

VISHWESH A. KAMAT,
Advocate

304, 3rd Floor, Joffre Residency,
Behind Pharmacy College,
St. Inez, Panaji – Goa.
India. Pin: 403 001.

Ph: 09422437292

vishweshkamat@hotmail.com

Date: 20.03.2026

CERTIFICATE OF TITLE

THIS CERTIFICATE OF TITLE is issued at the request of **M/S. MODELS LEISURE VENTURES**, a Partnership Firm registered under the Indian Partnership Act 1932, having its Office at 7th Floor, Karim Mansion, St. Inez, Panaji, Goa 403001, represented herein by its Partners (i) **Mrs. Natalina Estela Vaz**, (Ii) **Miss Danira Isabel Vaz**, and (Iii) **Mr. Diogo Nathan Vaz**, with respect to the property described herein below:

(**M/S. MODELS LEISURE VENTURES** holds an Agreement for Sale dated 05.03.2025 with Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo, which Agreement is duly registered before the Sub-Registrar of



Ilhas at Panaji under Book:- 1 Document,
Registration number PNJ-1-616-2025 dated 06-Mar-
2025).

1. PROPERTY DESCRIPTION:

All that plot of land admeasuring 2617.60
sq. mtrs. forming part of the land bearing
survey No. 266/1-B of Village Taleigao
within the area of Village Panchayat of
Taleigao Tiswadi Taluka and Sub-District of
Ilhas, District of North Goa, State of Goa,
not described in the Land Registration
Office of Ilhas nor enrolled in the Matriz
and which property is bounded as under :-

On the North: By part of the property
bearing Survey No. 266/1-B;

On the South :By the remaining part of the
property bearing Survey No. 266/1, main road
Dona - Paula - Bambolim;



On the East : By the remaining part of the property bearing Survey No. 266/1-C;

On the West : By the property bearing Survey No. 266/1-A.

2. DOCUMENTS EXAMINED: (Examined Photocopies of the following documents)

(a) Award in Case No: 10/370/96/LAO-PWD dated 14/01/1998 passed by the Office of the Land Acquisition Officer, P.W.D. (Cell), Altinho, Panaji, Goa.

(b) Deed of Exchange and Release dated 24/12/1999 executed between the Governor of Goa (herein after call the "Government") and (a) Prakash Timblo alias Pracasha Camotim Timblo, (b) Dr. Deepa Prakash Timblo nee Lata Bhalchandra Sinai Quencro alias Lata Balchandra Kenkre, (c) Hemalata Camotim Timblo alias Lata Gurudas Timblo alias



Lata Ravikant Darne, (d) Dr. Ravikant Dattaram Darne, (e) Mrs. Radha Satish Timblo nee Meena Anant Bhadri, (f) Mrs. Premvada Camotim Timblo alias Premvada Deepak Pai, (g) Shri Deepak Pai.

(c) Records and Proceedings of Inventory Proceedings bearing 72/1998 of the Court of the Comarca Judge of Salcete and Quepem at Margao.

(d) Deed of Gift dated 15/05/2000 with plan between Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo in favour of their daughter, Deviya Vishwajit Rane, which Deed is registered in the office of the Sub-Registrar of Ilhas under no. 1861 at pages 548 to 569 of Book No. I volume no. 884 dated 25/09/2000.

(e) Decree dated 25/10/2024 in Special Civil Suit No: 102/2001/A of the Court of Senior Civil Judge at Margao.



- (f) No Objection Certificate dated 04/03/2025 issued by North Goa Planning and Development Authority, Panaji, Goa, with plan.
- (g) Agreement for Sale dated 05/03/2025 between Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo and M/S MODELS LEISURE VENTURES, which Agreement is duly registered before the Sub-Registrar of Ilhas at Panaji under Book:- 1 Document, Registration number PNJ-1-616-2025 dated 06-Mar-2025.
- (h) Irrevocable Power of Attorney dated 28/02/2025 by Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo in favour of Partners, (i) Mrs. Natalina Estela Vaz, (ii) Miss Danira Isabel Vaz, and (iii) Mr. Diogo Nathan Vaz, duly Notarized before Adv. Upendra Timble under serial no. 235/D/2025, dated 28/02/2025.
- Donut*

