

CERTIFICATE OF TITLE

I. - DESCRIPTION OF THE PROPERTY

All that Plot of land admeasuring 503sq.mts., surveyed under Chalta no.12 of P.T.Sheet no.10 of City Survey Mapusa, being part and parcel of land admeasuring 1015 sqmts. which corresponds to the 1/60th part of the Fifth Plot, forming part of the larger property identified as 'VANGORBATTA' or 'ESSODICHEM BATTA' situated at Cunchelim-Mapusa Goa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land-Registrar Bardez under No.9541 of Book B-25 New Bardez and is enrolled in the Taluka Revenue Office under Matriz No.748 of the third Division of Mapusa and bearing Old Cadastral Survey no.631.

The SAID PLOT is bounded as under:-

Towards the North:- By Chalta no.11 of P.T.Sheet 10 of City
Survey Mapusa

Towards the South:- By Public Road

Towards the East :- By Chalta no.13 of P.T.Sheet 10 of City
Survey Mapusa

Towards the West :- By Chalta no.10 of P.T.Sheet 10 of City
Survey Mapusa.



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II.-LIST OF DOCUMENTS SCRUTINISED

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

(1).-Registo do Agrimensor of Village Cunchelim Bardez Goa bearing Old Cadastral Survey no.631.

(2).-Form "D" Property Card under Chalta no.12 of P.T.Sheet 10 of City Survey Cunchelim under Mutation no.212868.

(3).-Form "D" Property Card under Chalta no.12 of P.T.Sheet 10 of City Survey Cunchelim under Mutation no.214379.

(4)-Certified Copy of the Instrument of Sale with Discharge dated 23-12-1968 along with the Translation, which Deed is duly registered under no.2265 of Book No.1 Vol.28 in the Office of the Sub-Registrar Bardez Mapusa Goa.

(5)-Inventory proceedings under no.28/2020/G in the Court of Civil Judge Junior Division Mapusa.

(6)-Corresponding Certificate dated 04-10-2021 under No.9(02)-150/DSLRL-2021/2088 issued by the Directorate of Settlement & Land Records, Panaji Goa.

(7)-Chart of Partition was confirmed by order dated 13-03-2020 in the Court of Civil Judge Junior Division Mapusa.

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(8)-Order of Homologation dated 3-8-2020 passed by the court of Civil Judge Junior division Mapusa in the said Inventory Proceedings.

(9)-Zoning Certificate under no.NGPDA/Tech.Gen/Mapusa/Vol.XVII/963/2021 dated 27-10-2021 issued by the Office of North Goa Planning and Development Authority.

(10).-Petition no.770 of 2021 in the High Court of Judicature at Bombay Testamentary and Intestate Jurisdiction.

(11).-Deed of Sale dated 28-04-2023 registered under Book 1 Document Registration Number BRZ-1-3152-2023 on 04-07-2023 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

(12)-Deed of Sale dated 23-08-2024 registered under Book 1 Document Registration Number BRZ-1-1746-2024 on 24-07-2024 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

(13)-Order dated 4-04-2025 under no.NGPDA/M/2096/93/2025 from the Office of North Goa Planning and Development Authority, St. Inez, Panaji Goa.

(14)-Sanad dated 08-07-2025 under no.4/69/CNV/AC-III/2025/835 from the Office of Additional Collector-III North Goa, District Mapusa Goa.

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(15)-Construction Licence dated 01-08-2025 under no.CONSTLIC/ MAPUSA/2025-2026/14 from the Office of the Mhapusa Municipal Council.

(16)-Nil Encumbrance Certificate under no.NEC/9/2026/213 dated 20-01-2026 from the Office of Sub-Registrar Mapusa, Bardez Goa confirming that there is no registered charge on the said property from 13-01-2025 to 13-01-2026.

(17)-Old Cadastral Survey Plan

(18).-Survey Plan.

III.- FLOW OF TITLE

On perusal of the above listed documents produced on record I confirm that the said property bearing old Cadastral Survey No.631 (now corresponds to Chalta no.12 of P.T.Sheet no.10 of City Survey Mapusa) was originally owned and possessed by Shri. Janardhan Chatim and was as his name stands enrolled in the Registo do Agrimesor of Village Cunchelim Bardez.

