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## REPORT OF TITLE OF PROPERTY "AFORAMENTO CUPANGALI", SURVEYED UNDER CHALTA NO. 1 OF P.T. SHEET NO. 159 OF CITY SURVEY MARGAO

### DOCUMENTS PERUSED :

- A. Translation of Deed of sale dated 20/1/1949.
- B. Certified copy of Land Registration certificate under No. 26689
- C. Certified copy of Matriz Certificate under No. 1052
- D. Form "D" of Chalta No. 1 of P.T. sheet No. 159
- E. Survey Plan of Chalta No. 1 of P.T. Sheet No. 159
- F. House Tax receipt under No. 88/1 in the old records which is now changed to 3/132.
- G. Deed of relinquishment dated 5/10/1993 drawn at page 92 of Book No. 770 at notarial office Mapusa.



H. Deed of relinquishment dated 29/10/1993 at page 48 onwards Deed Book No. 1355 at Notarial Office Salcete.

I. Deed of Succession dated 10/4/1997 drawn upon Death of Narcinva Pai angle expired on 8/5/1993.

J. Deed of Succession dated 6/9/2012 drawn in the Office of Notary book of 840 at pages 51 to 52 dated 6/9/2012 . (Upon death of Bimba Vinayak Thaly (14/5/1998) )

K. Death Certificate of Mrs. Premabai Narcinva Angle expired on 27/5/2005.

L. Deed of sale dated 30/1/2012 duly registered in the office of Sub Registrar of Salcete under Reg. No. MGO-BK1-00652-2012.

M. Agreements to sell dated 20<sup>th</sup> February 2012 duly registered before the Sub-Registrar of Salcete under Registration no. MGO-BK1-01154-2012 dated 22/2/2012

N. Agreement to sell dated 22<sup>nd</sup> February 2012 duly registered before the Sub-Registrar of Salcete under Registration no. MGO-BK1-01155-2012 dated 22/2/2012

O. Agreement dated 16<sup>th</sup> March 2012



P. Conversion SANAD under order no. RB/CNV/389/77 dated 10/07/1978 & COL/SG/CONV /33/2012/1994 dated 8/2/2013 under Sec. 32 of the Land Revenue Code .

Q. The South Goa Planning and Development authority approval no. SGPDA/P/5610/91/14-15 dated 9/4/2014 & no. SGPDA/ 5610/2245/14-15 dated 18/11/2014.

R. Construction license for the entire complex under no. A/12/14-15 dated 27/5/2014 and No. A/57/14-15 dated 20/1/2015.

S. Power of attorney duly executed before Notary Virendrakumar Desai under Registration no. 496 dated 22/2/2012.

T. The Completion Order & Occupancy in respect of the respective Blocks of the Project were obtained :



Block	SGPDA Completion Order	Occupancy Certificate	Remarks
H	SGPDA/P/5610/929/15-16 dated 28/8/2015	3(OC)1/15-16/TECH/80 dt.6/10/2015	Tenant Block (H.No. 3/8254-8259)
Commercial Block	SGPDA/P/5610/1866/15-16 dt. 1/6/2015	3(OC) 1/15-16/TECH/131 dt. 3/3/2016	
A,B,C,D,E,F	SGPDA/P/5610/393/15-16 dt.01/06/2015 & SGPDA/P/5610/569-18-19 dated 16/11/2015	3(OC)1/18-19/TECH/67 dt. 12/11/2018	

**DESCRIPTION OF PROPERTY**

Within the jurisdiction of Margao Municipal Council there is a property denominated as "AFORAMENTO CUPANGALI", surveyed under chalta No. 1 of P.T. sheet No. 159 admeasuring



10,574 sq. mts. This property for the purpose of Land Revenue recorded under Matríz No. 1052 and is registered in the Land Registration Office under No. 26689 of Book B 68 new bounded on and towards On the East: by Road beyond which Property of Bicu Xete Gondolicar; On the West: by the Property of Babona Quensorcar; On the North : by Comunidade & On the South : by Public Road.