- (i) Handwritten Form I & XIV of the property under survey no. 266 sub-div no. 1-B of village Taleigao, Tiswadi, Goa, issued on 11/12/2001.
- (j) Form III of the property under survey no. 266 sub-div no. 1 of village Taleigao, Tiswadi, Goa, issued by the Directorate of Survey and Land Records, Panaji, Goa, issued on 09/03/2026.
- (k) Computerized Survey Plan of the property under survey no. 266 sub-div no. 1-B of village Taleigao, Tiswadi, Goa, issued on 05/01/2026.
- (l) Computerized Form I & XIV of the property under survey no. 266 sub-div no. 1-B of village Taleigao, Tiswadi, Goa, issued on 05/01/2026.
- (m) Order dated 18/02/2025 bearing Ref. No. NGPDA/160/TLG/2789/2025 issued by North Goa Planning and Development Authority, Panaji, Goa.



- (n) Approved Plans of the project in the property under survey no. 266 sub-div no. 1-B of village Taleigao, Tiswadi, Goa.
- (o) Order dated 05/02/2026 bearing Ref. No. NGPDA/160/TLG/3713/2026 issued by North Goa Planning and Development Authority, Panaji, Goa.
- (p) NOC dated 16/02/2026 under ref no. SDO/SD-IV/TLG/25-26/Tech-10/976 issued by the Office of the Sub-Divisional Engineer, Electricity Department, Sub Division IV, Taleigao-Goa.
- (q) NOC dated 17/02/2026 under ref no. DHS/2026/DHS0901/00033/23, issued by the Directorate of Health Services, Primary Health Centre, Chimbhel, Goa.
- (r) Construction License issued by the Office of the Village Panchayat of Taleigao, dated 27/02/2026 under ref no. VP/TLG/CONST-LIC/64/2025-26/4463.



(s) Conversion Sanad dated 06.03.2026
issued by the office of Collector,
North Goa, Panaji, Goa.

3. DESCRIPTION OF DOCUMENTS AND TRACING OF

TITLE:

(a) Upon perusal of the Award in Case No:
10/370/96/LAO-PWD passed by the Office
of the Land Acquisition Officer, P.W.D.
(Cell), Altinho, Panaji, Goa, it is
found that the Government of Goa had
acquired property bearing Chalta No. 4,
10 and 11 of P. T. Sheet No. 110 of the
City Survey Panaji. It is found
recorded that, the Plots surveyed under
Chalta No. 4, 10 and 11 of P. T. Sheet
No. 110 are found recorded in the name
of Smt. Jayashree R. K. Bambolkar, and
the interested persons Shri. Prakash
Timblo and Shri. Satish Timblo whom the
Govt. has approved the allotment of



alternate site were requested to furnish the title of the said land, which is being acquired. The said interested parties established their title by producing a copy of an inventory proceeding which was initiated upon the death of Smt. Padmavatibai Ramanth Camotim Bambolkar. As per the said inventory, the property was allotted to Smt. Jayashree R. K. Bambolkar alias Pramila Gurudas Timblo, who is the mother of Shri. Prakash Timblo and Shri. Satish Timblo. It is found recorded that the allotment of the alternate land bearing survey no. 266 of village Taleigao shall be allotted to them only upon production of the heirship certificate issued by the competent authority.

(b) Upon perusal of the Deed of Exchange and Release dated 24/12/1999 executed



between the Governor of Goa (herein after call the "Government") and (a) Prakash Timblo alias Pracasha Camotim Timblo, (b) Dr. Deepa Prakash Timblo nee Lata Bhalchandra Sinai Quencro alias Lata Balchandra Kenkre, (c) Hemalata Camotim Timblo alias Lata Gurudas Timblo alias Lata Ravikant Darne, (d) Dr. Ravikant Dattaram Darne, (e) Mrs. Radha Satish Timblo nee Meena Anant Bhadri, (f) Mrs. Premvada Camotim Timblo alias Premvada Deepak Pai, (g) Shri Deepak Pai (herein after referred to as "the Releasees'), it is found that Shri. Prakash Timblo produced a certified copy of Deed of Qualification of Heirs (Succession Deed) executed consequent upon the death of aforesaid Smt. Jayashree R. K. Bambolkar alias



Pramila Gurudas Timblo. The parties also produced copy of the inventory proceeding no. 72 of 1998.

The said Deed of Exchange and Release dated 24/12/1999 provides that in consideration of acquisition of land mentioned in Schedule - I (Chalta No. 4, 10 and 11 of P. T. Sheet No. 110) by way of compensation, the Govt. hereby exchange, relinquishes and releases all its rights, title, claims and interest mentioned in Schedule - II (Survey no. 266 of village Taleigao having an area of 10,196 sq. mtrs.) in favour of the releasees on execution of the Deed of Exchange and Release.

