

M.P. MULGAONKAR
ADVOCATE
'HIRA' near Holy Family Church
ALTO PORVORIM BARDEZ GOA

TITLE CERTIFICATE

M/s Shetye Real Estate, a proprietorship concern of Mr. Ravlu P. Shetye submitted for my scrutiny following documents in respect of part of property known as "CONDILACHEM VERICA" or "SAPONACHEM BAILEM VERIC" situated Ambirna, Socorro, Bardez Goa surveyed under survey no 358/2 admeasuring 9995 sq.mts and part of property known as "CONDILACHEM VERICA" or "SAPONACHEM BAILEM VERIC" situated at Ambirna, Socorro, Bardez Goa surveyed under survey nos 341/1 & 358/2 (part) admeasuring 9585 sq.mts in order to prepare this title certificate.

DESCRIPTION OF AFORESAID PROPERTY.

ALL that part of property known as "CONDILACHEM VERICA" or "SAPONACHEM BAILEM VERIC", situated in the ward Ambrina of Socorro, Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office of Bardez under No. 28873 of Book B-74 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 303 & 318 of 2nd Circumscription of Socorro Village and surveyed under Survey No. 358/2 of Village Socorro of Bardez Taluka, totally admeasuring 9995 sq. mts. or thereabout and the said property as a whole is bounded as under: -

Towards the North: - By the property bearing Survey Nos. 358/4 & 358/6 of Village Socorro;

Towards the South :- By the property bearing Survey Nos. 358/5, 358/3, 357/2 and remaining portion of same property surveyed under No. 358/2.

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Towards the East :- By the property bearing Survey Nos. 358/6 and remaining portion of same property surveyed under No. 358/2 of Socorro village.

Towards the West: - By the property bearing Survey No.358/4, 358/5 of Village Socorro & 8.00 Mtr wide access road of Village Socorro.

ALL that part of property known as "CONDILACHEM VERICA" or "SAPONACHEM BAILEM VERIC", situated in the ward Ambirna of Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office of Bardez under No. 28873 of Book B-74 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 303 & 318 of 2nd Circumscription of Socorro Village and surveyed under Survey No. 341/1 and Survey No. 358/2 (part) both of Village Socorro of Bardez Taluka, totally admeasuring 9585 sq. mts. or thereabout and the said property as a whole is bounded as under :-

Towards the North :- By the property bearing Survey Nos. 358/6 and remaining portion of same property surveyed under No. 358/2 of Socorro village.

Towards the South :- By the property bearing Survey Nos. 358/5, 358/3, 357/2 and Nallah of Village Socorro.

Towards the East :- By the property bearing Survey Nos. 358/6, 341/2, 342/1 & 6.00 Mtr wide access road & Nallah of Village Socorro.

Towards the West :- By the property bearing Survey Nos. 358/2, 358/3, 357/2, & 357/7 of Village Socorro.

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DOCUMENTS OF THE AFORESAID PROPERTY SUBMITTED FOR MY SCRUTINITY.

- 1) Certificate from Land Registration Office of Bardez containing description No. 28873 of Book B-74 New and inscription no. 32702 of Book G-31.
- 2) Deed of Conveyance dated 19th September 1973 duly registered in the Office Sub –Registrar of Bardez, under No.6838 at pages 373 to 378 of Book I vol No.73.
- 3) Agreement dated 10th April 1985 executed between Ravindra K. Amonkar and his wife Mrs. Rekha R. Amonkar and Mr. Santosh Ratanji Ramnathkar.
- 4) Agreement dated 28th march 1987 executed between 1) Mr. Prakash Narvekar 2) Mrs. Rajashri Prakash Narvekar 3) Mr. Devidas Narvekar, 4) Mr. Ashok Narvekar and 5) Mrs. Ujwala Ashok Narvekar 6) Mr. Ravindra Kalyan Amonkar and 7) Rekha Ravindra Amonkar and Mr. Ashok Parmanand Kakodkar.
- 5) Agreement of Sale dated 19th July 2004 executed between Ashok Parmanand Kakodkar and his wife Mrs. Archana Ashok Kakodkar and Mr. Santosh Ratanji Ramnathkar.
- 6) Copy of Inventory proceedings No. 1 of 2006/A filed in the Court of Civil Judge Senior Division Ponda and order dated 13th December 2005 passed in the said Inventory Proceeding.