And as per new Survey records SAID PROPERTY is bounded On the East: by 5 meter Road & partly by Property surveyed under chalta no. 2 of P.T .Sheet No. 159; On the West & North : by property surveyed under chalta no. 16P of P.T. sheet No. 131 & On the South : by Public Road leading from Margao to Gogal Housing Board .

#### ANALYSIS OF DOCUMENTS

#### OWNERSHIP OF THE PROPERTY

- A. The said property is inscribed in favour Narcinva Pai Anglo under no. inscription 42366 of Book G No. 48 at -

A handwritten signature in blue ink, appearing to be 'Narcinva Pai', is written over a horizontal line.

folio 143 upon a deed of sale executed in his favour dated 20/1/1949.

- B. In the property card maintained in form D under the Land Revenue Code, Narcinva R. Pai Angle is shown as the holder in the origin of title.

**DEVOLUTION OF TITLE**

- C. Upon death of Narcinva Pai Angle who expired on 8/5/1993 his heirs, a daughter Bimba Vinayak Thaly along with her husband Mr. Vinayak J. Thaly and another daughter Mrs. Kunda Sinkre along with her husband Mr. Purushottam R. Sinkre relinquished all their rights title & interest which they inherited upon the death of their said father/father in law in favour of other heirs vide two deed of relinquishment dated 5/10/1993 drawn at page 92 of Book No. 770 at notarial office Mapusa & dated 29/10/1993 at page 48 onwards Deed Book No. 1355 at Notarial Office Salcete.

- D. In view of the said two deeds of Relinquishment two sons Shri. Suhas N. Pai Angle & Shri. Vilas N. Pai Angle became the co-owners of the 50% of undivided share in the SAID PROPERTY and 50% of undivided share was held by Mrs. Premabai N. Angle wife of late Narcinva R. Pai Angle.



E. Mrs. Premabai Narcinva Angle wife of late Narcinva R. Pai Angle expired on 27/5/2005.

F. Bimba Vinayak Thaly wife of Mr. Vinayak J. Thaly expired on 14/5/1998 leaving behind Mr. Rajan Vinayak Thaly, Mr. Paresh Vinayak Thaly, Miss. Priya Vinayak Thaly, Mrs. Neclam Rohan Khaunte and her husband Mr. Rohan A. Khaunte as the legal heirs who inherited 12.5% undivided share of the SAID PROPERTY as per the Article 1969 of the Portuguese Civil Code since Mrs. Bimba Vinayak Thaly expired prior to the death of Mrs. Premabai Narcinva Angle.

G. Mrs. Kunda Purushottam Sinkre & her husband Mr. Purushottam Rama Sinkre inherited 12.5% undivided share of the SAID PROPERTY.

H. The said Mr. Rajan Vinayak Thaly, Mr. Paresh Vinayak Thaly, Miss Priya Vinayak Thaly, Mrs. Neclam Rohan Khaunte and her husband Mr. Rohan A. Khaunte along with Mrs. Kunda Purushottam Sinkre and her husband Mr. Purushottam Rama Sinkre sold their respective shares inherited upon the death of late Premabai N. Angle to other heirs Shri. Suhas N. Pai Anglo & Vilas N. Pai Angle by deed of sale dated 30/1/2012 duly registered in the office of Sub Registrar of Salcete under Reg. No. MGO-BK1-00652-2012. Thus Suhas & Vilas N. Pai Angle



along with their spouses became the exclusive owners of the said property.

**AGREEMENTS WITH THE DEVELOPER**  
**COMMONWEALTH DEVELOPERS PVT. LTD.**

- I. By two agreements to sell i.e (a) agreement dated 20<sup>th</sup> February 2012 duly registered before the Sub-Registrar of Salcete under Registration no. MGO-BK1-01154-2012 dated 22/2/2012 and (b) agreement dated 22<sup>nd</sup> February 2012 duly registered before the Sub-Registrar of Salcete under Registration no. MGO-BK1-01155-2012 dated 22/2/2012 my client Commonwealth Developers Pvt. Ltd. agreed to purchase the said property from the said Suhas N. Pai Angle & Mr. Vilas N. Pai Angle along with their respective wives.
- J. The parties have agreed that the project to be built in the property said be called CD Diva
- K. By deed of addendum to the agreement to sell dt. 22<sup>nd</sup> Feb. 2012 apartments units A-302, A-303, B-202, B-203, B-403, B-404 a shop admeasuring 150 sq. mts. all at CD Diva and an apartment bearing no. D-406 at another complex (CD Signature was agreed to be allotted to Suhas Narcinva Pai Angle and his wife and apartments A-101,



A-103, A-104, A-201, A-204 all at CD Diva are to be allotted to Vilas Narcinva Pai Angle and his wife.

