and Agreement cum memorandum of Understanding For sale of Plot and Flat And development dated 4-12-2020,registered under Book-1 Document, Registration no.BCH-1-103-2021 dated 9-2-2021 in the office of Sub-registrar Bicholim.

10.-Nil Encumbrance Certificate no.Nil dated 6-5-2015 issued by the office of Sub-Registrar Bicholim confirming that there is no charge on the said property from 1-1-2000 till 21-4-2015.

11.-Survey Plan.

III.- FLOW OF TITLE

On perusal of the above listed documents I confirm that the said property originally belonged to Shri.Joivont Xanum Naik, having acquired the same from Ailiabai Dorma Porob Desai and his wife Smt. Tarabai Desai vide Deed of Sale with Quittance of the Consideration dated 6-12-1916 drawn at pages 11v of Book 248 before the Notary Shri. Rajaram Babona Sinai Dhumo of Bicholim.



-4-

By Deed of Gift dated 15-7-1968 Shri.Joivont Xanum Naik in the status of unmarried gifted the said property to his nephew Shri.Chandrakant Sonu Naik, which deed is registered in the office of Sub-registrar Bicholim.

Subsequently the said Chandrakant Sonu Naik expired and on his demise Inventory Proceedings no.2/2014/c were initiated and subsequently additional Statement in Civil Misc Appln(port)no.10/2017/C in Regular Inventory proceeding no.2/2014/c were filed whereby the said property was listed at item no.1(corrected List of assets)and the same was allotted jointly to the following in their respective shares namely:-

- (i) Smt.Pushpa Chandrakant Naik- $\frac{1}{2}$ share being the widow and moiety sharer of Late Chandrakant Sonu Naik and the following legal heirs:
- (ii) Shri. Vishnu alias Vinayak Sonu Naik and his wife Smt. Surekha Vishnu Naik- $\frac{1}{12}^{\text{th}}$ share.
- (iii) Shri.Ajit Sonu Naik and his wife Smt.Jivita Ajit Naik $\frac{1}{12}^{\text{th}}$ share.
- (iv) Smt. Vijay Sonu Naik alias Vimalabai Chandrakant Naik --- $\frac{1}{24}^{\text{th}}$
- (v) Shri.Nagesh Chandrakant Naik and his wife Smt. Nanda $\frac{1}{24}^{\text{th}}$ share
- (vi) Sumati Sonu Naik alias Sapana Satish Palyekar and her husband Shri. Satish Palyekar $\frac{1}{12}^{\text{th}}$ share.

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-5-

- (vii) Smt.chitra Sonu Naik alias Chitra Ajit Katkar and her husband Ajit Katkar ___1/12th share.
- (i) (i) Smt. Pushpa Sonu Naik alias Pushpa Vishwanath Naik widow of Late Vishwanath Naik-1/24th share and (i)a-Shri. Rohit Vishwanath Naik and his wife Smt.Rashmi Naik---1/24th share as confirmed by chart of partition dated 22-8-2017 and final Order dated 20-9-2017 passed by the court of Civil Judge Junior Division Bicholim, passed by the court of Civil Judge Junior Division Bicholim.

It is observed that in the sale deed dated 6-12-1916 and Gift deed dated 15-7-1968 the area of the said property was mentioned as 2025 sqmts , however the area measured at site is 950 sqmts and the same stands recorded in the name of Chandrakant Sonu Naik in the survey records of Rights in the Form I and Xiv concerning survey no.33/3 and also in the Inventory Proceedings no.2/2014/Civil Misc Appln(port)no.10/2017/C in Regular Inventory proceeding no.2/2014/c filed in the court of civil Judge Bicholim.

It appears from records that the said Co-owners verbally decided among themselves to amicably partition the said property whereby (i)-Smt.Pushpa Chandrakant Naik (ii)-Shri. Vishnu alias Vinayak Sonu Naik and his wife Smt. Surekha Vishnu Naik and (iii)- Smt.chitra Sonu Naik alias Chitra Ajit Katkar and her husband Shri. Ajit Narayan Katkar as one part were allotted an area of 633 sqmts



-6-

and the balance area was allotted to (i) Shri. Ajit Sonu Naik and his wife Smt. Jivita Ajit Naik, (ii) - Smt. Vijay Sonu Naik alias Vimalabai Chandrakant Naik, (iii) Shri. Nagesh Chandrakant Naik and his wife Smt. Nanda Naik (iv) Smt. Sumati Sonu Naik alias Sapana Satish Palyekar and her husband Shri. Satish Palyekar and (v) - Smt. Pushpa Sonu Naik alias Pushpa Vishwanath Naik widow of Late Vishwanath Naik and (vi) - Shri. Rohit Vishwanath Naik and his wife Smt. Rashmi Naik.

