



Sudha S. Lad

B.A. L.L.B.

Advocate & Notary

Address: 413, 4th Floor,
Shiv Towers, Patto Plaza,
Near KTC Bus Stand,
Panaji - Goa - 403 001.
Mobile : 9422065476
9527165145
7020899731
E-mail : sudhalad@yahoo.com

Date: 02/08/2024

To,
The Legal Manager,
Rajdeep Builders,
708,709 & 710 Gera Imperium Star,
Patto, Panaji-Goa, 403001

Dear Sir/Madam,

Ref: Your Letter dated 18/7/2024 under No. RDB/OWD/203618-07/24 for title verification with respect to property bearing Survey No. 245/1 of Canacona, Goa (Plot no. 2, admeasuring 3491.90 sq. mtrs., being a sub divided plot of the larger property admeasuring 10300 sq. Mtrs. forming part of entire property known as "MAKI" or "MOKOR or MOKEM or MOQUEM" or "MOQUEM XETA", surveyed under survey no.245/1 of village Nagarcem -Palolem, described in the Land Registration office of Quepem under no. 19478 Book NO, B-53 and inscribed in Taluka Revenue office under Matriz no. 1550 , situated in the village Dellem, within the Jurisdiction of Canacona Municipal Council, Sub-Registrar Canacona, Taluka and Sub-district of Canacona, District of South Goa State of Goa).

1) DESCRIPTION OF ENTIRE PROPERTY:-

Description of the Entire Property:

All that Entire property known as "MAKI" or "MOKOR or MOKEM or MOQUEM" or "MOQUEM XETA", surveyed under survey no.245/1 of village Nagarcem -Palolem, described in the Land Registration office of Quepem under no. 19478 Book NO, B-53 and inscribed in Taluka Revenue office under Matriz no. 1550 , situated in the village Dellem, within the Jurisdiction of Canacona Municipal Council, Sub-Registrar Canacona, Taluka and Sub-district of Canacona, District of South Goa State of Goa.

Hereinafter called as Said Entire Property.

Description of the Larger Property:

All that landed property known as "MAKI" or "MOKOR or MOKEM or MOQUEM" or "MOQUEM XETA", totally admeasuring area about 10300 sq. mtrs., surveyed under survey no.245/1 of village Nagarcem -Palolem, described in the Land Registration office of Quepem under no. 19478 Book NO, B-53 and inscribed in Taluka Revenue office under Matriz no. 1550, situated in the village Dellem, within the Jurisdiction of Canacona Municipal Council, Sub-Registrar Canacona, Taluka and Sub-district of Canacona, District of South Goa State of Goa and bounded as under:

East :- by public road leading to village Dellem.

West :- by Aframento of Rajadexok;

North :- by property of Yeshwant Gaonkar;

South :- by property of Ulhas Gaonkar & Uttam Gaonkar.

Hereinafter called as said "Larger Property".

Description of the Plot:

All that Plot no. 2, admeasuring 3491.90 sq. mtrs., being a sub divided plot of the larger property admeasuring 10300 sq. Mtrs. forming part of entire property known as "MAKI" or "MOKOR or MOKEM or MOQUEM" or "MOQUEM XETA", surveyed under survey no.245/1 of village Nagarcem -Palolem, described in the Land Registration office of Quepem under no. 19478 Book NO, B-53 and inscribed in Taluka Revenue office under Matriz no. 1550, situated in the village Dellem, within the Jurisdiction of Canacona Municipal Council, Sub-Registrar Canacona, Taluka and Sub-district of Canacona, District of South Goa State of Goa and the said plot no. 2 is bounded as under:

East :- By internal 10 mtrs. wide road and open space of survey no. 245/1

West :- By survey no. 245 /10

North: By survey no. 246/2 and open space of survey no. 245/1;

South :- By Plot No. 3 of survey no. 245/1

Hereinafter called as 'said Plot'.