The Old Cadastral Survey Records and Registo do Agrimensor are Land Records which were promulgated during the Portuguese Regime and which were prepared on the basis of the ownership and in possession of the said plot, Though the said Registo do Agrimensor is not a document of the title and only a document confirming survey records, the same is indicative of then ownership status at the time of the Survey and can be considered for the purpose of devolution of ownership.



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By Instrument of Sale with Discharge dated 23-12-1968 the said Original Owners Shri.Janardhana Chatim and his wife Smt. Guirjabai Chatim sold One half of the Eastern side of the said Property to Smt.Idalina Costa e Fernandes and the other half of the Western side of the said Property to Smt.Maria Quiteria Pereira e Costa, totally admeasuring 1015 sqmts. which Deed is duly registered under no.2265 of Book No.1 Vol.28 in the Office of Sub-Registrar Bardez Mapusa Goa.

The said Smt.Maria Quiteria Pereira e Costa carried out Mutation Proceedings and Partition of her holding, being the Plot admeasuring 503sqmts. and thus her name stands recorded in the Survey Records of Rights in the Form "D" Property Card under Chalta no.12 of P.T. Sheet 10 of City Survey Cunchelim, Mapusa having an area of 503sqmts., and thus was holding the said Plot independently, and was in lawful possession of the same.

On 04-10-2021 Corresponding Certificate under No.9(02)-150/DSLRL-2021/2088 was issued by the Directorate of Settlement & Land Records, Panaji Goa certifying that Old Cadastral Number 631(Part) corresponds to new Survey number bearing Chalta No.12 of P.T.Sheet 10 of Village Cunchelim Bardez Goa.

The said Smt.Maria Quiteria Pereira e Costa was married to Shri. Jeronimo Da Costa alias Jerome D'Costa alias Jeromino Costa and both expired on 24/2/2019 and 5/4/1969 respectively and upon their demise Inventory Proceedings under no.28/2020/G were initiated by their daughter Smt. Sabina Pinto, whereby the said Plot was listed at Item no.1 and the same was allotted in equal shares of 1/2 each to their legal



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heirs (i)-Smt. Sabina Pinto married to Shri.Felix Joao Pinto and (ii)-Shri. Stanley Abraham D'Costa married to Smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria Felicidade Connie alias Maria Felecia D'Costa, and the Chart of Partition was confirmed by order dated 13-03-2020 further by Final Order of Homologation dated 03-08-2020 passed by the Court of Civil Judge Junior Division Mapusa in the said Inventory Proceedings.

On having acquired the said plot in terms of the Inventory Proceedings the above named Legal heirs (i)-Shri. Stanley Abraham D'Costa and (ii)-Smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria Felicidade Connie alias Maria Felecia D'Costa (iii)-Shri.Felix Joao Pinto and (iv)-Smt. Sabina Pinto carried out mutation proceedings and thus their names stands recorded in Survey Records of Rights under Chalta no.12 of P.T.Sheet 10 of City Survey Cunchelim,Mapusa.

On 27-10-2021 North Goa Planning and Development Authority issued Zoning Certificate under no.NGPDA/Tech.Gen/Mapusa /Vol.XVII/963/2021 certifying that the said plot surveyed under Chalta no.12 of P.T.Sheet 10 of City Survey Cunchelim, Mapusa is earmarked as Settlement S-2 Zone as per outline Development Plan 2021 (ODPB2021) of Mapusa Bardez Taluka permissible 80.

The said Stanley Abraham D'Costa expired on 25-12-2020 at Kuwait survived by his widow and moiety sharer Smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria Felicidade Connie alias Maria Felecia D'Costa and as his sole



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and universal legal heirs his children (i)-Joel Jerome D'Costa and (ii) Jillian D'Costa, and the same is confirmed by the Petition no.770 filed in the High Court of Judicature at Bombay, Testamentary and intestate Jurisdiction, whereby the 50% share belonging to Late Stanley D'Costa in the said plot was listed at Item no.2 and Smt. Maria Felecia Costa, the owner/Vendor at Sr. no.2 was granted letter of Administration to the said property, as confirmed by Order dated 11-11-2022 passed by the said High Court.

Thus upon the demise of said Stanley Abraham D'Costa, his half share in the property devolved upon his legal heirs (i)-Joel Jerome D'Costa and (ii) Jillian D'Costa and the moiety share with Smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria Felicidade Connie alias Maria Felecia D'Costa, Shri Joao Felix Pinto alias Felix Pinto alias Felix Fredrick Pinto, and his wife; Smt. Sabina Felix Pinto alias Sabina Pinto, and Smt. Maria Felicidade alias Felicia D'Costa alias Maria Felicidade Connie alias Felicia D'Souza alias Maria Felecia D'Costa, Shri Joel Jerome D'Costa and his wife Smt. Chryselle Andrea Borges, Smt. Jillian C'Costa.