Thus by virtue of the Deed of
Exchange and Release, (a) Prakash
Timblo alias Pracasha Camotim Timblo,
(b) Dr. Deepa Prakash Timblo nee Lata
Bhalchandra Sinai Quencro alias Lata



Balchandra Kenkre, (c) Hemalata
Camotim Timblo alias Lata Gurudas
Timblo alias Lata Ravikant Darne, (d)
Dr. Ravikant Dattaram Darne, (e) Mrs.
Radha Satish Timblo nee Meena Anant
Bhadri, (f) Mrs. Premvada Camotim
Timblo alias Premvada Deepak Pai, (g)
Shri Deepak Pai, acquired rights,
title, interest and possession of the
property under survey no. 266 of
village Taleigao admeasuring 10,196 sq
mtrs.

- (c) Upon perusal of the Records and Proceedings of Inventory Proceedings bearing No. 72/1998 of the Court of the Comarca Judge of Salcete and Quepem at Margao, is initiated Prakash G. Timblo upon the death of Gurudas Datta Camotim Timblo and his wife Pramila Gurudas Timblo.

In the said inventory, it is

found that the property under survey no. 266 (part) is found listed in the additional description of assets of the deceased estate leavers under Verba/Item No. 50.

In the Decree dated 15/03/2000 drawn in the said inventory, it is found recorded that, the Verba/Item No. 50 was agreed to be divided into three plots, namely, A, B, and C, respectively, being Plot - A of an area of 5,098 sq mtrs, Plot - B of 3,058.80 sq mtrs and Plot - C of 2039.20 sq mtrs. In the said Decree, it is also found recorded that the Plot - A was auctioned by the C.C., namely, Mr. Prakash G. Timblo, the Plot - B by Radha S. Timblo, and the Plot - C by Hemalatabai Camotim Timblo alias Lata Gurudas Timblo alias Lata Revikant Darne.



Thus, by virtue of the above Mr. Prakash G. Timblo, acquired rights, title, interest and possession of the property under survey no. 266 of village Taleigao, having an area 5,098 sq. mtrs.

- (d) Upon perusal of the Deed of Gift dated 15/05/2000 with plan between Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo in favour of their daughter, Deviya Vishwajit Rane, which Deed is registered in the office of the Sub-Registrar of Ilhas under no. 1861 at pages 548 to 569 of Book No. I volume no. 884 dated 25/09/2000, it is found that Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo gifted to their daughter, daughter, Deviya Vishwajit Rane, an area admeasuring 2039.20 sq



mtrs of the property under survey no. 266 sub-division no. 1 (part) of village Taleigao, Tiswadi, marked as Plot A-1 forming part and parcel of the Plot-A allotted to Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo in the Inventory Proceeding no. 72/1998.

Therefore, after gifting an area of 2039.20 sq mtrs to their daughter, Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo, became owners in possession of the balance area of survey no. 266 sub-division no. 1 of village Taleigao.

- (e) Upon perusal of the Decree dated 25/10/2024 in Special Civil Suit No: 102/2001/A of the Court of Senior Civil Judge at Margao, it is found that the suit is filed by Mrs. Hamlatabai Ravikant Darne and Dr. Ravikant

Done

Dattaram Darne, as the Plaintiffs, against (1) Prakash Timblo, (2) Dr. Deepa alias Lata Prakash Timblo (3) Mrs. Radha alias Meena Satish Timblo, (4) Balaji Kamat Timblo, (5) Roshan Satish Timblo, (6) Surendra alias Tejan Satish Timblo, (7) Mrs. Priamvada Deepak Pai alias Priamvada Kamotim Timblo, (8) Shri Deepak Pai, (9) Corporation Bank Ltd. In the cause title of the said decree, it is mentioned that the Defendant no. 7 to 9 dropped in view of order dated 17/10/2024 on Exhibit D-239. The Decree records terms of compromise between the parties. One of the term of compromise [clause 1 (f)] covers the Verba/Item No. 50 as described in the Inventory Proceeding No. 72/98 and it mentions that the Defendant no. 1 & 2 [(1) Prakash Timblo, (2) Dr. Deepa alias