2) DESCRIPTION OF DOCUMENTS SCRUTINISED:

- i) Deed of Sale and Quittance dated 15/10/1953 of Book 430, Volume 927 (Photo Copy)
- ii) Inscription Certificate & Description Certificate. (Photo Copy)
- iii) Deed of Sale dated 11/03/1961 (Photo Copy)
- iv) Deed of Partition dated 10/11/1999 duly registered in the office of Sub-Registrar Canacona under registration number 28 at pages 371 to 405 of Book I, Volume no. 106 dated 11/02/2000 (Photo Copy)
- v) Deed of Succession dated 28/12/2017 duly registered in the office of Sub-Registrar Canacona (Photo Copy)
- vi) Deed of Relinquishment of undivided and Illiquid Rights to inheritance and Deed of Succession dated 11/05/2017 duly registered in the office of Sub-Registrar Canacona at pages 44 to 46 reverse of notarial book for deeds no.55 dated 11/05/2017 (Photo Copy)
- vii) Power of Attorney dated 18/12/2017, executed before Notary Govind U. Bhobe under No.272/2017 on 18/12/2017 (Photo Copy)
- viii) Deed of Ratification dated 03/01/2018 duly registered in the office of Sub-Registrar Canacona under registration no. CAN-BK1-00002-2018, CD number CNAD1 of Book 1 Document dated 03/01/2018 (Photo Copy)
- ix) Divergency Certificate under no. SG/MSAL/2018/DIV/33731/9780 dated 13/12/2018 (Photo Copy)
- x) Form I & XIV of Survey No. 245/1 (Photo Copy)
- xi) Declaration dated 17/11/2020 duly registered in the office of Sub-Registrar Canacona under registration no. CAN-4-3-2020, Book 4 Document dated 19/11/2020 (Photo Copy)
- xii) Conversion Sanad dated 18/11/2022 (Photo Copy)
- xiii) Technical Clearance Order dated 20/06/2023 (Photo Copy)
- xiv) Provisional NOC dated 04/07/2023 under No. CMC/Tech. Sec/Provisional NOC/2023-24/1056, issued by Canacona Municipal Council, Canacona-Goa (Photo Copy)
- xv) Technical Clearance Order dated 11/07/2023, bearing reference No. TPC/2199/Nag-Pal/245/1/2023/353, issued by the Office of Deputy Town

Planner, Taluka office Canacona, Town & Country Planning Department(Photo Copy)

- xvi) Final NOC dated 23/08/2023 under No. CMC/Tech. Sec/Final NOC/2023-24/1096, issued by Canacona Municipal Council, Canacona-Goa(Photo Copy)
- xvii) Technical clearance order dated 19/10/2023 bearing Ref. No. TCP/2311/Nag-Pal/245/1-2/2023/652 issued by Office of the Deputy Town Planner , Town and Country Planning Department, Canacona(Photo Copy)
- xviii) NOC dated 13/11/2023 under No. DHS/2023/DHS0901/O0048/1799 issued by Directorate of Health Services , Government of Goa , Community Health centre , Canacona Goa(Photo Copy)
- xix) Construction Licence dated 10/01/2024 under no. CONSTLIC/CANACONA/2023-2024/25 issue by Canacona Municipal Council (Photo Copy)
- xx) Deed of Sale dated 05/06/2024 duly registered before sub registrar under Registration Number :-CAN-1-150-2024, Book-1, Document dated 07/06/2024(Photo Copy)
- xxi) Nil encumbrance certificate dated 15/7/2024 issued by sub registrar Canacona (Photo Copy)
- xxii) Plan (Photo Copy)

3) Flow of title:

All that There exists a landed property known “MOQUEM XETTA” also known as “MOKEM (MOQUEM)” also known as “MAKI”, situated in the village of Nagarcem, described in the Land Registration Office of Quepem under no. 19478 Book B-53, and inscribed in Taluka Revenue Office under Matriz No. 1550, situated within the jurisdiction of Canacona Municipal Council, Taluka and Sub District of Canacona, District of South Goa, State of Goa.