The said Shri Joao Felix Pinto alias Felix Pinto alias Felix Fredrick Pinto, and his wife; Smt. Sabina Felix Pinto alias Sabina Pinto, and Smt. Maria Felicidade alias Felicia D'Costa alias Maria Felicidade Connie alias Felicia D'Souza alias Maria Felecia D'Costa, Shri Joel Jerome D'Costa and his wife Smt. Chryselle Andrea Borges, Smt. Jillian C'Costa thus became the lawful Joint Owners in lawful uninterrupted possession of the said Plot.



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By Deed of Sale dated 28-04-2023, Shri Joao Felix Pinto alias Felix Pinto alias Felix Fredrick Pinto, and his wife; Smt. Sabina Felix Pinto alias Sabina Pinto, and Smt. Maria Felicidade alias Felicia D'Costa alias Maria Felicidade Connie alias Felicia D'Souza alias Maria Felecia D'Costa, Shri Joel Jerome D'Costa, and his wife Smt. Chryselle Andrea Borges, Smt. Jillian C'Costa sold the said plot to ELIORS HOMES LLP represented by its Director Smt.Laila Rahim Somani alias Bhimani Laila Rashid; which Deed is duly registered under Book 1 Document Registration Number BRZ-1-3152-2023 on 04-07-2023 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

By a Deed of Sale dated 23-08-2024, ELIORS HOMES LLP represented by its Director Smt.Laila Rahim Somani alias Bhimani Laila Rashid sold the said Plot admeasuring 503sq.mts. surveyed under Chalta no.12 of P.T.Sheet no.10 of City Survey Mapusa to Aashi Realtech LLP, represented by its Designated Partner, Shri Purshotam Bansal, which Deed is duly registered under Book 1 Document Registration Number BRZ-1-1746-2024 on 24-07-2024 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

On having purchased the said Plot, Aashi Realtech LLP carried out Mutation Proceedings and thus the name of Aashi Realtech LLP stands recorded in the Form I and XIV surveyed under Chalta no.12 of P.T.sheet 10 of City Survey Cunchelim in the

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Occupants Column admeasuring 503sq.mts. under Mutation no.214379.

On 04-04-2025, the Office of North Goa Planning and Development Authority, St. Inez, Panaji Goa issued Order under no.NGPDA/M/2096/93/2025 to Aashi Realtech LLP for proposed Amalgamation of Plots and Construction of Commercial Residential Building, Swimming Pool, and Compound Wall in interalia the said Plot bearing Chalta no.12 of P.T.Sheet 10 of City Survey Cunchelim.

On 08-07-2025 Sanad under no.4/69/CNV/AC-III/2025/835 was issued by the Office of Additional Collector-III North Goa, District Mapusa Goa to Aashi Realtech LLP for conversion of the Plot admeasuring 503sq.mts. bearing Chalta no.12 of P.T.Sheet 10 of City Survey Cunchelim for the purpose of Residential with 80 FAR.

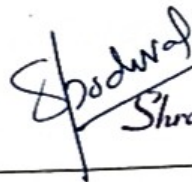
On 01-08-2025, the Office of the Mapusa Municipal Council issued Construction Licence under no.CONST.LIC/MAPUSA/2025-2026/14 to Aashi Realtech LLP for proposed Construction of Residential and Commercial Building and Compound Wall in interalia the said Plot bearing Chalta no.12 of P.T.Sheet 10 of City Survey Cunchelim.

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IV. - OPINION

In the above circumstances I confirm that Aashi Realtech LLP has and holds, clear, valid, absolute and marketable title to the said property admeasuring 503sq.mts., surveyed under Chalta no.12 of P.T.Sheet no.10 of City Survey Mapusa, and are the lawful Owners in possession of the same.

Panaji, 20-01-2026.