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- 7) Copy of Inventory proceedings No. 55 of 2005/A filed in the Court of Civil Judge Senior Division Ponda and order dated 13th December 2005 passed in the said Inventory Proceeding.
- 8) Agreement dated 19th July 2004 executed between 1) Mr. Prakash Pundalik Narvekar, 2) Mrs. Rajashri Prakash Narvekar 3) Mrs. Milan Devidas Narvekar, 4) Mrs. Ujwala Ashok Narvekar and Mr. Santosh Ratanji Ramnathkar.
- 9) Agreement dated 3rd March 2006 executed between Santosh Ratanji Ramnathkar and Shri Bhalchandra Sonu Asnodkar & others and M/s Mathais constructions.
- 10) Agreement dated 07/05/2007 duly registered in the Office of Sub-Registrar of Bardez under no. 2491 at pages 111 to 130 Book No I Volume no. 2124 dated 11/05/2007.
- 11) Deed of Right of Way dated 14th August 2006 executed between Freddy D'Souza & another and Santosh Ratanji Ramnathkar.
- 12) Agreement of Grant of Right of Way dated 7th May 2007 executed between Freddy D'Souza & his wife Mrs. Cecelia D'Souza & Mr. Francis Joe D' Souza and his wife Mrs. Betty D'Souza and Mr. Siddhivinayak Shivram Dalvi & Mr. Devanand Arjun Naik.
- 13) Deed of conveyance dated 14th September 2006 duly registered in the Office of Sub-Registrar of Bardez under No 4888 at pages 165 to 230 of Book no. I volume no 1817 dated 19/09/2006.

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- 14) Deed of Rectification dated 07/05/2007 duly registered in the Office of Sub Registrar Bardez under no. 3150 at pages 114 to 139 Book No I volume no. 2173 dated 21/06/2007.
- 15) Form me & XIV of Survey No 341/1 and 358 /2 of Socorro Village.
- 16) Agreement for Sale and Development dated 11th October 2022 executed between Siddhivinayak Shivram Dalvi and his wife Mrs. Tejas Siddhivinayak Dalvi and Mr. Devanand Arjun Naique alias Devanand Arjun Naik and his wife Mrs. Sumangala Devanand Naique alias Sumangala Devanand Naik as first party and M/s Shetye Real Estate, a proprietorship concern of its sole proprietor Mr. Ravlu P. Shetye as Second Party duly registered in the Office of Sub-Registrar Bardez under Document Serial No 2022-BRZ-4728 Book – 1 Document Registration No BRZ-1-4505-2022 dated 17/10/2022.
- 17) Conversion Sanad bearing no. RB/CNV/BAR/292/2008 dated 22/05/2009 for plot A bearing survey no. 358/2 (part) and RB/CNV/BAR/291/2008 dated 22/05/2009 for plot bearing survey no. 341/1.
- 18) Permission from Town and Country Planning Department bearing no. TPBZ/1639/SOC/358/09-334 dated 09/02/2009 for plot A bearing survey no 358/2 (part) and ref No . TPBZ/1639/SOC/358/09-335 dated 09/02/2009 for plot B bearing survey No. 341/1 and 358/2 (part).
- 19) Construction license from Village Panchayat of Socorro bearing no. VP/SOC/558/2009-2010 dated 15/06/2009 and renewed under license no. VP/SOC/257/2012-2013 dated 15/06/2012, VP/SOC/611/2014-2015 dated 26/06/2014, VP/SOC/688/2017-2018 dated 14/06/2017 and VP/SOC/1650/2020-2021 dated 24/11/2020 for plot A bearing survey no 358/2 (part) and VP/SOC/557/2009-2010 dated 15/06/2009 and renewed under license no. VP/SOC/258/2012-2013 dated 15/06/2012, VP/SOC/610/2014-2015 dated 26/06/2014, VP/SOC/689/2017-2018 dated

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14/06/2017 and VP/SOC/1649/2020-2021 dated 24/11/2020 for plot B bearing survey no 341/1 and 358/2 (part).