Vide Deed of Sale and Quittance dated 15/10/1953 duly executed before the Judicial Jurisdiction of Quepem at Book No. 430, Volume No. 927, Shri. Panduronga Gurguro Naik Dessai purchased half part of the Said Entire Property described in the Land Registration Office of Quepem under No. 19478 Book B-53 from Shri. Esvonta Visvanata Quenim Robolo and his wife Smt. Savitri, resident of Cuncolim.

Accordingly, half of the Said Entire Property known as "MOQUEM XETTA" also known as "MOKEM (MOQUEM)" also known as "MAKI" stands inscribed in the name and favour of Shri. Panduranga Gurguro Naik Dessai under Inscription No. 22494 of Book G-27 of the year 06/06/1962.

In view of the Deed of Sale dated 15/10/1953, Mr. Pandurang Gurguro Naik Dessai and his wife Smt. Rukminim Naik became the absolute owners of the half of the Said Entire Property.

Vide Deed of Sale dated 11/03/1961, duly executed before the Judicial Jurisdiction of Salcete and in the City of Margao at Book No. 1123, Folio 21, Shri. Panduranga Gurguro Naik Dessai and his wife Smt. Rukminim Naik sold and transferred 1/4th of their share of half of the Said Entire Property described in the Land Registration Office of Quepem under no. 19478 Book B-53 to Shri. Foti Balkust Naik Gaonkar alias Foti Balcusta Naik Gaonkar and Shri. Pandurang Balkust Naik Gaonkar alias Pandurang Balcusta Naik, of Delem, Canacona.

Accordingly, 1/4th of half of the Said Entire Property known as "MOQUEM XETTA" also known as "MOKEM (MOQUEM)" also known as "MAKI" described in the Land Registration Office of Quepem under no. 19478 at Folio 30V, Book B-53 stands inscribed in the name and favour of Shri. Foti Balkust alias Balcusta Naik Gaonkar and Shri. Pandurang Balkust alias Balcusta Naik Gaonkar of Delem, Canacona under Inscription No. 23394 of Book G-28 as on 04/06/1966.

Shri. Foti Balkust alias Balcusta Naik Gaonkar, Shri. Pandurang Balkust alias Balcusta Naik Gaonkar and one Shri. Ramchandra Balkusht Naik Gaonkar were brothers.

Shri. Foti Balcusta Naik Gaonkar alias Foti B.N. Gaonkar alias Balcusta Naique Gaonkar expired on 10/11/1988.

Subsequently Shri. Pandurang Balkust alias Balcusta Naik Gaonkar and his wife Smt. Pramila Pandurang Naik Gaonkar as First Party and his brother Shri. Ramchandra Balkusht Naik Gaonkar and his wife Smt. Sitabai Ramchandra Naik Gaonkar and widow of Shri. Foti Balcusta Naik Gaonkar alias Foti B. N. Gaonkar alias Balcusta Naique Gaonkar, namely, Smt. Onval Fati Naik Gaonkar and their legal heirs namely (1) Shri. Balkrishna Fati Naik

Gaonkar married to Smt. Anuradha Balkrishna Naik Gaonkar; (2) Shri. Aran Fati Naik Gaonkar married to Smt. labha Arun Naik Gaonkar; (3) Shri. Uday Fati Naik Gaonkar married to Smt. ati Uday Naik Gaonkar; (4) Shri. Sudan Fati Naik Gaonkar as "Second Party" executed a Deed of Partition dated 10/11/1999 duly registered before the Sub gistrar of Canacona at Registration No. 28 at pages 371 to 405 of Book No. I, Volume No. 106 dated 11/02/2000, whereby all that landed property known as "MAKI" surveyed under Survey No. 245/1 of village Nagarcem-Palolem, admeasuring totally 10,300 sq. mts. which in fact forms 1 /4th of their share of said half of the Said Entire Property was allotted to Shri. Pandurang Balkust Naik Gaonkar and his wife Smt. Pramila Pandurang Naik Gaonkar.

Smt. Onval Fati Naik Gaonkar alias Oval Fati Naik Gaunkar expired on 07/04/2010.