Shradha Shirwaiker Poduval
ADVOCATE
Panaji - Goa

Adv. Shradha Shirwaiker Poduval

A. DISCLAIMER

1. This Title Opinion is based only on above facts and above mentioned documents provided to me, any court litigation/ other dispute or personal/business disputes of current or previous owner of the Captioned Property is not subject of this Search and Title Opinion.
 2. Any Court litigation/other disputes or personal/business disputes of current or previous owner of the Subject property /Plot/Premises are not subject of this Title report. No search has been undertaken in any Courts or Tribunals.
 3. It is observed that many Banks, Financial Institution or Private money lenders do not register their Equitable Mortgages. It is also observed that intimation required to be sent to the Sub-Registrar on Mortgages by Deposition of Title Deed is not done by the Banks or Financial Institutions. Therefore, details of such cannot be traceable so I submit this report only on the basis of the documents produced before me.
- No documents are retained by me and all the documents are handed over back to the client.



Dated: 21/01/2026

To,

AASHI REALTECH LLP,

H. No.146, Shop No.2,

Ground Floor, PKT 5, SEC-22, Rohini,

Rohini Sec-11, Near Rohini Police Station,

North West Delhi, Delhi 110085

CERTIFICATE OF TITLE

Description of the Said Property: -

All that property admeasuring 655 sq mts, bearing Chalta No.11-I of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa, alongwith the house approximately admeasuring 110 sq mts, bearing H. No.165/B-1 of Mapusa Municipal Council standing thereon, being a separate, independent plot of land, which is in the extreme western part of the property bearing Chalta No.11 of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa, which plot is part of the larger property known as **“VANGOR BATT A”** or **“EDSSO DEACHEM BATT A”** or **“PAULISTANACHEM BATT A”** admeasuring 26,927 sq mts, found described in the Land Registration Office under No.9541 of Book B New 25, found enrolled in the Taluka Revenue Office under No.748 of Third Circumscription of Mapusa, surveyed as a whole under Chalta No.11 of P. T. Sheet No.10 in the records of the City Survey of Cunchelim-Mapusa, situated at Cunchelim, within the limits of the Mapusa Municipal Council, Mapusa City, Taluka



and Registration Sub District of Bardez, District of North Goa, State of Goa, which plot of land is bounded as under: -

On the North: By the remaining part of the same property surveyed under Chalta No.11 of P. T. Sheet No.10;

On the South: By an access to main & private property;

On the East: By the Nalha beyond which lies property bearing Chalta No.11-C of P. T. Sheet No.10; and

On the West: By the property bearing Chalta No.10 of P. T. Sheet No.10.

II Description of documents scrutinized: -

1. Deed of Gift dated 07/06/1974, registered in the Office of the Sub Registrar of Bardez at Mapusa under No.423/74 of Book No.I Vol No.83 at Pages 217 to 221 on 26/07/1974,
2. Order dated 19/01/1983 issued by the Inquiry Officer of the City Survey of Mapusa
3. Deed of Relinquishment dated 17/10/1997 recorded in the Office of the Notary Ex-Officio of Bardez.
4. Deed of Succession drawn up on 17/05/2006 in the Office of the Notary Ex-Officio of Bardez at Mapusa in Book No.811 at page 73v to 75.



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5. Deed of Sale dated 25/05/2001, executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Reg No.2518 at pages 261 to 271 of Book No.I Vol No.1316 dated 20/06/2005,
 6. Form D dated 15/12/2023 in respect of Chalta No.11 of P. T. Sheet No.10 admeasuring 26927.00 sq mts
 7. Provisional Chart of Allotment dated 27/02/2024, Final Chart of Allotment. Order dated 02/03/2024 and Final Order dated 16/03/2024 in Inventory Proceedings bearing No.479/2023/A
 8. No Objection Certificate dated 04/03/2024 under Ref No.NGPDA/M/49(6)/2112/3557/2024 issued by the North Goa Planning and Development Authority at Panaji, Goa
 9. Deed of Sale dated 14/06/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-2874-2024 dated 14/06/2024,
 10. Order/Development Permission dated 04/04/2025 under Ref No.NGPDA/M/2096/93/2025 issued by the Office of the North Goa Planning and Development authority at Panaji, Goa
 11. NOC from Sanitary Point of View dated 26/04/2025 under No.DHS/2025/DHS0901/O0029/14 issued by the Government of Goa, Directorate of Health Services, Urban Health Centre, Mapusa
 12. Construction Licence dated 01/08/2025 under No.CONSTLIC/MAPUSA/2025-2026/14 issued by the Mapusa Municipal Council
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13. Order dated 05/12/2025 in Ack No.REV092506717, Case No. and File No.ISLR/PART/BAR/MPS/428/2025/1724 by the Inspector of Survey and Land Records, Mapusa, Goa