Subsequently the said (i) - Smt. Pushpa Chandrakant Naik (ii) - Shri. Vishnu alias Vinayak Sonu Naik and his wife Smt. Surekha Vishnu Naik and (iii) - Smt. Chitra Sonu Naik alias Chitra Ajit Katkar and her husband Shri. Ajit Narayan Katkar filed an application under case no. 8-410-2019-Part-Bich survey order 8-410-2019-Part-Bich before the Deputy Collector Bicholim for partition and separation of their holding admeasuring 633 sqmts from the property surveyed under no. 33/3, as confirmed by order dated 22-11-2019.

Subsequently it appears that the said partition was made final the said portion admeasuring 633 sqmts was allotted fresh survey no. 33/3-A and thus the names of (i) - Smt. Pushpa Chandrakant Naik (ii) - Shri. Vishnu alias Vinayak Sonu Naik and his wife Smt. Surekha Vishnu Naik and (iii) - Smt. Chitra Sonu Naik alias Chitra Ajit Katkar and her husband Shri. Ajit Narayan Katkar stands recorded in survey records of rights in the Form I and Xiv bearing survey no. 33/3A admeasuring an area of 633 sqmts.



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ADVOCATE

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-7-

On 4-12-2020 the said (i)-Smt.Pushpa Chandrakant Naik (ii)-Shri. Vishnu alias Vinayak Sonu Naik and his wife Smt. Surekha Vishnu Naik and (iii)- Smt.chitra Sonu Naik alias Chitra Ajit Katkar and her husband Shri. Ajit Narayan Katkar entered into an Agreement cum memorandum of Understanding For sale of Plot and Flat And development dated 4-12-2020 with Tranquil Assets Limited Partnership ,which Agreement is registered under Book-1 Document,Registration no.BCH-1-932-2020 dated 4-12-2020 in the office of Sub-registrar Bicholim and subsequently by Deed of sale dated 4-12-2020 sold the said Plot admeasuring 633 sqmts surveyed under no.33/3-A to Tranquil Assets Limited Partnership ,which Deed is registered under Book-1 Document,Registration no.BCH-1-933-2020 dated 4-12-2020 in the office of Sub-registrar Bicholim.

By Deed of Ratification dated 8-2-2021 the other co-owners (i)Shri.Ajit Sonu Naik and his wife Smt.Jivita Ajit Naik, (ii)-Smt. Vijay Sonu Naik alias Vimalabai Chandrakant Naik , (iii)Shri.Nagesh Chandrakant Naik and his wife Smt. Nanda Naik (iv) Smt. Sumati Sonu Naik alias Sapana Satish Palyekar and her husband Shri. Satish Palyekar and (v)-Smt. Pushpa Sonu Naik alias Pushpa Vishwanath Naik and her son(vi)a-Shri. Rohit Vishwanath Naik and his wife Smt.Rashmi Naik as Consenting/Ratifying Parties have give their consent and No objection and confirmed the Sale of the said Plot admeasuring an area



-8-

of 633 sqmts survey sunder no.33/3-A executed by the Owners(i)-Smt.Pushpa Chandrakant Naik (ii)-Shri. Vishnu alias Vinayak Sonu Naik and his wife Smt. Surekha Vishnu Naikand (iii)- Smt.chitra Sonu Naik alias Chitra Ajit Katkar and her husband Shri. Ajit Narayan Katkar in terms of the Agreement cum memorandum of Understanding For sale of Plot and Flat And development dated 4-12-2020 and Deed of sale dated 4-12-2020 in favour of Tranquil Assets Limited Partnership., which deed of Ratification is registered under Book-1 Document, Registration no.BCH-1-103-2021 dated 09-2-2021 in the office of Sub-registrar Bicholim.

IV. - OPINION

In the above circumstances I confirm that Tranquil Assets Limited Partnership., have and holds clear, valid, absolute and marketable title to the said Plot admeasuring 633 sqmts surveyed under no.33/3-A of Village Maulinguem-South ,Taluka Bicholim.

Panaji, 26-02-2021




Adv.SHRADHA SHIRWAIKER
PODUVAL