L. One residential house was constructed by Narcinva Pai Anglo in the SAID PROPERTY recorded in the Margao Municipal Council for the purpose of House Tax under No. 88/1 in the old records which is later changed to 3/132 in the name of Narcinva Pai Anglo. This house was given on lease to one Mr. Devidasrao Moratgikar on rental basis for residential purpose who was in possession of the same.

M. By agreement dated 16<sup>th</sup> March 2012 said Adv. Devidasrao Moratgikar and his wife entered into an agreement with the OWNERS and the Commonwealth Developers Pvt. Ltd. to construct & allot thereon a residential units consisting of ground plus two floors for their exclusively residential use to be located in the north western corner of the SAID PROPERTY in lieu of their rights of lease towards the said house. The residential units agreed to be allotted consists of consists of 6 (1BHK) apartments of 60 sq. mts. super built up area each approximately in ground plus two floors building totally admeasuring 360 sq. mts. to be constructed in the north western corner of the SAID PROPERTY corresponding to 324.36 m2.



**RIGHTS OF THE DEVELOPER**

N. By virtue of the two agreements referred to hereinabove dated 20<sup>th</sup> Feb. 2012 and 22<sup>nd</sup> Feb. 2012 and the power of attorney issued by the OWNER in favour of the Directors Datta Damodar Naik & Damodar alias Chirag Datta Naik, the Commonwealth Developers Pvt. Ltd. became entitled to get the plans drawn for construction of shops, offices and apartments in the SAID PROPERTY and obtained approvals from statutory authorities and construct shops, apartments, offices for sale to third parties of their choice.

**NIL ENCUMBRANCES**

O. By virtue of Nil Encumbrance certificate dated 10/10/2014 under no. 2163/2014 The Said property is free from any encumbrance.

**APPROVALS/LICENSES**

P. The Office of Collector of South Goa, Margao-Goa issued conversion SANAD under order no. RB/CNV/389/77 dated 10/07/1978 & COL/SG/CONV /33/2012/1994 dated 8/2/2013.



- Q. The South Goa Planning and Development authority issued approval for entire complex consisting of one commercial building and 7 residential buildings as per approval no. SGPDA/P/5610/91/14-15 dated 9/4/2014 & no. SGPDA/ 5610/2245/14-15 dated 18/11/2014.
- R. The Margao Municipal Council issued a construction license for the entire complex under no. A/12/14-15 dated 27/5/2014 and No. A/57/14-15 dated 20/1/2015.

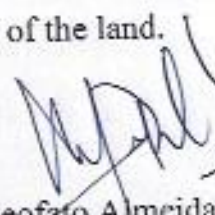
### CERTIFICATE OF TITLE

On examination of all the documents referred to hereinabove I am of the opinion that Suhas Narcinva Pai angle along with his wife Padma and Vilas Narcinva Pai Angle were entitled to enter into the transaction with Commonwealth Developers to develop the said property and in view of the agreement with Shri Devidasrao Mortgikar and his wife who was occupying a house the right to develop the property on terms contained in the agreement is clear and marketable.

Except the apartments and a shop agreed to be allotted to Suhas Narcinva Pai Angle along with his wife Padma and Vilas



Narcinva Pai Angle along with his Indira, Commonwealth Developers Pvt Ltd. are entitled to enter into any third party transaction in respect of any shops and apartments in the project CD DIVA in the property surveyed under Chalta no. 1 of P.T. Sheet no. 159 of city survey Margao with persons of their choice and without any reference to the owners of the land.

  
Adv. Cleofato Almeida Coutinho

21/1/19