

TITLE CERTIFICATE  
OF  
M/s. SINARI DEVELOPERS  
A Partnership firm, Panaji-Goa

This Title Certificate is drawn up at the request of 'M/s. Sinari Developers', a partnership firm, with its registered office at : Shop No. 4, Meenakshi Building, near EDC House, Panaji, Goa, in respect of the 'subject property' as described hereunder, which forms a part of the larger property known as "CASA DE MORADA SOBRADADA COM SEU PATEU QUINTAL E HORTA", situated at Ribandar, Goa, and is based upon the documents provided for scrutiny.

DESCRIPTION OF THE LARGER PROPERTY :

ALL THAT LARGER PROPERTY known as "CASA DE MORADA SOBRADADA COM SEU PATEU QUINTAL E HORTA", situated at Ribandar, Tiswadi Goa, within the jurisdiction of Corporation of City of Panaji, described in the Land Registration Office of Ilhas under No. 516 at page 80 of Book B-7 (old) and enrolled under Matriz No. 348 of Taluka Revenue Office of Tiswadi, and presently surveyed in the City Survey of Panaji, under Chalta Nos. 4, 4A, 5 and 7 of P. T. Sheet No.12, admeasuring a consolidated area of 2839 sq.mts., hereinafter referred to as the "SAID LARGER PROPERTY".

North : by the Public Road;

South : by the properties bearing Chalta Nos. 74 & 75 of P. T Sheet No. 12.

East : by the properties bearing Chalta Nos. 2 & 3 of P. T Sheet No. 12.

West : by the Chalta Nos. 58 and 59-A of P. T Sheet No. 12.



DESCRIPTION OF THE SUBJECT PROPERTY :

ALL THAT SAID PROPERTY (SUBJECT PROPERTY) bearing Chalta Nos. 4 and 5 of P.T Sheet No. 12 of City Survey Panaji, admeasuring an area of 766 sq. mts. and 42 sq. mts respectively, and conjointly admeasuring 808 sq.mts, being part of the larger property as more particularly described hereinabove, hereinafter referred to as the "SAID PROPERTY".

The said property / subject property is bounded as under :

North : by the Public Road;

South : by the remaining part of said larger property bearing Chalta No. 4A of  
P. T Sheet No. 12.

East : by the remaining part of said larger property bearing Chalta No. 4A of  
P. T Sheet No. 12.

West : by the Chalta Nos. 58, 59-A and by the remaining part of said larger  
property bearing Chalta No. 4A, all of P. T Sheet No. 12.

DOCUMENTS SCRUTINISED :

1. Inscription No. 19524 of Book G-31
2. Description No. 516 at page 80 of Book B-7 (old)
3. Inventory Proceedings bearing No.9923/1948 initiated in the Court of the Civil Judge Senior Division at Panaji, upon death of Vittolo alias Vithal Purshottam Porobo Sinari, and Final Order dated 19/10/1949 passed in the said Inventory Proceedings with English translation.



4. Gift Deed dated 30/05/1998 duly registered in the Office of Sub-Registrar Ilhas under No.914 at pages 446 to 458 of Book No.I Volume No.771 dated 07/06/1999.
5. Gift Deed dated 02/07/1999, duly registered in the Office of Sub-Registrar of Ilhas under No.1268 at pages 523 to 540 of Book No. I Vol. No.783 dated 04/08/1999.
6. Inventory Proceedings No.76/1999/B in the Court of Civil Judge Senior Division at Panaji upon death of Laxmi Vithal Porobo Sinari.
7. Sale Deed dated 28/04/2011 duly registered in the Office of Sub-Registrar Ilhas under Registration Number PNJ-BK1-01173-2011 CD Number PNJD8 on 29/04/2011.
8. Sale Deed dated 01/10/2013 duly registered in the Office of Sub-Registrar Ilhas under Registration Number PNJ-NK1-02808-2013 CD Number PNJD25 on 21/10/2013
9. Deed of Partnership dt. 15/03/2011, of the firm : 'M/s. Sinari Developers'.
10. Supplementary Deed of Partnership dt. 01/04/2013.
11. Supplementary Deed of Partnership dt. 24/10/2013.
12. Supplementary Deed of Partnership dt. 01/12/2013
13. Deed of Rectification dt. 02/04/2014.
14. Deed of Reconstitution of Partnership dt. 03/04/2017.
15. Deed of Reconstitution of Partnership dt. 31/03/2021
16. Form 'D' Property Card of Panaji City dt. 13/06/2017 of Chalta No. 5, P.T Sheet No. 12 of Panaji.



