

**Advocate**  
**Mr. Rupesh Deu Gawas**  
**B.A.LL.B**

**"ANJUNKAR APARTMENT"**  
**Office No.S02, 2nd Floor,**  
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=====

**Ref No.:**

**TITLE CERTIFICATE**

**I. DESCRIPTION OF THE PROPERTIES:**

**Property – I**

All that part and parcel of land admeasuring 675 sq. mts., forming a part of the property known **"PREDIO GON"**, situated at Candolim, within the limits of Village Panchayat Candolim, Taluka and Registration Sub-District Bardez, District North Goa, in the State of Goa, described in the Land Registration Office under No. 3235 of Book B-9 (New) and enrolled in the Taluka Revenue Office under Old Cadastral No. 1232 and is surveyed under **No. 28/4** of Village Candolim the said property shall hereinafter be called as **"THE SAID PROPERTY- II"**, which property is bounded as under:-

East	:	By Sy. No. 28/5 of Candolim;
West	:	By Sy. Nos. 28/3 and 28/10 of Candolim.
North	:	By 6 mts. wide Candolim ODP road & beyond that, the property bearing No. 29/0 of Candolim;
South	:	By Sy. No. 28/12 of Candolim;



## **Documents Relating to Property I**


- 1) Certificates of Description and Inscription from Land Registrar of Bardez.
- 2) Form I and XIV concerning Survey No. 28/4 of Candolim Village.
- 3) Survey plan concerning Survey No. 28/4 of Candolim Village.
- 4) Deed of Sale and Discharge dated 24/02/1924 drawn at Folio 68 of Book I, Vol. 327 in the Office of Notary Jeronimo Salvador Socrates da Costa.
- 5) Deed of Succession dated 01/11/1952 drawn at Folio 74 (R) of Book 460 in the Office of Notary Jeronimo Salvador Socrates da Costa.
- 6) Deed of Partition dated 29/03/1971 registered under No. 435 of Book I, Vol. 66 in the Office of Sub-Registrar of Ilhas.
- 7) Deed of Partition dated 02/11/2002 registered under No. 2609 of Book I, Vol. 1130 in the Office of Sub-Registrar of Ilhas.
- 8) Deed of Sale dated 23/10/2012 registered under No. 371 of Book I, Vol. 3021 in the Office of Sub-Registrar of Bardez, Mapusa.
- 9) Deed of Sale dated 25/11/2010 registered under No. BRZ-BK1-04335-2010 of Book I, CD Number BRZD392 in the Office of Sub-Registrar of Bardez, Mapusa.
- 10) Deed of Sale dated 23/10/2012 registered under No. BRZ-BK1-04396-2012 of Book I, CD Number BRZD392 in the Office of Sub-Registrar of Bardez, Mapusa.



- 11) Conversion Sanad dated 9/02/2015, under No.RB/CNV/AC-I/113/2013 for an area of 675 sq. mts., in respect of Survey No. 28/4 issued by the Addl. Collector-I North Goa.
- 12) Nil Encumbrance Certificate no. NEC/9/2023/2023 having Receipt No. 2023-24/9/2765, issued by the Sub-Registrar Bardez confirming that there is no registered charge on the said property from: 01-01-1972 to 13/07/2023.
- 13) Deed of Sale dated 21/06/2023 registered under No. BRZ-1-3375-2023 of Book I, Serial No. 2023-BRZ-3437 in the Office of Sub-Registrar of Bardez, Mapusa.

## **Property – II**

All that part and parcel of land admeasuring **800 sq. mts.**, bearing Survey **No. 28/5**(Old Cadastral Survey No. 1231)of Village Candolim, identified as **“TOLEA XIR”** also known as **“TOLLEM SIR”** also known as **“TOLIA SIR”** also known as **“TOLIE SIR”**, situated at Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described in the Land Registration Office of Bardez, under No. 27181 at Folio 39 (R) of Book B-70 and is enrolled in the Taluka Revenue Office under Matriz No. 721, the said property shall hereinafter be called as **“THE SAID PROPERTY-I”** and is bounded as under:-



East: By property bearing Sy. No. 29/0 of Candolim;  
West: By property bearing Sy. No. 28/4 of Candolim;  
North: By 6 Mts. wide, Candolim ODP road & Beyond that  
the Property bearing Sy. No. 29/0 of Candolim;  
South: By property bearing Sy. No. 28/11 of Candolim.