Lata Prakash Timblo] has been allotted Plot - A having an area of 5,098 sq mtrs and they have transferred an area of 2,050 sq mtrs and are owners of the balance area of 3,048 sq mtrs which is partitioned by the Revenue Authorities and allotted new survey no. 266/1-B. It is mentioned in the said clause that (1) Prakash Timblo, (2) Dr. Deepa alias Lata Prakash Timblo shall gift an area of 430.30 sq mtrs from Plot - A now surveyed under survey no. 266/1-B to Mrs. Radha Satish Timblo by executing a Gift Deed. The said clause confirms that (1) Prakash Timblo, (2) Dr. Deepa alias Lata Prakash Timblo shall henceforth own and possess an area of 2,617.60 sq mtrs of the property under survey no. 266/1-B of village Taleigao, Tiswadi Taluka.

The documents referred herein above confirms the title and possession of (1) Prakash Timblo, (2) Dr. Deepa alias Lata Prakash Timblo, to an area of 2,617.60 sq mtrs of survey no. 266/1-B of village Taleigao, Tiswadi Taluka.

ds

- (f) Upon perusal of the No Objection Certificate dated 04/03/2025 issued by North Goa Planning and Development Authority, Panaji, Goa, with plan, it is found that the same has been issued for registration of Agreement for Sale of an area of 2617.60 sq mtrs of survey no. 266/1-B of village Taleigao.
- (g) Upon perusal of the Agreement for Sale dated 05/03/2025 between Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo and M/S Models Leisure Ventures, duly registered before the Sub-Registrar of Ilhas at Panaji under Book:- 1 Document, Registration number PNJ-1-616-2025 dated 06-Mar-2025, it is found that M/S Models Leisure Ventures have agreed to purchase from Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo, the



property having an area of 2617.60 sq mtrs of survey no. 266/1-B of village Taleigao.

- (h) Upon perusal of the Irrevocable Power of Attorney dated 28/02/2025 by Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo in favour of Partners, (i) Mrs. Natalina Estela Vaz, (Ii) Miss Danira Isabel Vaz, and (Iii) Mr. Diogo Nathan Vaz, duly Notarized before Adv. Upendra Timble under serial no. 235/D/2025, dated 28/02/2025, it is found that the powers are given in favour of the partners of M/s Models Leisure Ventures, inter alia, for applying for construction permissions, various NOCs, clearances, appear before the Revenue Courts, to represent the executants in litigations and before the court of law etc.



- (i) Upon perusal of the handwritten Form I & XIV of the property under survey no. 266 sub-div no. 1-B of village Taleigao, Tiswadi, Goa, issued on 11/12/2001, it is found that the name of Mr. Prakash Timblo alias Pracasha Camotim Timblo is found recorded in the Occupants' column and there are no entries in columns with respect to "name of tenant" and "other rights".
- (j) Upon perusal of the Form III of the property under survey no. 266 sub-div no. 1 of village Taleigao, Tiswadi, Goa, issued by the Directorate of Survey and Land Records, Panaji, Goa, issued on 09/03/2026, it is observed that against survey no. 266/1, name of Government of Goa, Daman and Diu is found recorded. There are no entries in any other columns. The total area shown in this form is 83,200 sq mtrs.



(k) Upon perusal of the computerized Survey Plan of the property under survey no. 266 sub-div no. 1-B of village Taleigao, Tiswadi, Goa, issued on 05/01/2026, it is observed that the property under survey no. 266/1-B has been separately shown. The shape of the property as seen from the survey plan is more or less rectangle in shape.

(l) Upon perusal of the computerized Form I & XIV of the property under survey no. 266 sub-div no. 1-B of village Taleigao, Tiswadi, Goa, dated 05/01/2026, it is observed that the name of Mr. Prakash Timblo alias Pracasha Camotim Timblo is found recorded in the Occupants' column and there are no entries in columns with respect to "name of tenant" and "other rights". The area shown in the form is 2,620 sq mtrs.



- (m) Upon perusal of the Order dated 18/02/2025 bearing Ref. No. NGPDA/160/TLG/2789/2025 issued by North Goa Planning and Development Authority, Panaji, Goa, it is seen that application of Mr. Prakash Timblo for grant of additional FAR and Height for the proposed construction of commercial building in the property bearing survey no. 266/1-B of Taleigao village has been granted. With this, the Government has approved the total permissible height of 40.00 mtrs and FAR of 300.
- (n) Upon perusal of the approved Plans of the project in the property under survey no. 266 sub-div no. 1-B of village Taleigao, Tiswadi, Goa, it is found that the approval obtained is for the proposed construction of residential building, compound wall,



and swimming pool in property bearing part of survey no. 266/1-B situated at Taleigao village, Tiswadi Taluka, Goa.