17. Form 'D' Property Card of Panaji City dt. 28/06/2021 of Chalta No. 4-A, P.T Sheet No. 12 of Panaji.
18. Form 'D' Property Card of Panaji City dt. 01/07/2021 of Chalta No. 4, P.T Sheet No. 12 of Panaji.
19. Survey Plans dt. 18/04/2013, 30/06/2021 and 01/07/2021 showing the subject property and adjoining survey holdings.
20. Balance Sheet of the firm, Sinari Developers – for AY- 2013-14.
21. Order / Development Permission issued by Greater Panaji Planning & Development Authority under reference no. GPPDA/478/PNJ/1085/2021 dt. 17/02/2021 with approved plans.
22. N.O.C. from Health Officer, Urban Health Centre, Panaji under Ref. No. UHCP/DHS/NOC/2011-12 dt. 05/03/2012.
23. Construction Licence issued by Corporation of City of Panaji, Goa, bearing Construction License No. 402/1/CCP/ENG/24/Renewal-IV and Renewal-V/2021-2022/31 and Licence No. 403/1/CCP/ENG/CONST-LIC-05/Revised-I/2021-2022/32, both dated 22/10/2021.
24. Sanad dt. 03/05/2013, bearing No. RB/CNV/BAR/COLL/05/2013 issued by Collector of North Goa, alongwith plan.
25. Nil Encumbrance Certificates bearing No. 1267 & 1268, both dt. 27/09/2021 issued by the Sub-Registrar of Ilhas, Panaji.
26. Order dt. 30/10/2018 passed by Dy. Collector & SDO, Tiswadi, Panaji, in Case No. LND/PART/98/2018.

**FLOW OF TITLE :**

A scrutiny of the above enlisted documents produced, reveals as follows :





The said larger property is found described in Land Registration Office of Ilhas under described No. 516 of Book B-7 old at page 80, being inscribed in the name of Vitola Purushotoma Porobo Sinari under Inscription No. 19524 of Book G-31, and the same is registered in Taluka Revenue Office of Tiswadi under Matriz No.348.

It appears that upon the death of the said Vitolo alias Vithal Purushottam Porobo Sinari on 22/09/1948 at Ribandar, his widow, Laxmibai Porobo Sinari initiated Inventory Proceedings No.9923/1948 in the Civil Court at Panaji to partition the properties left by her deceased husband, said Vitolo alias Vithal Purushottam Porobo Sinari.

In the said Inventory Proceedings, the said larger property was listed under item no.2.

It is further noted that  $\frac{1}{2}$  (half share) of the said item No.2 came to be allotted to his widow, the said Laxmibai Porobo Sinari, and  $\frac{1}{10}^{\text{th}}$  share each of said item No.2 was allotted to his children namely : (i) Saralabai Vithal Porobo Sinari, (ii) Vanamala Vithal Porobo Sinari, (iii) Purushottam Vithal Porobo Sinari, (iv) Dinkar Vithal Porobo Sinari and (v) Sudhakar Vithal Porobo Sinari. The said allotments made in the course of the said Inventory Proceedings were confirmed by Judgment dated 19/10/1949 passed in the said Inventory Proceedings.

From the survey records produced, the said larger property is surveyed under Chalta Nos.4, 4A, 5 and 7 of P.T. Sheet No.12 in City Survey of Panaji.

By virtue of a Gift Deed dated 30/05/1998, duly registered in the Office of Sub-Registrar of Ilhas under No.914 at pages 446 to 458 of Book No. I, Vol. No.771 dated 07/06/1999, the said Vanamala Vithal Porobo Sinari, who upon her marriage was known as Susheela Vinayak Ghurye, after the demise of her husband, Vinayak Ghurye along with her sons and daughter-in-laws, namely Vasudev Vinayak Ghurye and his wife, Padmaja Vasudev Ghurye, Sadashiv Vinayak Ghurye and his wife, Shantadurga Sadashiv Ghurye and Arun Vinayak Ghurye and his wife Pratibha Arun Ghurye, gifted their undivided  $\frac{1}{10}^{\text{th}}$  share, right and interest in the said larger property in favour of said Sudhakar Vithal Porobo Sinari, Purushottam Vithal Porobo Sinari and Shalini Dinkar Porobo Sinari, widow of late Dinkar Vithal Porobo Sinari, in equal shares.