### **Documents Relating to Property II**

- 1) Certificates of Description and Inscription from Land Registrar Bardez.
- 2) Form I and IXV concerning sy.no.28/5 of Candolim.
- 3) Survey plan concerning Survey No. 28/5 of Candolim Village.
- 4) Deed of Sale dated: 10-11-1925 drawn at folio 99 to 100(R) of book 337 in the office of Jose Joaquim Filip Pinto de Menezes of Mapusa along with its English Translation.
- 5) Extract of the Inventory Proceedings no.13648 of 1932 in the Court of Civil Judge Bardez along its English Translation.
- 6) Deed of sale dated: 24-8-1972 registered under no.6030 of book I, VOL.68 in the Office of Sub-Registrar Bardez.
- 7) Deed of sale dated: 25-11-2010 registered under book I Doc.Reg.no.BRZ-BK1-04335-2010, CD NO.BRZD98 in the Office of Sub-Registrar Bardez.
- 8) Conversion Sanad under no. CNV/BAR-II/37/2011-4196 dated: 13-09-2011,



- 9) Conversion Sanad under no.CNV/BAR-II/110/2011/4849 dated: 18-10-2012 both along with the Plan.
- 10) Deed of Sale dated: 23-10-2012 registered under book I Doc .Reg.no.BRZ-BK1-04696-2012, CD.NO.BRZD392 in the office of Sub-Registrar Bardez.
- 11) Nil Encumbrance Certificate no. NEC/9/2023/2023 having Receipt No. 2023-24/9/2769, Nil Encumbrance Certificate dated: 29-10-2010 and Nil Encumbrance Certificate dated: 19-10-2012 both from the Sub-Registrar Bardez confirming that there is no registered charge on the said property from: 01-01-1972 to 13/07/2023.
- 12) Deed of Sale dated 21/06/2023 registered under No. BRZ-1-3375-2023 of Book I, Serial No. 2023-BRZ-3437 in the Office of Sub-Registrar of Bardez, Mapusa.

### **Other Documents Subsequent to the above mentioned Sale Deeds**

1.Approvals,dated 16/12/2014 under No. TPBZ/51/ issued by the Town & Country Planning Department, which approval was granted vide approval Case/TCP/14/ 4019 for Amalgamation of both the Said properties-I and Property-II.





### **Documents Subsequent to the Amalgamation:**

- 1) Construction License dated 10-11-2017 issued by the Office of Village Panchayat Candolim under No.VP/32/4/2930/27/2017-18.
- 2) Approval for Revised Development Permission from North Goa Planning and Development Authority for revision of residential building, compound wall and swimming pool in THE SAID PROPERTIES -I & II" approved vide Order dated 18/01/2019 under Ref. No. NGPDA/Can/44/ 128/3262/2019 and Ref. No. NGPDA/Cal/44/174/422/ 2016.
- 3) Revised Construction License dated 29/03/2022 bearing No. VP/32/4/3699/19/2021-22 issued by the Village Panchayat of Candolim for the proposed Construction of Residential Building/ swimming pool in the Said Property I & II hereby sold.
- 4) Renewal Order Permission dated 20/06/2023 from office of the Senior Town Planner of residential building, compound wall and swimming pool in THE SAID PROPERTIES-I & II" Renewal vide Order under Ref. No. TPBZ/51/Can /TCP-2023/5252 with the above mentioned Approvals & Permissions Vendors / Owners have taken Approvals From North Goa Planning & Development Authority for 10 Double Bed Apartments/flats in South Block/wing & 20 Single Bed Apartments/flats in North Block/wing.



- 5) Deed of Sale dated 21/06/2023 registered under No. BRZ-1-3375-2023 of Book I, Serial No. 2023-BRZ-3437 in the Office of Sub-Registrar of Bardez, Mapusa.