Upon death of Shri. Foti Balcusta Naik Gaonkar alias Foti B. N. Gaonkar alias Balcusta Naique Gaonkar and Smt. Onval Fati Naik Gaonkar alias Oval Fati Naik Gaunkar, a Deed of Succession was executed on 28/12/2017, duly registered in the office of the Sub Registrar of Canacona before Notary Ex Officio Canacona, namely Mr. Premanand K. Dessai, recorded at pages 38 to 40 reverse of the Notarial Book of Deeds No. 57 whereby (1). Shri. Balcrisna Fati Naique Gauncar married Smt. Latika Shiva Fol Dessai alias Anurada Balcrisna Naique Gauncar; (2). Smt. Surata Naique Gauncar alias Smt. Shubhada Naresh Prabhu married to Shri. Naresh Prabhu; (3). Shri. Aruna Foti Naique Gauncar married to Smt. Suchama Ramdas Gaonkar alias Shoba Aruna Naique Gauncar; (4). Shri. Udaia Foti Naique Gauncar married to Smt. Sugandha Vishram Shetgaonkar alias Sugandha Udaia Naique Gauncar; (5). Shri. Madan Foti Naique Gauncar married to Smt. Karuna Dnyaneshwar Kalangutkar alias Manaswi Madan Naique Gauncar; (6). Shri. Sudan Foti Naik Gauncar married to Smt. Chandraleka Nakul Gaunco alias Sanika Sudan Naik Gaunkar, were declared as the legal heirs of Smt. Onval Fati Naik Gaonkar alias Oval Fati Naik Gaunkar.

Since Smt. Surata Naique Gauncar alias Smt. Shubhada Naresh Prabhu and her husband Shri. Naresh Prabhu; and Shri. Madan Foti Naique Gauncar and his wife Smt. Karuna Dnyaneshwar Kalangutkar alias Manaswi Madan Naique Gauncar were not made party to the Deed of Partition dated 10/11/1999, the same was ratified and accordingly a Deed of Ratification dated 03/01/2018 was executed before the Sub Registrar of Canacona at Registration No. CAN-BK1-00002-2018, CD No. CNAD1 on 03/01/2018, whereby Smt. Surata Naique Gauncar alias Smt. Shubhada Naresh Prabhu and her husband Shri. Naresh

Prabhu; and Shri. Madan Foti Naique Gauncar and his wife Smt. Karuna Dnyaneshwar Kalangutkar alias Manaswi Madan Naique Gauncar consented to the terms of the Deed of Partition dated 10/11/1999.

Shri. Pandurang Balkust alias Balcusta Naik Gaonkar and his wife Smt. Pramila Pandurang Naik Gaonkar thus became the owners in possession of the said Larger Property vide Deed of Partition dated 10/11/1999 and vide Deed of Ratification dated 03/01/2018.

Subsequently Shri. Pandurang Balkust Naik Gaonkar expired on 12/01/2017 leaving behind his widow and moiety holder, Mrs. Pramila Pandurang Naik Gauncar and their children namely(1). Mr. Pravin Panduranga Naik Gaonkar married to Mrs. Hema Vittal Pelapkar alias Hema Pravin Naik Gaonkar; (2). Mrs. Pratibha Pandurang Dessai alias Pratibha Deepak Rane married to Mr. Deepak Narayan Rane; (3). Mrs. Prity Pandurang Gaunkar alias Prity Nitin Prasad Rane married to Mr. Nitin Prasad Narayan Rane and the same is confirmed as per Deed of Relinquishment of Undivided and Illiquid Right to Inheritance and Deed of Succession dated 11/05/2017, recorded at pages 44 to 46 reverse of the Notarial Book for Deeds No. 55.

Vide Deed of Relinquishment of Undivided and Illiquid Right to Inheritance and Deed of Succession dated 11/05/2017, Mrs. Pratibha Pandurang Dessai alias Pratibha Deepak Rane and her husband Mr. Deepak Narayan Rane; Mrs. Prity Pandurang Gaunkar alias Prity Nitin Prasad Rane and her husband Mr. Nitin Prasad Narayan Rane relinquished their rights in the Said Larger Property.