- (o) Upon perusal of the order dated 05/02/2026 bearing Ref. No. NGPDA/160/TLG/3713/2026 issued by North Goa Planning and Development Authority, Panaji, Goa, it is observed that the order (Development Permission under section 44 of the Town & Country Planning Act, 1974) is passed on the application submitted Prakash Timblo, Mrs. Natalina Vaz (POA holder) for proposed construction of residential building, compound wall, and swimming pool in the property bearing part of survey no. 266/1-B situated at Taleigao village, Tiswadi Taluka, Goa. In the said permission, it is found recorded that the said property falls under the settlement zone with permissible 300



FAR & height 40.00 mts. The said permission is found to be valid for three years from the date of issue of the Construction license.

(p) Upon perusal of the NOC dated 16/02/2026 under ref no. SDO/SD-IV/TLG/25-26/Tech-10/976 issued by the Office of the Sub-Divisional Engineer, Electricity Department, Sub Division IV, Taleigao-Goa, it is observed that NOC is granted by the Electricity Department imposing certain conditions and restrictions as per the rules as mentioned in the said NOC.

(q) Upon perusal of the NOC dated 17/02/2026 under ref no. DHS/2026/DHS0901/ 00033/23, issued by the Directorate of Health Services, Primary Health Centre, Chimbél, Goa, it is observed that NOC from the sanitary point of view is granted for proposed



construction of proposed construction of residential building, compound wall and swimming pool.

(r) Upon perusal of the Construction Licence issued by the Office of the Village Panchayat of Taleigao, dated 27/02/2026 under ref no. VP/TLG/CONST-LIC/64/2025-26/4463, it is observed that licence is granted to Prakash Timblo, Mrs. Natalina Vaz (POA holder), for proposed construction of residential building, compound wall and swimming pool in survey no. 266/1-B of village Taleigao, with FAR of 300 and height 40.00 mts. It is recorded that the said property is under settlement zone. The licence is stated to be valid for a period of three years from the date of issue.

(s) Upon perusal of the Sanad dated 06.03.2026 under ref no. CCTIS/01-26-

Done

19/1164, issued by the office of Collector, North Goa, Panaji, Goa, with plan shows that conversion of use of land from agricultural use to non-agricultural use has been granted under the provisions of the Goa Land Revenue Code, 1968, for an area of 2447.52 sq. mtrs. of survey no. 266/1-B (part).

4. OPINION:

- (a) From the above, in my opinion, Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo have and hold absolute, valid and marketable title to the property for an area of 2617.60 sq. mtrs. of survey no. 266/1-B of Taleigao Village, Taluka Tiswadi, Goa.
- (b) M/S MODELS LEISURE VENTURES has a valid and subsisting agreement with Mr.

Daksh

Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo which agreement, inter alia, permits M/S MODELS LEISURE VENTURES to purchase and to undertake development of the said property by undertaking building scheme consisting of Flat/s etc.; permits M/S MODELS LEISURE VENTURES to enter into firm commitments And agreements for sale of Flat/s proposed to be constructed in the said property, reserving thereby, for the owners, that is, Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo, super built up area of totally admeasuring 3000 sq mtrs, which M/S MODELS LEISURE VENTURES shall construct at their cost and expenses.

(c) M/S MODELS LEISURE VENTURES, at their cost and expenses have obtained all the

done

permissions, licenses and NOCs in the name of Mr. Prakash Timblo and Mr. Prakash Gurudas Timblo for commencing development/construction of the proposed project.

- (d) In terms of the Agreement for Sale dated 05.03.2025 with Mr. Prakash Gurudas Timblo and his wife Mrs. (Dr.) Deepa alias Lata Prakash Timblo read with all the permissions/licences/NOCs, M/S MODELS LEISURE VENTURES is legally entitled to sign/enter into firm commitments/agreements with the prospective buyer/s of the Flat/s and is also legally entitled to commence and complete the construction of the project in the property under survey no. 266 sub-div 1-B of village Taleigao, Tiswadi, Goa, in terms of the



permissions/licences/NOCs issued by the various authorities.

Place: Panaji,



Adv. Vishwesh A. Kamat