## **II. OFFICES SEARCHED:**

I have given searches in the offices of Land Registrar/ Sub-Registrar of Bardez, Court of Civil Judge Bardez.

## **III. FLOW OF TITLE:**

For the purpose of flow of title I have to consider each of the above said Property-I and Property-II independently for the sake of convenience and better description.

### **a) Property-II (28/4)**

On perusal of the above listed documents and on giving searches in the relevant Offices I confirm that on 04/03/1938 the said property stands inscribed in favour of Madeva Sinai Bobo Caculo, under No. 28746 at Folio 199 (R) of Book G-33 in the Office of Land Registrar Bardez as having purchased the same vide Deed of Sale dated 24/02/1938 from Banco Nacional Ultramarino Goa. The said property is described in the Land Registration Office under No. 3235 of Book D 9 (new) and enrolled in the Taluka Revenue Office under Matriz No. 1232

On the demise of the said Madeva Bobo e Caculo and his wife Parvotibai the property devolved upon their only son Sridora Sinai Bobo Caculo; who, inter alia, brought the said property into his Hindu Undivided Family.



By a Deed of Partition dated 29/03/1971 between Sridora Sinai Bobo Caculo with his wife and his sons (a) Madeva Mohan Sridora Sinai Bobo Caculo with his wife and (b) PandurangSridora Sinai Bobo Caculo. The said property listed as Item No. 11 in Schedule I was allotted to the said Shri Sridora Sinai Bobo Caculo, which Deed is duly registered in the Office of Land Registrar of Ilhas under No. 435 of Book I, Vol. 66 in the Office of Sub-Registrar of Ilhas.

The Sridora Sinai Bobo Caculo died on 08/03/1987 and his wife Shantabai died on 02/05/1998.

By a Deed of Partition dated 02/11/2002 executed between the legal heirs of the said Xridora and his wifeShantabai, the said property listed as Item in the Schedule I there to was allotted jointly to Shri Mahadev alias Manoj Mohan Bobo Caculo and Shri Suraj Mohan Bobo Caculo as specified in Schedule V of the said Deed; which Deed of Partition is duly registered under No. 2609 of Book I, Vol. 1130 in the Office of Sub-Registrar of Ilhas.

By a Deed of Sale dated 24/10/2013 the said Shri Mahadev alias Manoj Mohan Bobo Caculo and Shri Suraj Mohan Bobo Caculo with their spouses sold the said property jointly to Shri Pradeep Pariani and Dinesh



Khemani; which deed is duly registered in the Office of Sub-Registrar of Bardez, Mapusa under No. 371 of Book I, Vol. 3021 on 30-10-2013.

Thus the Said Shri Pradeep Pariani and Dinesh Khemani; acquired right, title and interest in the said property-I having purchased the same in Ratio of 50:50 each.

b) Property-II (28/5)

On perusal of the above listed documents and on giving searches in the relevant Offices I confirm that the immovable Property known as "TOLEA XIR" or "TOLLE XIR" or "TOLIE SIR", "TOLIA XIR", situated at Candolim, Bardez, Goa, within the jurisdiction limits of the Village Panchayat of Candolim, Bardez, Goa, having old cadastral Survey No. 1231, presently surveyed under Survey No. 28/5, admeasuring 800 sq. Mts., described in the Land Registration Office under No. 27181 at pages 39 reverse of Book B 70, inscribed under No. 20136 and found enrolled in the Taluka Revenue Office of Bardez under Matriz No. 721 of the First circumscription of Candolim Village, Bardez, Goa.

The said Property-II initially belonged to Damodar Sinai Bobo e Caculo who had acquired the said property from late Policarp dos Remedios Cardozo and his wife Dona Bazilla Maria Rodrigues vide Deed of Sale with Quittance of the price dated 10/11/1925.

