

Harshad M. Deshpande

B. Com. LL.B.

Advocate High Court

Office :

168 / B Vaidyawadi,
Ram Mandir, Thakurdwar Road,
Mumbai - 400 002.
Ph. 2385 19 37 (R), 98197-65878 (Mob.)

Chamber

Room No. 18, A.A.W.I.
Bar Room, High Court, Mumbai - 400 032.
Ph. : 2267 31 53 / 2269 28 80

Date :

Ref. No. :

TITLE CERTIFICATE

TO Whomsoever it may Concern

At the request of Mr. Umesh G. Kerkar Proprietor of M/s. Kunal Construction Co. having office at T-1, ROYAL HOUSE, 3rd Floor, Kaziwada, Ponda, Goa 403401. I have investigated the title of the property i.e. plot of land admeasuring 8575 square meters or thereabout known as "MAHADEVA DONGRI KALIL TUCDA" also known as "DEVRAYA BHAT", situated at Village Veling, within the limits of Village Panchayat of Veling - Priol, Cuncolim, Taluka Ponda and Registration and Sub-District of Ponda, District of North Goa in the State of Goa (herein after referred to as said plot); more particularly described in the Schedule herein under written. On the basis of the documents which are made available to me.

The said plot was originally owned and enjoyed by one Mr. Xencora Ramchandra Naique Sancoaltar alias Xencora Ramchandra Naique and his wife Parvotybay alias Parvatibai Xencora Naique. The said Mr. Xencora Ramchandra Naique Sancoaltar died on 11/08/1948, and his wife Parvotybay alias Parvatibai Xencora Naique died on 14/05/1963, leaving behind as their only son and legal heir Mr. Ramchandra Naique Sancoaltar married to Sundorem alias Sita Naique alias Sitabay. The

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Ref. No. : said Mr. Ramchandra Naique Sancoaltar died leaving behind his widow Sundorem alias Sita Naique alias Sitabay. The said Sundorem alias Sita Naique alias Sitabay died leaving behind legal heirs:-

a.) Caveribai Ramchandra Naique alias Camalabai Esvonta Sinai Curchrcar married to Esvonta Vencetexa Sinai Cuchorcar,

b.) Vijayabai Ramchandra Naique alias Vijayabai Ramanata Sinai Xetio married to Ramanata Vencetexa Sinai Xetio,

c.) Camaladevi Dinanata Rau alias Camalabai Ramchandra Naique married to Dinanta Shivrama Naique,

d.) Balacrishna Ramchandra Naique married to Xalini Shivram Rau alias Xlinibai Balcrishna Naique, and

e.) Gopal Ramchandra Naique,

2) The Gopal Ramchandra Naique died on 04/08/1976, in the status of un-married leaving behind remaining legal heirs of Sitabay as his only legal heirs, by interms of Deed of Relinquishment dated 27/11/1976, said Caveribai Ramchandra Naique alias Camalabai Esvonta Sinai



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Date :

Ref. No. : Curchrcar, Vijayabai Ramchandra Naique alias Vijayabai Ramanata Sinai Xetio, Camaladevi Dinanata Rau alias Camalabai Ramchandra Naique together with spouses Relinquished their right to inheritance of their parents and parents in law Shri. Gopal Ramchandra Naique. The said Balcrishana Ramchandra Naique and his wife thus became the absolute owners in the lawful possession of the said plot, by terms of Agreement for Sale dated 16/11/1995, said Balcrishana Ramchandra Naique and his wife agreed to Sell the said plot infavour of Dr. Ulhas Shripad Kaisare and Dr. Shyam Vinayak Bhandary.

3) In terms of two Deeds of Sale both dated 22/10/1996, said Balcrishana Ramchandra Naique and his wife sold and transferred infavour of Dr. Ulhas Shripad Kaisare and Dr. Shyam Vinayak Bhandary Half of the un-divided right and share (each) of the said plot by terms of Deed of Sale dated 12/11/2007, registered before Sub-Registrar of Ponda, Dr. Ulhas Shripad Kaisare and Dr. Shyam Vinayak Bhandary along with their spouses sold to M/s. Navelkar Landmarks the said plot. By terms of Deed of Sale dated 29/02/2008, registered before Sub-Registrar of Ponda under Registration No.581 at pages 238 to 258 of Book No. 1, Volume No. 1247 dated 18/03/2008, M/s. Navelkar Landmarks, taking Mrs. Smita Harish Navelkar as the Confirming party

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Ref. No. : sold and transferred the said plot infavour of Mr. Mahesh Ramakant Adwalpalkar.

Date :

4) Mr. Umesh G. Kerkar, Proprietor of M/s. Kunal Construction Co. Published public Notices in 2 local News Paper i.e. "Comantak" and "The NAV Hind Times" on Saturday 9th January 2010 inviting the objections, to which no objection was raised by any party till date.

5) In pursuance thereof Mr. Umesh G. Kerkar, Proprietor of M/s. Kunal Construction Co. by Deed of sale dt.04/03/2010 purchases the said property from 1. Mr. Mahesh Ramakant Adwalpalkar and 2. Mrs Jyoti Mahesh Adwalpalkar, which, was regd. before the Sub registrar of Assurances Ponda Goa at No.553 in Vol No.1576 Book No.I. for the lawful consideration as stated in the said Deed.

In view of the above Mr. Umesh G. Kerkar, Proprietor of M/s. Kunal Construction Co. is the now seize and possess and otherwise entitled and absolute and lawful owner of the said property.

In View of the above and in my opinion the title of Mr. Umesh G. Kerkar, Proprietor of M/s. Kunal Construction Co. in respect of the said property is clear and marketable and the same is free from all encumbrances.

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SCHEDULE OF PLOT HEREIN:

ALL that plot admeasuring 8575 square meters or thereabout known as "MAHADEVA DONGRI KALIL TUCDA" also known as "DEVRAYA BHAT", situated at Village Veling, within the limits of Village Panchayat of Veling-Priol, Cuncoim, taluka Ponda and Registration and Sub-District of Ponda, District of North Goa in the State of Goa which property is registered in the Land Registration Office under Registration No.1556 of Book No. B/4(new) and enrolled in the Land Revenue Office under No. 139 and Surveyed under Survey No. 95/1 and is bounded as under:-

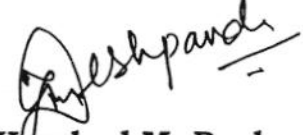
On or towards the East:- By GIRAT tanarama of Madeva Sinai Priolkar and others,

On or towards the West:- By outflow of rain water or hill top,

On or towards the North:- By coconut groove known as Mahadeva Donfri of Xambu Xete Colopa and others,
and

On or towards the South:- By coconut groove known as Zoriche bata or Devrae of Sinaria of Raiban bar and others.

Dated : 25th March 2010.


Harshad M. Deshpande
Advocate