In view of the above relinquishment of rights, Mrs. Pramila Pandurang Naik Gauncar; Mr. Pravin Panduranga Naik Gaonkar and his wife Mrs. Hema Pravin Naik Gaonkar became the sole and universal heirs and successors to claim the estate left by the late Pandurang Balkust Naik Gaonkar and thus became the owners in possession of the Said Larger Property

Vide Declaration dated 17/11/2020 duly registered before the Sub Registrar of Canacona at Book: 4 Document, Registration No. CAN-4-3-2020, dated 19/11/2020, Mrs. Pramila Pandurang Naik Gauncar; Mr. Pravin Panduranga Naik Gaonkar and his wife Mrs. Hema Pravin Naik Gaonkar declared that the Said Larger Property allotted to their Husband/father/father-in-law by virtue of Deed of Partition dated 10/11/1999 is described in

the Land Registration Office of Quepem under No. 19478 Book B-53 as the same was not known at the time of making the Partition Deed.

Mrs. Pramila Pandurang Naik Gauncar, Mr. Pravin Panduranga Naik Gaonkar and his wife Mrs. Hema Pravin Naik Gaonkar, got their names mutated in the Occupants columns of Form I & XIV of Survey No. 245/1 of Village Nagorcem-Palolem under Mutation No. 415 and under Mutation No. 12161.

Conversion Sanad under No. AC-I/CAN/SG/CONV/26/2018/89 dated 18/11/2022, issued by the Office of the Collector, South Goa District, Margao-Goa, and granted permission to use the area admeasuring 10300 sq. mts, of survey no. 245/1 of village Nagorcem for residential purpose.

Mrs. Pramila Pandurang Naik Gauncar, Mr. Pravin Panduranga Naik Gaonkar and his wife Mrs. Hema Pravin Naik Gaonkar thereafter Sub Divided the Said Larger Property into various Plots, for development purpose, and obtained Technical Clearance Order (Provisional) dated 20/06/2023 vide Ref No. TPC/2199/Nag- pal/245/1 /2023/295 from the Office of the Deputy Town Planner, Town and Country Planning Department, Canacona Goa.

Provisional NOC dated 04/07/2023 under No. CMC/Tech. Sec/Provisional NOC/2023-24/1056, issued by Canacona Municipal Council, Canacona-Goa for the proposed sub-division of larger property bearing survey no. 245/1 of village Nagorcem-Palolem, Canacona-Goa.

Technical Clearance Order dated 11/07/2023, bearing reference No. TPC/2199/Nag-Pal/245/1/2023/353, issued by the Office of Deputy Town Planner, Taluka office Canacona, Town & Country Planning Department to carry out larger property sub-division (Final) revised in survey no. 245/1 plots nos. 1 to 4 of village Nagorcem-Palolem, Canacona-Goa.

Final NOC dated 23/08/2023 under No. CMC/Tech. Sec/Final NOC/2023-24/1096, issued by Canacona Municipal Council, Canacona-Goa for the proposed sub-division of larger property bearing survey no. 245/1 of village Nagorcem-Palolem, Canacona-Goa (for the plot no. 2,3 and 4 only) based on the Technical Clearance Order dated 11/07/2023 and thereby the larger

property known as "MAKI" or "MOKOR or MOKEM or MOQUEM" or "MOQUEM XETA", totally admeasuring area about 10300 sq. mtrs., surveyed under survey no.245/1 of village Nagarcem -Palolem, situated in the village Dellem, within the Jurisdiction of Canacona Municipal Council, Sub-Registrar Canacona, Taluka and Sub-district of Canacona, District of South Goa State of Goa is divided into plots.

On sub dividing the larger property Technical clearance order dated 19/10/2023 bearing Ref. No. TCP/2311/Nag-Pal/245/1-2/2023/652 issued by Office of the Deputy Town Planner , Town and Country Planning Department, Canacona in respect of said plot no. 2.