- 20) Revised Technical Clearance Vide No. TPB/7866/SOC/TCP-2022/5719 dated 17/10/2022 for plot A bearing survey no 358/2 (part) and No. TPB/1639/SOC/TCP-2022/5730 dated 18/10/2022 for plot B bearing survey no 341/1 and 358/2 (part).
- 21) Revised construction license No VP/SOC/1997/2022-2023 dated 24-11-2022 for plot A bearing survey 358/2 (part) and No. VP/SOC/1998/2022-2023 dated 24-11-2022 for plot B bearing survey 341/1 and 358/2 (part).

TITLE SEARCH REPORT

After carefully scrutinizing of the above documents, it is seen that there exists all that property known as **"CONDILACHEM VERICA"** or **"SAPONACHEM BAILEM VERIC"** situated in the ward AMBIRNA of Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office of Bardez under No. 28873 of Book B-74 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 303 & 318 of 2nd Circumscription of Socorro Village and surveyed under Survey No. 341/1 and Survey No. 358/2 both of Village Socorro of Bardez Taluka, totally admeasuring 24,475 sq. mts.

The said property bearing description no 28873 of Book B-74 was purchased by Vishnu Pandurang Naique from Gopi Pandu Naique by Sale Deed dated 17/04/1944 drawn in the Office of Notary of Bardez Guileherme Lobo at pages 52 of Book No. 436 and the said property inscribed in the name of the said Vishnu Pandurang Naique under inscription no. 32702 of Book G-37 in the Land Registration Office of Bardez.

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By a deed of conveyance dated 19th September 1973 duly registered in the office of Sub -Registrar of Bardez under No.6838 at pages 373 to 378 of Book I vol No.73 , the said Mr. Vishnu Pandurang Naik and his wife Savitri Vishnu Naik sold and conveyed all their ownership, right, title and interest in all that piece and parcel of land known as “**Condilachem Verica E Soponachem Bailem Verica**” admeasuring 24475 sq. mts. situated at Socorro, Bardez Goa, within the limits of Village Panchayat of Socorro, Taluka and Sub- District of Bardez of North Goa District in the State of Goa and described in the Land Registration Office of Bardez under description no. 28873 of book B-74 New and enrolled in Taluka Revenue Office under Matriz nos.303 and 318 and surveyed under survey Nos. 341/1 and 358/2 of village Socorro and more particularly described in the First Schedule written under the said Deed of Conveyance and hereinafter referred to as the “ said property” to 1) Mr. Prakash Pundalik Narvekar 2) Mr. Devidas Pundalik Narvekar 3) Mr. Ashok Pundalik Narvekar and 4) Mr. Ravindra Kalyan Amonkar for consideration and on terms and conditions more particularly contained therein.

By an Agreement dated 10th April 1985 the Owners namely Ravindra K. Amonkar and his wife Mrs. Rekha R. Amonkar agreed to sell their share in the said property to Mr. Santosh Ratanji Ramnathkar for consideration and on terms and conditions more particularly contained in the said Agreement dated 10th April 1985.

By Agreement dated 28th march 1987 1) Mr. Prakash Narvekar 2) Mrs. Rajashri Prakash Narvekar 3) Mr. Devidas Narvekar, 4) Mr. Ashok Narvekar and 5) Mrs. Ujwala Ashok Narvekar (therein referred to as the Vendors of the first part) 6) Mr. Ravindra Kalyan Amonkar and 7) Rekha Ravindra Amonkar **(therein referred to as the Vendors of the second part)** agreed to sell the said property to Mr. Ashok Parmanand Kakodkar for consideration and on terms and conditions more particularly contained therein.