14. Form D dated 06/12/2025 in respect of the property surveyed under Chalta No.10-L of P. T. Sheet No.10 of City Survey Mapusa

15. Zoning Certificate dated 12/12/2025 under Ref No.NGPDA/Tech-Gen/Mapusa/Vol.I/2916/2025 issued by the North Goa Planning and Development Authority at Panaji, Goa

16. Sanad dated 13/01/2026 under No.4/289/CNV/AC-III/2025/40 issued by the Office of the Additional Collector-III, North Goa District, Mapusa

17.Nil Encumbrance Certificate dated 13/01/2026

Note: All the documents scrutinised by me are photocopies.

III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title: -

There exists all property known as **“VANGOR BATT A”** or **“EDSSO DEACHEM BATT A”** or **“PAULISTANACHEM BATT A”** admeasuring 26,927 sq mts, found described in the Land Registration Office under No.9541 of Book B New 25, found enrolled in the



Taluka Revenue Office under No.748 of Third Circumscription of Mapusa, surveyed as a whole under Chalta No.11 of P. T. Sheet No.10 in the records of the City Survey of Cunchelim-Mapusa, situated at Cunchelim, within the limits of the Mapusa Municipal Council, Mapusa City, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, hereinafter referred to as **"THE SAID PROPERTY"** and which property is more particularly described herein above.

The Said Property described herein above originally belonged to late Janardhan Chatim and his wife Guirijabai Janardhan Chatim.

By a Deed of Gift dated 07/06/1974, registered in the Office of the Sub Registrar of Bardez at Mapusa under No.423/74 of Book No.I Vol No.83 at Pages 217 to 221 on 26/07/1974, the said Janardhan Chatim and his wife Guirijabai Janardhan Chatim, gifted the said property bearing Chalta No.11 of P. T. Sheet No.10, excluding some of the plots of the said property, which were earlier sold to third parties, to their two sons, namely Laxminarayan Chatim and Eknath Chatim.

By virtue of the said Deed of Gift dated 07/06/1974, the said Laxminarayan Chatim and Eknath Chatim became the exclusive owners in possession of the said property bearing Chalta No.11 of P. T. Sheet No.10, excluding some of the plots of the said property, which were earlier sold to third parties.

The Inquiry Officer of the City Survey of Mapusa has certified vide Order dated 19/01/1983 the title of Eknath Janardhan Chatim and Laxminarayan Janardan Chatim in respect of the said property as owner in possession.

The said Eknath Janardhan Chatim expired without any will or disposition of his last wish, leaving behind his widow and moiety holder Smt. Anita Eknath Chatim and his following children as his sole and universal heirs, namely



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1. Bhupesh Eknath Chatim, unmarried;
 2. Janardhan alias Siddesh Eknath Chatim, unmarried; and
 3. Dipa Eknath Chatim alias Deepashri Dilip Rivankar married to Dilip Ramrai Rivankar

The above fact of heirship on the death of said Eknath Janardhan Chatim has been confirmed by Deed of Succession drawn up on 17/05/2006 in the Office of the Notary Ex-Officio of Bardez at Mapusa in Book No.811 at page 73v to 75.

The said daughter of late Eknath Cchatim, namely Deepa Chaatim, relinquished all her rights and title in the estate of her deceased father in favour of other co-heirs by Deed of Relinquishment dated 17/10/1997 recorded in the Office of the Notary Ex-Officio of Bardez.

The said Anita Eknath Chatim, Janardhan alias Siddesh Eknath Chatim, Bhupesh Eknath Chatim, Deepa Eknath Chatim alias Dilip Ramrai Rivankar, Laximinarayan Janardhan Chatim alias Satyawar Janardhan Chatim and his wife Hemlata Laximinarayan Chatim, became the sole and absolute owners of the said property surveyed under Chalta No.11 of P. T. Sheet No.10, situated at Cunchelim.

One Mr. Sonu Temkar had his house in the said property bearing H. No.165/B-1 of Mapusa Municipal Council.