By virtue of another Gift Deed dated 02/07/1999, duly registered in the Office of Sub-Registrar of Ilhas under No.1268 at pages 523 to 540 of Book No. I Vol. No.783 dated



04/08/1999, the said Saralabai Vithal Porobo Sinari, who upon her marriage was known as Lalita Pandurang Shetye and her husband, Pandurang Jaganath Shetye, gifted their undivided 1/10<sup>th</sup> share, right and interest in the said larger property in favour of said Sudhakar Vithal Porobo Sinary, said Purushottam Vithal Sinary and said Shalini Dinkar Porobo Sinari, in equal shares.

On the death of the said Laxmi Porobo Sinari on 02/10/1983, her son Purushottam Porobo Sinari, filed an Inventory Proceedings No.76/1999/B in the Court of Civil Judge Senior Division at Panaji to partition the properties left behind by his deceased mother, said Laxmibai Porobo Sinari.

In the said Inventory Proceedings, the undivided ½ (half) share of Laxmi Porobo Sinari, in and to the said larger property, listed under item no. I, came to be purchased in auction by said Dinesh Dinkar Sinari. The 'Chart of Allotment' prepared in the said Inventory Proceedings was confirmed and made absolute by Judgement dated 12/06/2003 passed in the said Inventory Proceedings.

Thereafter, by virtue of the Sale Deed dated 28/04/2011, duly registered in the Office of Sub-Registrar of Ilhas under Registration Number PNJ-BK1-01173-2011 CD Number PNJD8 on 29/04/2011, the said Dinesh Dinkar Sinari acquired 1/6<sup>th</sup> share of the said larger property from Smt. Lalita Purshottam Sinary wife of said late Purshottam Vithal Sinary and his son, Rajesh Purshottam Sinary, a bachelor then.

By another Sale Deed dated 01/10/2013, duly registered in the Office of Sub-Registrar of Ilhas under Registration Number PNJ-NK1-02808-2013 CD Number PNJD25 on 21/10/2013, Dinesh Dinkar Sinari acquired 1/6<sup>th</sup> share of the said larger property from said Sudhaklar Vithal Sinary and his wife, Rekha Sudhakar Sinary.

By virtue of allotments made in the Inventory Proceedings and transfers made by way Gift Deeds and Sale Deeds mentioned above, the said Shalini Dinkar Sinari and her son, Dinesh Dinkar Sinari and his wife, Supriya Dinesh Sinari, became absolute owners of the said larger property.

By Deed of Partnership dt. 15/03/2011, a partnership firm under the name and style of : 'M/s. Sinari Developers' was constituted amongst Mrs. Shalini Dinkar Sinari, Dinesh Dinkar Sinari and Supriya Dinesh Sinari, which was duly registered with the Registrar



of Firms of Ilhas, with its registered office at Shop No. 4, Meenakshi Building, near EDC House, Panaji, Goa, hereinafter referred to as the "said firm".

By a Supplementary Deed of Partnership dt. 01/04/2013, the partners of the said firm introduced their respective shares in the said larger property as and by way of capital into the said firm, with the said partners, Dinesh Dinkar Sinari and Supriya Dinesh Sinari, retaining an area of 65 sq.mts being covered by Chalta No. 7 of P.T Sheet No. 12 of Panaji.

By another Supplementary Deed of Partnership dt. 24/10/2013, the said partners, Dinesh Dinkar Sinari and Supriya Dinesh Sinari, introduced a further 1/6<sup>th</sup> share of said larger property as capital into the said firm, pursuant to having acquired rights under said deed of sale dt. 01/10/2013.

Thereafter, another Supplementary Deed of Partnership dt. 01/12/2013 was executed which was rectified under Deed of Rectification dt. 02/04/2014.

Vide Deed of Reconstitution of Partnership dt. 03/04/2017, two additional partners, namely, Ms. Priyanka Dinesh Sinari and Ms. Divya Dinesh Sinari were inducted as partners of the said firm, while said Shailini D. Sinari retired.

The said Mrs. Shalini Dinkar Sinari expired on 05/04/2017.