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Ashok Parmanand Kakodkar was unable to develop the said property and therefore by an Agreement of sale dated 19th July 2004 Ashok Parmanand Kakodkar and his wife Mrs. Archana Ashok Kakodkar agreed to terminate the Agreement dated 28th March 1987 and transfer all their right, title and interest acquired by them under the aforesaid Agreement dated 28th March 1987 in the said property to Mr. Santosh Ratanji Ramnathkar for consideration and on terms and conditions contained in the Agreement dated 19th July 2004 and received part consideration for the same.

In the meantime, out of the original owners Mr. Devidas Pundalik Narvekar expired on 9th May 1998 leaving surviving him his wife 1) Mrs. Milan Devidas Narvekar and three daughters viz. 2) Miss Gauri Devidas Narvekar 3) Ms. Krutika Devidas Narvekar and 4) Miss Deepika Devidas Narvekar as his only heirs and legal representatives according to the law by which he was governed at the time of his death.

One of the other original owners namely Mr. Ashok Pundalik Narvekar also expired on 16th June 2004 leaving surviving him his wife 1) Ujwala Ashok Narvekar and his children viz 2) Master Chaitanya Ashok Narvekar and 3) Miss Nikita Ashok Narvekar as his only heirs and legal representatives according to the law by which he was governed at the time of his death.

After the demise of Devidas Pundalik Narvekar, Mrs. Milan Devidas Narvekar filed Inventory Proceedings No. 1 of 2006/A in the Court of Civil Judge Senior Division Ponda and by an order dated 13th December 2005 was appointed as guardian of the shares of her minor children Miss Gauri Devidas Narvekar, Miss Krutika Devidas Narvekar and Miss Deepika Devidas Narvekar with a right to sell their share in the said property.

After the demise of Ashok Narvekar, Mrs. Ujwala Ashok Narvekar filed Inventory Proceedings being Inventory Proceedings No. 55 of 2005/A in the Court of Civil Judge Senior Division Ponda and by an order dated 13th December 2005 Ujwala

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Ashok Narvekar was appointed as guardian of the shares of her minor daughter Miss Nikita Ashok Narvekar with a right to sell her share in the said property.

By Agreement dated 19th July 2004 1) Mr. Prakash Pundalik Narvekar, 2) Mrs. Rajashri Prakash Narvekar 3) Mrs. Milan Devidas Narvekar for self and on behalf of her minor children, 4) Mrs. Ujwala Ashok Narvekar for self and on behalf of her minor children had agreed to sell all their share, right, title and interest in the said property to Mr. Santosh Ratanji Ramnathkar for consideration and on terms and conditions more particularly contained therein and the Mr. Santosh Ratanji Ramnathkar made some payment to 1) Mr. Prakash Pundalik Narvekar , 2) Mrs. Rajashri Prakash Narvekar, 3) Mrs. Milan Devidas Narvekar, 4) Gauri Devidas Narvekar, 5) Krutika Devidas Narvekar 6) Deepika Devidas Narvekar, 7) Mrs. Ujwala Ashok Narvekar, 8) Chaitanya Ashok Narvekar, 9) Nikita Ashok Narvekar under the said Agreement.

The said property did not have any access and with a view to acquire access Mr. Santosh Ratanji Ramnathkar entered into agreement/deed mentioned hereafter with the owners /developers of two adjoining properties and has also partly developed the said road .

Agreement dated 3rd March 2006 by and between the Santosh Ratanji Ramnathkar and Shri Bhalchandra Sonu Asnodkar & others and M/s Mathais Constructions (who are owners and Developers respectively of the adjoining property) whereby the said Shri. Bhalchandra Sonu Asnodkar and M/s Mathias Constructions have agreed to grant access through their land in exchange of transfer of land admeasuring 1508 sq.mts. out of the said property as consideration for acquiring the said access.

By Agreement dated 07/05/2007 duly registered in the Office of Sub-Registrar Bardez under no. 2491 at pages 111 to 130 Book no. 1 Volume no. 2124 dated

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11/05/2007, the agreement dated 03/03/2006 was cancelled and a sum of Rs. 5, 00,000/- (Rupees Five Lakh Only) was paid to M/s Mathias Construction for giving up all their claim over the area admeasuring 1508 sq.mts. forming part of Survey no. 358/2.