By a Deed of Sale dated 25/05/2001, executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Reg No.2518 at pages 261 to 271 of Book No.I Vol No.1316 dated 20/06/2005, the said Anita Eknath Chatim, widow, Bhupesh Eknath Chatim, bachelor, Janardhan alias Siddesh Eknath Chatim, bachelor, Laximinarayan Janardhan Chatim alias Satyawar Janardhan Chatim and his wife Hemlata Laximinarayan Chatim as Vendors sold and conveyed all that Plot G



admeasuring 655 sq mts of the said property surveyed under Chalta No.11 of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa along with the house approximately admeasuring 110 sq mts bearing H. No.165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa and State of Goa to said Mr. Sonu Gopal Temkar.

By virtue of the said Deed of Sale dated 25/05/2001, the said Mr. Sonu Gopal Temkar became the exclusive owner in possession of all that Plot G admeasuring 655 sq mts of the said property surveyed under Chalta No.11 of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa along with the house approximately admeasuring 110 sq mts bearing H. No.165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa and State of Goa.

The said Mr. Sonu Gopal Temkar was married to Mrs. Annapurna Temkar under the Regime of Communion of Assets prevailing in the State of Goa, hence they became the co-owners in possession of all that Plot G admeasuring 655 sq mts of the said property surveyed under Chalta No.11 of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa along with the house approximately admeasuring 110 sq mts bearing H. No.165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa and State of Goa, more particularly described herein above.

Form D dated 15/12/2023 in respect of Chalta No.11 of P. T. Sheet No.10 admeasuring 26927.00 sq mts shows the name of Sonu Gopal Temkar in the New Holders Column under Mutation No.210327 and the names of Shri Eknath Janardhan



Chatim and Shri Laximinarayan Janardan Chatim in the Holders in origin of title column.

The said Mr. Sonu Gopal Temkar alias Sonu Temkar expired on 10/08/2011 and his wife said Mrs. Annapurna Sonu Temkar expired on 24/10/2018, both intestate, without leaving behind any Will or disposition of their last wish and leaving behind their following children as their sole and universal heirs, namely

1. Mr. Premanand Sonu Tenkar married to Mrs. Pooja Premanand Temkar. The said Mr. Premanand Temkar expired on 09/10/2023 intestate, without any will or disposition of his last wish, leaving behind his widow and moiety holder said Mrs. Pooja Premanand Temkar and his children;

a. Miss Anishka Premanand Temkar; spinster

b. Mr. Shreyas Premanand Temkar, bachelor

2. Mr. Narayan Sonu Temkar married to Mrs. Nandini Narayan Temkar;

3. Mrs. Namita Nivrutti Narse married to Mr. Nivrutti Narse. The said Nivrutti Narse expired leaving behind his widow said Mrs. Namita Narse and his following children as his sole and universal heirs, namely

a. Mrs. Soniya Dinanath Kambli married to Dinanath Kambli. The said Dinanath Kambli expired intestate without leaving any will or disposition of his last wish, leaving behind his widow/moiety holder said Soniya Dinanath Kambli and his following children as his sole and universal heirs, namely

i. Master Kaustub Dinanath Kambli;

ii. Miss Kanyaka Dinanath Kambli.



b. Mrs. Rashmi Nivrutti Narse married to Mr. Nitin Sakharam Josalkar; and

c. Mrs. Sanjana B. Sangelkar married to Mr. Bhalchandra Damu Sangelkar.

Inventory Proceedings bearing No.479/2023/A came to be filed before the Court of the Civil Judge Senior Division at Mapusa on the death of the above named persons, wherein the above mentioned heirship stands corroborated.

The said property came to be allotted to Mrs. Pooja Premanand Temkar, Miss Anishka Premanand Temkar, Mr. Shreyas Premanand Temkar, Mr. Narayan Sonu Temkar and his wife Mrs. Nandini Narayan Temkar, Mrs. Namita Nivrutti Narse, Mrs. Soniya Dinanath Kambli, Mrs. Rashmi Nivrutti Narse, Mr. Nitin Sakharam Josalkar, Mrs. Sanjana B. Sangelkar and Mr. Bhalchandra Damu Sangelkar, which came to be confirmed vide the provisional chart of allotment dated 27/02/2024, which was accepted as Final Chart of Allotment vide Order dated 02/03/2024 and Final Order and Decree dated 16/03/2024.