Upon the death of said Damodora Sinai Bobo e Caculo on 23-09-1932 his legal heirs initiated the Inventory Proceedings bearing No. 13648/1932 before the Court of Judicial Division of Bardez in which proceedings by order of Homologation dated 28/07/1933 the said property listed as Item No. 6 of which  $1/4^{\text{th}}$  share was allotted to his widow Loximibai Sinai Bobo Caculo and  $3/8^{\text{th}}$  share each was allotted to Mr. Gopal Damodar Sinai Bhobe Kakulo and his brother Datta Sinai Bobo e Caculo.

Vide Deed of Sale dated 24/08/1972 bearing Registration No. 6030, Book No. 1, at pages 177 to 183, Vol. No. 68 dated 30/09/1972 Smt. Loximibai Sinai Bobo Caculo and Mr. Datta Sinai Bobo e Caculo alias Datta Damodar Kakule along with his wife Jostna Datta Kakule alias Jostnabai Datta Sinai Bhobe Kakule who are the mother/ mother-in-law/ brother/ brother-in-law/ sister-in-law, sold their respective  $1/4 + 3/8$  share to Shri. Gopal Damodar Sinai Bhobe Kakulo who was already holding  $3/8^{\text{th}}$  share, who became by virtue of the said Deed the complete owner in the Said Property-II. Vide Deed of Sale dated 25/11/2010 registered under No. BRZ-BK1-04335-2010 of Book I, CD Number BRZD392 in the Office of Sub-Registrar of Bardez, Mapusa the said Mr. Gopal Damodar Sinai Bhobe Kakulo along with his wife sold the said property bearing Survey No 28/5, Candolim Village to Smt. Namrata Omprakash Pariani.



By a Deed of Sale dated 23/10/2012 registered under No. 371 of Book I, Vol. 3021 in the Office of Sub-Registrar of Bardez, Mapusa the said Smt. Namrata Omprakash Pariani sold the said property bearing Survey No 28/5, situated at Candolim equally in 50:50 proportion to Shri. Prakash Mulchandani and Shri. Pradeep Naraindas Pariani.

By a Deed of Sale dated 21/06/2023 registered under No. BRZ-BK1-3375-2023 of Book I, dated 14-07-2023 in the Office of Sub-Registrar of Bardez, Mapusa the Shri. Prakash Mulchandani, Shri. Pradeep Naraindas Pariani and Mr. Dinesh Khemani sold both the said property-I and property-II to Omprakash Nihchaldas Pariani and Keshava Kiyaan Realty LLP. And as such the said Omprakash Nihchaldas Pariani and Keshava Kiyaan Realty LLP became the owners in possession of both above said properties.

That vide the Deed of Sale dated 21/06/2023 the said Mr. Omprakash Nihchaldas Pariani and Keshava Kiyaan Realty LLP have decided to put up the said constructions in the said property-I & II in the name and style of **“KESHAVA PRAKASSA”**

The “SAID PROPERTY-I” and the “SAID PROPERTY-II” totally admeasures 1,475 sq. mts., and as per the Form I

& XIV the names of Omprakash Nihchaldas Pariani and Keshava Kiyaan Realty LLP stands reflected in the occupant's column as owner of the same.

Both the said properties-I & II for the purpose of approvals, were amalgamated by the Town & Country Planning Department, which approval was granted vide approval dated 16/12/2014 under No. TPBZ/51/Case/TCP/14/ 4019.

Pursuant to the sale of the said properties, the said predecessors in title obtained the following approvals/ permissions/ NOC's from the concerned licensing authorities:-

- a) Approval dated 16/12/2014 under No. TPBZ/51/Case/TCP/14/ 4019, from the Office of the Town and Country Planning, Mapusa, Goa.
- b) Conversion Sanad dated 13/09/2011, under No. CNV/BAR-II/37/2011/4196 for an area of 498 sq. mts., in respect of Survey No. 28/5 (Part) issued by the Dy. Collector & S.D.O. Bardez, Mapusa, Goa.
- c) Conversion Sanad dated 18/10/2012, under No. CNV/BAR-II/110/2011/4849 for an area of 305 sq. mts., in respect of Survey No. 28/5 (Part) issued by the Dy. Collector & S.D.O. Bardez, Mapusa, Goa.
- d) Conversion Sanad dated 9/02/2015, under No. RB/ CNV/AC-I/113/2013 for an area of 675 sq. mts., in

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respect of Survey No. 28/4 issued by the Addl. Collector-  
North Goa.