Deed of Right of Way dated 14th August 2006 between Freddy D'Souza & another and the Santosh Ratanji Ramnathkar whereby the Santosh Ratanji Ramnathkar has for a consideration of Rs. 2,00,000/- acquired right of way from Freddy D'Souza and another who are the owners of another adjoining property.

Agreement of Grant of Right of Way dated 7th May 2007 between Freddy D'Souza & his wife Mrs. Cecelia D'Souza & Mr. Francis Joe D' Souza and his wife Mrs. Betty D'Souza. and Mr. Siddhivinayak Shivram Dalvi & Mr. Devanand Arjun Naik whereby Mr. Siddhivinayak Shivram Dalvi & Mr. Devanand Arjun Naik have agreed to acquire right of way from Freddy D'Souza & his wife Mrs. Cecelia D'Souza & Mr. Francis Joe D' Souza and his wife Mrs. Betty D'Souza, who are the owners of another adjoining property.

In pursuance of the said aforesaid Agreement Santosh Ratanji Ramnathkar has already completed the work of developing the said access.

By Deed of conveyance 14th September 2006 duly registered in the Office of Sub-Registrar under No 4888 at pages 165 to 230 of Book no. I volume no. 1817 dated 19/09/2006, Mr Prakash Pundalik Narvekar and his wife Rajashri Prakash Narvekar, Mrs. Milan Devidas Narvekar, Gauri Devidas Narvekar, Krutika Devidas Narvekar, Deepika Devidas Narvekar, Mrs. Ujwala Ashok Narvekar, Chaitanya Ashok Narvekar, Nikta Ashok Narvekar, Ravindra Kalyan Amonkar and his wife Rekha Ravindra Amonkar as owners and Mr. Ashok Parmanand Kakodkar and his wife Archana Ashok Kakodkar as first confirming parties and Santosh Ratanji Ramnathkar and his wife Vidya Santosh Ramnathkar as second confirming parties sold the said property known as "CONDILACHEM VERICA" or "SAPONACHEM BAILEM VERIC" admeasuring 24475 sq.mts.

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surveyed under survey no 358/2 and 341/1 of Socorro village to Mr. Siddhivinayak Shivram Dalvi and Mr. Devanand Arjun Naik.

After purchasing the said property the said Siddhivinayak Shivram Dalvi and Mr. Devanand Arjun Naik got their names mutated in the column of occupant in survey records in Form I & XIV of survey nos. 341/1 and 358/2 of Socorro Village.

By Agreement for Sale and Development dated 11th October 2022 duly registered in the Office of Sub-Registrar Bardez under document serial No 2022-BRZ-4728 Book-1 Document Registration no BRZ-1-4505-2022 dated 17/10/2022, Siddhivinayak Shivram Dalvi and his wife Mrs. Tejas Siddhivinayak Dalvi and Mr. Devanand Arjun Naik alias Devanand Arjun Naik and his wife Mrs. Sumangala Devanand Naik alias Sumangala Devanand Naik agreed to allow M/s Shetye Real Estate, a proprietorship concern of its sole Proprietor Mr. Ravlu P. Shetye to develop plot A admeasuring 9995 sq.mts. of the said property bearing survey no 358/2 and plot B admeasuring 9585 sq. mts. bearing survey no 341/1 & 358/2 (part) and in pursuance of the said Agreement for Sale & Development dated 11/10/2022 M/s Shetye Real Estate acquired right to develop aforesaid plots by constructing building therein.

M/s Shetye Real Estate a proprietorship concern of its sole Proprietor Mr. Ravlu P. Shetye are entitled to develop the aforesaid plots by constructing buildings therein as they have obtained permissions, approvals and licenses mentioned hereunder.