By virtue of the above said Mrs. Pooja Premanand Temkar, Miss Anishka Premanand Temkar, Mr. Shreyas Premanand Temkar, Mr. Narayan Sonu Temkar and his wife Mrs. Nandini Narayan Temkar, Mrs. Namita Nivrutti Narse, Mrs. Soniya Dinanath Kambli, Mrs. Rashmi Nivrutti Narse, Mr. Nitin Sakharam Josalkar, Mrs. Sanjana B. Sangelkar and Mr. Bhalchandra Damu Sangelkar, became the exclusive owners in possession of the said property more particularly described herein above.

No Objection Certificate dated 04/03/2024 under Ref No.NGPDA/M/49(6)/2112/3557/2024 has been issued by the North Goa Planning and Development Authority at Panaji, Goa for registration of Sale Deed of property admeasuring 655.00/26,927.00 sq mts of the property surveyed under Chalta No.11 of P. T. Sheet No.10 of Mapusa City Survey, Plot No.G at Cunchelim, Mapusa, Goa.



Aashi Realtech LLP, a Limited Liability Partnership, having its registered Office at H. No.146, Shop No.2, Ground Floor, PKT 5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, North West Delhi, Delhi 110085 had approached the said owners to purchase the said property as nominee of Eliors Homes LLP.

By Deed of Sale dated 14/06/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-2874-2024 dated 14/06/2024, said Mrs. Pooja Premanand Temkar, widow, Miss Anishka Premanand Temkar, unmarried, Mr. Shreyas Premanand Temkar, unmarried, Mr. Narayan Sonu Temkar and his wife Mrs. Nandini Narayan Temkar, Mrs. Namita Nivrutti Narse, widow, Mrs. Soniya Dinanath Kambli, widow, Mrs. Rashmi Nivrutti Narse and her husband Mr. Nitin Sakham Josalkar, Mrs. Sanjana B. Sangelkar and her husband Mr. Bhalchandra Damu Sangelkar as the Vendors along with Mrs. Deepa Eknath Chatim alias Deepashri Deelip Rivankar and her husband Mr. Dilip Ramrai Rivankar as the Vendors II and Eliors Homes LLP, represented by its Partner Mrs. Laila Rashid Bhimani alias Bhimani Laila Rashid as the Vendor/Assignor sold and conveyed all that Plot G admeasuring 655 sq mts of the said property surveyed under Chalta No.11 of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa along with the house approximately admeasuring 110 sq mts bearing H. No.165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa and State of Goa to Aashi Realtech LLP, a Limited Liability Partnership, having its registered Office at H. No.146, Shop No.2, Ground Floor, PKT 5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, North West Delhi, Delhi 110085, represented by its Designated Partner Mr. Purshotam Bansal as the Purchaser.



By virtue of the said Deed of Sale dated 14/06/2024, said Aashi Realtech LLP, a Limited Liability Partnership, having its registered Office at H. No.146, Shop No.2, Ground Floor, PKT 5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, North West Delhi, Delhi 110085 became the exclusive owners in possession of all that Plot G admeasuring 655 sq mts of the said property surveyed under Chalta No.11 of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa along with the house approximately admeasuring 110 sq mts bearing H. No.165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa and State of Goa, more particularly described herein above.

Order/Development Permission dated 04/04/2025 under Ref No.NGPDA/M/2096/93/2025 has been issued by the Office of the North Goa Planning and Development authority at Panaji, Goa for proposed amalgamation of plots and construction of Commercial/Residential building, Swimming Pool and Compound Wall in the property surveyed under Chalta No.11 (Part) Plot G of P. T. Sheet No.10 and Chalta No.12 of P. T. Sheet No.10 at Cunchelim.

NOC from Sanitary Point of View dated 26/04/2025 under No.DHS/2025/DHS0901/O0029/14 has been issued by the Government of Goa, Directorate of Health Services, Urban Health Centre, Mapusa for proposed amalgamation of plots and construction of Commercial/Residential building, Swimming Pool and Compound Wall in the property surveyed under Chalta No.11 (Part) Plot G of P. T. Sheet No.10 and Chalta No.12 of P. T. Sheet No.10 at Cunchelim.

Construction Licence dated 01/08/2025 under No.CONSTLIC/MAPUSA/2025-2026/14 has been issued by the Mapusa Municipal Council for proposed amalgamation of



plots and construction of Commercial/Residential building, Swimming Pool and Compound Wall in the property surveyed under Chalta No.11 (Part) Plot G of P. T. Sheet No.10 and Chalta No.12 of P. T. Sheet No.10 at Cunchelim.