- e) Construction License dated 10-11-2017 issued by the Office of Village Panchayat Candolim under No.VP/32/4/2930/27/2017-18.
- f) Approval for Revised Development Permission from North Goa Planning and Development Authority for revision of residential building, compound wall and swimming pool in THE SAID PROPERTIES -I & II" approved vide Order dated 18/01/2019 under Ref. No. NGPDA/Can/44/128/3262/2019 and Ref. No. NGPDA/Cal/44/174/422/2016.
- g) Revised Construction License dated 29/03/2022 bearing No. VP/32/4/3699/19/2021-22 issued by the Village Panchayat of Candolim for the proposed Construction of Residential Building/ swimming pool in the Said Property I & II hereby sold.
- h) Renewal Order Permission dated 20/06/2023 from office of the Senior Town Planner of residential building, compound wall and swimming pool in THE SAID PROPERTIES-I & II" Renewal vide Order under Ref. No. TPBZ/51/Can /TCP-2023/5252 with the above mentioned Approvals & Permissions Vendors / Owners have taken Approvals From North Goa Planning & Development Authority for 10 Double Bed Apartments/flats in South Block/wing & 20 Single Bed Apartments/flats in North Block/wing.




That subsequent to the above approvals the said Shri Omprakash Nihchaldas Pariani and Keshava Kiyaan Realty LLP have commenced constructions of two buildings fully consisting of 30 flats/ apartments which are nearing completion to the extent of 35% and 65% work has to be completed.

That subsequently Shri Omprakash Nihchaldas Pariani and Keshava Kiyaan Realty LLP have formed an independent identity in the name and style of "**KESHAVA PRAKASSA**" as can be found in PAN CARD NO AAMAK0328A.

#### **IV. OPINION:**

In the light of the above I confirm that "**KESHAVA PRAKASSA**" through Shri Omprakash Nihchaldas Pariani and Keshava Kiyaan Realty LLP jointly have and hold absolute, valid, clear and marketable title of the above said properties I and II and to the two buildings under construction coming up therein in the properties I and II.

**Date: 25/09/2023**

  
**Adv. Rupesh Deu Gawas**  
ADVOCATE  
**RUPESH D. GAWAS**  
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CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring 800m<sup>2</sup> bearing Sy.no.28/5 of Village Candolim, identified as 'TOLEA XIR' or 'TOLLEM XIR' or TOLIA XIR or 'TOLIE XIR' situated at Candolim, within the limits of Village Panchayat Candolim, Taluka and Registration Sub-District of Bardez, District North Goa in the state of Goa; which property is described in the Land-Registration Office of Bardez under no.27181 at folio 39 (R) of book B-70 and is enrolled in the Taluka Revenue Office under Matriz no.721.

The said Plot is bounded as under:-

Towards the North:- Sy.no.29/0 of Candolim.

Towards the South:- Sy.no.28/11 of Candolim.

Towards the East :- Sy.no.29/0 of Candolim.

Towards the West :- Sy.no.28/4 of Candolim.