- a) Conversion Sanad bearing no. RB/CNV/BAR/292/2008 dated 22/05/2009 for plot A bearing survey no. 358/2 (part) and RB/CNV/BAR/291/2008 dated 22/05/2009 for plot B bearing survey no. 341/1.
- b) Permission from Town and Country Planning Department bearing no. TPBZ/1639/SOC/358/09/334 dated 09/02/2009 for plot A bearing survey no.

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- 358/2 (part) and ref. No . TPBZ/1639/SOC/358/09/335 dated 09/02/2009 for plot B bearing survey No 341/1 and 358/2 (part).
- c) Construction license from Village Panchayat of Socorro bearing no. VP/SOC/558/2009-2010 dated 15/06/2009 and renewed under license no. VP/SOC/257/2012-2013 dated 15/06/2012, VP/SOC/611/2014-2015 dated 26/06/2014, VP/SOC/688/2017-2018 dated 14/06/2017 and VP/SOC/1650/2020-2021 dated 24/11/2020 for plot A bearing survey no. 358/2 (part) and VP/SOC/557/2009-2010 dated 15/06/2009 and renewed under license no. VP/SOC/258/2012-2013 dated 15/06/2012, VP/SOC/610/2014-2015 dated 26/06/2014, VP/SOC/689/2017-2018 dated 14/06/2017 and VP/SOC/1649/2020-2021 dated 24/11/2020 for plot B bearing survey no. 341/1 and 358/2 (part).
- d) Revised Technical Clearance Vide No. TPB/7866/SOC/TCP-2022/5719 dated 17/10/2022 for plot A bearing survey no. 358/2 (part) and No. TPB/1639/SOC/TCP-2022/5730 dated 18/10/2022 for plot B bearing survey no. 341/1 and 358/2 (part).
- e) Revised construction license No VP/SOC/1997/2022-2023 dated 24-11-2022 for plot A bearing survey no. 358/2 (part) and No. VP/SOC/1998/2022-2023 dated 24-11-2022 for plot B bearing survey no. 341/1 and 358/2 (part).

OPINION

After carefully scrutinizing the above documents which traces, the title of the said property from the year 1944 i.e. for last 78 years , I am of the opinion that Mr. Siddhivinayak Shivram Dalvi and his wife Mrs. Tejas Siddhivinayak Dalvi and Mr. Devanand Arjun Naique alias Devanand Arjun Naik and his wife Mrs. Sumangala Devanand Naique alias Sumangala Devanand Naik have clear and marketable title to the plots of the property known as "CONDILACHEM VERICA" or "SAPONACHEM BAILEM VERIC" situated in the ward Ambirna of Socorro Village, which property is described in the Land Registration Office of Bardez

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under No. 28873 of Book B-74 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 303 & 318 of 2nd Circumscription of Socorro Village the plot admeasuring 9995 sq. mts. is surveyed under Survey No. 358/2 (part) and plot admeasuring 9585 sq. mts. is surveyed under survey nos. 341/1 and 358/2 (part) of Village Socorro of Bardez Taluka.

By Agreement for Sale and Development dated 11th October 2022 duly registered in the Office of Sub-Registrar Bardez under Document Serial No 2022-BRZ-4728 Book -1 Document Registration No. BRZ-1-4505-2022 dated 17/10/2022, Mr. Siddhivinayak Shivram Dalvi and his wife Mrs. Tejas Siddhivinayak Dalvi and Mr. Devanand Arjun Naique alias Devanand Arjun Naik and his wife Mrs. Sumangala Devanand Naique alias Sumangala Devanand Naik agreed to allow M/s Shetye Real Estate, a proprietorship concern of its sole proprietor Mr. Ravlu P. Shetye to develop plot A admeasuring 9995 sq. mts. of the said property bearing survey no. 358/2 and plot B admeasuring 9585 sq. mts. bearing survey nos. 341/1 & 358/2 (part) and in pursuance of the said Agreement for Sale & Development dated 11/10/2022 M/s Shetye Real Estate acquired right to develop aforesaid plots by constructing buildings therein.

Place :- Alto Porvorim

Date :- 12/12/2022


M.P. MULGAONKAR

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HIRA, Near Holy Family Church
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