Deed of Reconstitution of Partnership dt. 31/03/2021, the said Ms. Priyanka Dinesh Sinari retired from the said firm.

In view of the introduction into the partnership by its partners of their respective shares in and to the said larger property, except for the said area of 65 sq.mts surveyed under Chalta No. 7 of P.T Sheet No. 12, i.e the property now bearing Chalta Nos. 4, 4A and 5 of P.T Sheet No. 12 became the asset of the said firm, M/s. Sinari Developers, to the extent of 2774 sq.mts of the said larger property, as and by way of capital into the said firm.

A perusal of the Balance Sheet of the firm, Sinari Developers – for AY- 2013-14 confirms that the said property now bearing Chalta Nos. 4, 4A and 5 of P.T Sheet No. 12 was shown as asset of the said firm.





In view of the above flow of title, the said M/s. Sinari Developers has derived title to the subject property.

As on date and in terms of the said Deed of Reconstitution of Partnership dt. 03/04/2017 & 31/03/2021, the partners of the said firm, M/s. Sinari Developers are :

- (i) Mr. Dinesh D. Sinari.
- (ii) Mrs. Supriya D. Sinari
- (iii) Ms. Divya D. Sinari

**POSSESSION :**

The survey records of City Survey Panaji reflect the following :

1. Form 'D' Property Card of Panaji City dt. 13/06/2017 of Chalta No. 5, P.T Sheet No. 12 of Panaji, having area of 42 sq.mts reflects the name of said Dinesh D. Sinari, who is the partner of the said firm.
2. Form 'D' Property Card of Panaji City dt. 01/07/2021 of Chalta No. 4, P.T Sheet No. 12 of Panaji, having an area of 766 sq.mts reflects the name of said Dinesh D. Sinari, who is the partner of the said firm. Form 'D' Property Card of Panaji City dt. 28/06/2021 of Chalta No. 4-A, P.T Sheet No. 12 of Panaji, having an area of 1966 sq.mts reflects name of M/s Sinari Developers.

In view of the above, it is clear that in terms of survey records of City Survey of Panaji, the possession of the said property vests with the said firm.

The partition of the property bearing Chalta No. 4 was applied for with the Dy. Collector & SDO, Tiswadi, Panaji, in Case No. LND/PART/98/2018, and the same was granted vide Order dt. 30/10/2018 whereby newly partitioned Chalta No. 4A was created with an area of 1966 sq.mts.

Additionally, the said firm has already carried out development upon said Chalta No. 4A of P.T Sheet No. 12 of Panaji by construction of 'SINARI





APARTMENTS -I', a multi-storeyed building comprising of numerous flats and shops.

There is an existing water well and a Dattatreya Temple has been constructed in said Chalta No. 4A.


The Order / Development Permission issued by Greater Panaji Planning & Development Authority under reference no. GPPDA/478/PNJ/1085/2021 dt. 17/02/2021 with approved plans, the N.O.C. obtained from Health Officer, Urban Health Centre, Panaji under Ref. No. UHCP/DHS/NOC/2011-12 dt. 05/03/2012, the Sanad dt. 03/05/2013, bearing No. RB/CNV/BAR/COLL/05/2013 issued by Collector of North Goa, the Order dt. 30/10/2018 passed by Dy. Collector & SDO, Tiswadi, Panaji, in Case No. LND/PART/98/2018 and Construction Licence issued by Corporation of City of Panaji, Goa, Construction License No. 402/1/CCP/ENG/24/Renewal-IV and Renewal-V/2021-2022/31 and Licence No. 403/1/CCP/ENG/CONST-LIC-05/Revised-I/2021-2022/32, both dated 22/10/2021, further establish the exercise of possessory rights.

In view of the above, it is evident that the said firm, M/s. Sinari Developers is in exclusive physical and legal possession of the subject property.

#### OPINION :

Thus, after scrutiny of the above enlisted documents, and in view of the foregoing discussion, I am of the opinion that M/s. Sinari Developers, with its registered Office at: Shop No 4, ground floor, Meenakshi Building, near EDC House, Panaji, Goa, is presently the owner in actual possession of the said property /subject property bearing Chalta No. 4 & 5 of P.T Sheet No. 12 of City Survey Panaji, admeasuring 808 sq. mts., and that its title is clear and marketable.

Panaji,  
22<sup>nd</sup> October 2021

  
N. G. Kamat  
Advocate