II.- LIST OF DOCUMENTS SCRUTINISED

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

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- (i) Certificates of Description and Inscription from Land Registrar Bardez.
- (ii) Form I and XIV concerning sy.no.28/5 of Candolim.
- (iii) Deed of Sale dated 10-11-1925 drawn at folio 99 to 100(R) of book 337 in the Office of Jose Joaquim Filip Pinto de Menezes of Mapusa along with its English Translation.
- (iv) Extract of the Inventory Proceedings no.13648 of 1932 in the Court of Civil Judge Bardez along its English Translation.
- (v) Deed of Sale dated 24-8-1972 registered under no.6030 of book I Vol.68 in the Office of Sub-Registrar Bardez.
- (vi) Deed of Sale dated 25-11-2010 registered under book I Doc.Reg.no.BRZ-BK1-04335-2010, CD NO.BRZD98 in the Office of Sub-Registrar Bardez.
- (vii) (a) Sanad under no.CNV/BAR-II/37/2011-4196 dated 13-9-2011, (b) no.CNV/BAR-II/110/2011/4849 dated 18-10-2012 both along with the Plan.
- (viii) Deed of Sale dated 23-10-2012 registered under book I Doc.Reg.no.BRZ-BK1-04696-2012, CD.NO.BRZD392 in the Office of Sub-Registrar Bardez.
- (ix) Nil Encumbrance Certificate no.nil dated 29-10-2010 and dated 19-10-2012 both from the Sub-Registrar Bardez confirming that there is no registered charge on the said property from 1-1-1972 to 17-10-2012.
- Smt.* (x) Survey Plan.



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III.- OFFICES SEARCHED

I have given searches in the Offices of Land Registrar/Sub Registrar Bardez and in the Court of Civil Judge Bardez.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that the said property originally belonged to Damodar Sinai Bobo e Caculo as having purchased the same from one Policarpo dos Remedios Cardozo and his wife Dona Bazilia Maria Rodrigues under a Deed dated 10-11-1925 drawn in the Office of Notary Jose Joaquim Filip Pinto de Menezes of Mapusa.

In terms of the above the said property stands inscribed in favour of Damodar Sinai Bobo e Caculo under no.20136 at folio 154(R) of book B-26 in the Office of Land-Registrar Bardez.

The said Damodar Sinai Bobo e Caculo died on 23-9-1932 and by Order of Homologation dated 28-7-1933 in the Inv. Proceedings no.13648/1932 conducted on his death in the Court of Civil Judge Senior Division Mapusa the said property listed as item no.6 was allotted to his widow and legal heirs in the following manner:-

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- (i) Laxmibai Damodar Sinai Bobo e Caculo-  
widow-  $1/4^{\text{th}}$  Share
- (ii) Datta Damodar Sinai Bobo e Caculo- son-  
 $3/8^{\text{th}}$  Share
- (iii) Gopal Damodar Sinai Bobo e Caculo- son-  
 $3/8^{\text{th}}$  Share.

By a Deed dated 24-3-1972 Smt. Laxmibai Damodar Caculo along with Shri Datta Damodar Caculo and his wife sold their  $1/4^{\text{th}}$  +  $3/8^{\text{th}}$  Share to Shri Gopal Damodar Caculo; who was already holding the balance  $3/8^{\text{th}}$  Share; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed dated 25-11-2010 Shri Gopal Damodar Caculo with his wife Subhadrabai sold the said property to Smt. Namrata Omprakash Pariani; which Deed is duly registered in the Office of Sub-Registrar Bardez.

On 13-9-2011 Smt. Namrata Omprakash Pariani obtained Sanad under no.CNV/BAR-II/37/2011-4196 for conversion of an area of 500m<sup>2</sup> and on 18-10-2012 obtained Sanad under no.CNV/BAR-II/110/2011/4849 for an area of 300m<sup>2</sup> from the Dy. Collector Mapusa.

Sanad



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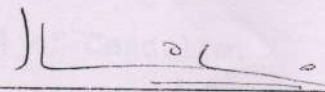
On 29-9-2012, a public notice was issued in the local News daily The Navhind Times and Gomantak Times calling for objections, if any, from the General Public, to which notice no objections have been received.

By a Deed of Sale, dated 23-10-2012 Smt. Namrata Omprakash Pariani sold the said property jointly to Shri Prakash Mulchandani and Shri Pradeep Naraindas Pariani in equal share of each one half each which deed is confirmed by Shri Omprakash Pariani and is duly registered in the Office of Sub-Registrar Bardez.

V.- OPINION

In the light of the above I confirm that Shri Prakash Mulchandani and Shri Pradeep Naraindas Pariani have and hold absolute, valid and marketable title to the said Property.

Panaji, 29-10-2012



Adv. S.S. Naik