NOC dated 13/11/2023 under No. DHS/2023/DHS0901/O0048/1799 issued by Directorate of Health Services , Government of Goa , Community Health centre , Canacona Goa in respect of the said plot no. 2.

Construction Licence dated 10/01/2024 under no. CONSTLIC/CANACONA/2023-2024/25 issue by Canacona Municipal Council in respect of the said plot no. 2.

Deed of Sale dated 05/06/2024 duly registered before sub registrar under Registration Number :-CAN-1-150-2024, Book-1, Document dated 07/06/2024 executed between Mrs. Pramila Pandurang Naik Gaonkar, Mr. Pravin Pandurang Naik Gaonkar, and Mrs. Hema Pravin Naik Gaonkar as "Owners/Vendors" and RAJDEEP BUILDERS a registered proprietorship firm as "Purchaser/Developer" in respect of sub divided plots bearing Plot No. 2 admeasuring 3491.90 sq. mtrs. , Plot No. 3 admeasuring 2124.75 sq. mtrs. and Plot no. 4, admesuring 823.10 sq. mtrs. forming part of larger property known as "MAKI" or "MOKOR or MOKEM or MOQUEM" or "MOQUEM XETA", totally admeasuring area about 10300 sq. mtrs., surveyed under survey no.245/1 of village Nagarcem -Palolem, described in the Land Registration office of Quepem under no. 19478 Book NO, B-53 and inscribed in Taluka Revenue office under Matriz no. 1550 , situated in the village Dellem, within the Jurisdiction of Canacona Municipal Council, Sub-Registrar Canacona, Taluka and Sub-district of Canacona, District of South Goa State of Goa.

In view of above Rajdeep Builders , a registered proprietorship Firm by its sole Proprietor Mr. Rajesh Tarkar and his wife Mrs. Deepa Tarkar became absolute owners of the said Plot.

No. RDBWDL 6152-2-24
15/7/2024

Nil encumbrance certificate dated 15/7/2024 issued by sub registrar Canacona certified that there is no encumbrance on the said plot from 5/6/2024 to 12/7/2024.

CERTIFICATE

I have examined the the title deeds of said Plot no. 2, admeasuring 3491.90 sq. mtrs., being a sub divided plot of the larger property admeasuring 10300 sq. Mtrs. forming part of entire property known as "MAKI" or "MOKOR or MOKEM or MOQUEM" or "MOQUEM XETA", surveyed under survey no.245/1 of village Nagarcem -Palolem, described in the Land Registration office of Quepem under no. 19478 Book NO, B-53 and inscribed in Taluka Revenue office under Matriz no. 1550, situated in the village Dellem, within the Jurisdiction of Canacona Municipal Council, Sub-Registrar Canacona, Taluka and Sub-district of Canacona, District of South Goa State of Goa.

I hereby certify that Rajdeep Builders, a registered proprietorship Firm by its sole Proprietor Mr. Rajesh Tarkar and his wife Mrs. Deepa Tarkar, are absolute owner of said Plot no. 2, admeasuring 3491.90 sq. mtrs., being a sub divided plot of the larger property admeasuring 10300 sq. Mtrs. forming part of entire property known as "MAKI" or "MOKOR or MOKEM or MOQUEM" or "MOQUEM XETA", surveyed under survey no.245/1 of village Nagarcem -Palolem, described in the Land Registration office of Quepem under no. 19478 Book NO, B-53 and inscribed in Taluka Revenue office under Matriz no. 1550, situated in the village Dellem, within the Jurisdiction of Canacona Municipal Council, Sub-Registrar Canacona, Taluka and Sub-district of Canacona, District of South Goa State of Goa and holds absolute clear, valid marketable title on the said plot.

Yours faithfully

(Adv. Sudha Lad)

SUDHA S. LAD
Advocate & Notary
413, 4th Floor, Shiv Towers,
Near Bus Stand
Patto, Panaji-Goa. 403 001