The said property admeasuring 655 sq mts has been partitioned and presently bears Chalta No.11-L of P. T. Sheet No.10 by virtue of Order dated 05/12/2025 in Ack No.REV092506717, Case No. and File No.ISLR/PART/BAR/MPS/428/2025/1724 by the Inspector of Survey and Land Records, Mapusa, Goa.

Form D dated 06/12/2025 in respect of the property surveyed under Chalta No.10-L of P. T. Sheet No.10 of City Survey Mapusa admeasuring 655.00 sq mts shows the name of Aashi Realtech LLP in the Holders in the origin of the title column.

Zoning Certificate dated 12/12/2025 under Ref No.NGPDA/Tech-Gen/Mapusa/Vol.I/2916/2025 has been issued by the North Goa Planning and Development Authority stating that the said property surveyed under Chalta No.11-L of P. T. Sheet No.10, situated at Cunchelim, Mapusa, Bardez, Goa, admeasuring an area of 655 sq mts is earmarked as **Settlement "S-2" Zone** as per Outline Development Plan of Mapusa 2021, Bardez Taluka. Permissible FAR 80.00.

Sanad dated 13/01/2026 under No.4/289/CNV/AC-III/2025/40 has been issued by the Office of the Additional Collector-III, North Goa District, Mapusa, Goa for conversion of the property surveyed under Chalta No.11-L of P. T. Sheet No.10 situated at Cunchelim, Mapusa, Bardez, Goa admeasuring 655 sq mts.

Nil Encumbrance Certificate dated 13/01/2026 show that there are no encumbrances on the said property from 13/01/2025 to 13/01/2026.



Based upon the documents produced and the searches conducted, I opine that said to Aashi Realtech LLP, a Limited Liability Partnership, having its registered Office at H. No.146, Shop No.2, Ground Floor, PKT 5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, North West Delhi, Delhi 110085 is the exclusive owner in possession of all that property admeasuring 655 sq mts, bearing Chalta No.11-I of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa, alongwith the house approximately admeasuring 110 sq mts, bearing H. No.165/B-1 of Mapusa Municipal Council standing thereon, being a separate, independent plot of land, which is in the extreme western part of the property bearing Chalta No.11 of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa, which plot is part of the larger property known as "VANGOR BATTa" or "EDSSO DEACHEM BATTa" or "PAULISTANACHEM BATTa" admeasuring 26,927 sq mts, found described in the Land Registration Office under No.9541 of Book B New 25, found enrolled in the Taluka Revenue Office under No.748 of Third Circumscription of Mapusa, surveyed as a whole under Chalta No.11 of P. T. Sheet No.10 in the records of the City Survey of Cunchelim-Mapusa, situated at Cunchelim, within the limits of the Mapusa Municipal Council, Mapusa City, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, more particularly described herein above and have a clear and marketable title to the said Property subject to the production of latest Nil Encumbrance Certificate.

The construction in the said plot is legal and after all approvals.

V. Opinion: -



From the documents produced I am of the opinion that said Aashi Realtech LLP, a Limited Liability Partnership, having its registered Office at H. No.146, Shop No.2, Ground Floor, PKT 5, SEC-22, Rohini, Rohini Sec-11, Near Rohini Police Station, North West Delhi, Delhi 110085 is the exclusive owner in possession of all that property admeasuring 655 sq mts, bearing Chalta No.11-I of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa, alongwith the house approximately admeasuring 110 sq mts, bearing H. No.165/B-1 of Mapusa Municipal Council standing thereon, being a separate, independent plot of land, which is in the extreme western part of the property bearing Chalta No.11 of P. T. Sheet No.10 of the City Survey of Cunchelim-Mapusa, which plot is part of the larger property known as **“VANGOR BATTa” or “EDSSO DEACHEM BATTa” or “PAULISTANACHEM BATTa”** admeasuring 26,927 sq mts, found described in the Land Registration Office under No.9541 of Book B New 25, found enrolled in the Taluka Revenue Office under No.748 of Third Circumscription of Mapusa, surveyed as a whole under Chalta No.11 of P. T. Sheet No.10 in the records of the City Survey of Cunchelim-Mapusa, situated at Cunchelim, within the limits of the Mapusa Municipal Council, Mapusa City, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, more particularly described herein above and have a clear and marketable title to the said Property subject to the production of latest Nil Encumbrance Certificate.

The construction in the said plot is legal and after all approvals.

There is no claim of any minors to the said Property.



Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate

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