

**SHIVAN S. DESAI**  
ADVOCATE

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## **TITLE REPORT**

To,

**Director**

Green Meadows Construction and Real Estate Pvt Ltd.,  
Salgaocar Centre, E4, Murgaon Estate,  
Office Airport Road,  
Chicalim, Goa

1. I have perused the photocopies of the following documents:

- 1.1. Survey Records Form I & XIV bearing Survey No. 42 Sub-Division No. 1-C of Village Arvalem, Bicholim – Goa;
- 1.2. Survey Records Form I & XIV bearing Survey No. 42 Sub-Division No. 1-B of Village Arvalem, Bicholim – Goa;
- 1.3. Description Certificate (bearing No. 8592 at page 108 of Book B-22 New), with English translation;
- 1.4. Manual Form I and XIV;
- 1.5. Deed of Sale, Discharge, Gift cum Acceptance dated 08/01/1946 registered before Sub-Registrar of Bicholim, Bicholim – Goa in Book No. 121, at folio 67 onwards, with English translation;



- 1.6. Deed of Relinquishment dated 17/10/1989;
- 1.7. Deed of Partition dated 16/02/1990 registered before Sub-Registrar of Bicholim, Bicholim – Goa under Registration No. 35 of Book No. I, Volume No. 23 dated 09/04/1990;
- 1.8. Deed of Declaration dated 19/06/1991;
- 1.9. Deed of Sale dated 15/11/1991 registered before Sub-Registrar of Bicholim, Bicholim – Goa under Registration No. 29 of Book No. I, Volume No. 34 dated 06/01/1992;
- 1.10. Deed of Sale dated 14/05/1993 registered before Sub-Registrar of Bicholim, Bicholim – Goa under Registration No. 11A of Book No. I, Volume No. 48 dated 09/11/1993;
- 1.11. Deed of Sale dated 28/05/1993 registered before Sub-Registrar of Bicholim, Bicholim – Goa under Registration No. 54 of Book No. I, Volume No. 48 dated 10/11/1993;
- 1.12. Order dated 24/07/2013 passed by Deputy Collector and SDO, Bicholim Sub Division, Bicholim – Goa in Case No. 8-98-2006-PART-BICH;
- 1.13. Agreement for Joint Development dated 13/04/2024 bearing registration number BCH-1-354-2024 dated 15/03/2024.
- 1.14. NIL Encumbrance Certificate dated 23/02/2023 bearing No. 64/2023;
- 1.15. NIL Encumbrance Certificate dated 23/02/2023 bearing No. 63/2023;



- 1.16. Survey Plan;
- 1.17. Development Permission/Provisional NOC dated 12/04/2022 bearing Ref. No. VPH/BICH/Prov. NOC/2021-22/22 issued by Village Panchayat of Harvalem, Harvalem, Bicholim – Goa;
- 1.18. Development Permission/Provisional NOC dated 12/04/2022 bearing Ref. No. VPH/BICH/Prov.NOC/2021-22/21 issued by Village Panchayat of Harvalem, Harvalem, Bicholim – Goa;
- 1.19. NOC dated 17/06/2022 bearing No. AE/V-II(R)/TECH-4(D)/2022-23/756 issued by the Electricity Department, Office of the Sub-Divisional Engineer, Sakhali – Goa;
- 1.20. NOC dated 17/06/2022 bearing No. AE/V-II(R)/TECH-4(D)/2022-23/757 issued by the Electricity Department, Office of the Sub-Divisional Engineer, Sakhali – Goa;
- 1.21. Letter dated 02/01/2023 bearing No. PWD/DXXIV/SD I(W S)/F.40/22-23/636 issued by the Office of the Assistant Engineer Sub-Div.I(W S), D XXIV (PHE), PWD, Bicholim – Goa;
- 1.22. Zoning certificate dated 26/11/2020 bearing reference number: TCP/ARVALEM-130/21/20 with respect to the **SAID FIRST PROPERTY**;
- 1.23. Zoning certificate dated 26/11/2020 bearing reference number: TCP/ARVALEM-130/21/21 with respect to the **SAID SECOND PROPERTY**;



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- 1.24. NOC for proposed sub-division of land (provisional) dated 11/02/2022 bearing No. 7822/ARVALEM/TCP-22/211 issued by Town and Country Planning Department, Bicholim;
- 1.25. NOC for proposed sub-division of land (provisional) dated 17/06/2022 bearing No. AE/V-II (R)/ TECH-4 (D) / 2022-23/756 issued by Electricity Department, Office of Sub-Divisional Engineer, Sub-Div-II (R), Sakhali, Goa;
- 1.26. Availability of water and provision to lay distribution pipeline dated 02/01/2023 bearing No. PWD/DXXIV/SD I (WS)/F. 40/22-23/635 issued by Office of the Assistant Engineer, Sub-Div.I (WS), D XXIV (PHE), PWD, Bicholim, Goa;
- 1.27. Availability of water and provision to lay distribution pipeline dated 02/01/2023 bearing No. PWD/DXXIV/SD I (WS)/F. 40/22-23/636 issued by Office of the Assistant Engineer, Sub-Div.I (WS), D XXIV (PHE), PWWD, Bicholim, Goa;
- 1.28. Conversion Sanad dated 25/05/2023 bearing No. RB/CNV/BICH/AC-II/07/2020/2036 issued by Office of Collector, North Goa at Panaji, Goa;
- 1.29. Conversion Sanad dated 17/05/2023 bearing No. RB/CNV/BICH/AC-II/06/2020/1685 issued by Office of Collector, North Goa at Panaji, Goa;
- 1.30. Final NOC for sub-division of land for Plot Nos. 1 to 13 dated 01/08/2023 bearing No. DC/7823/ ARVALEM/ TCP-23/1778 issued by Town and Country Planning Department, Bicholim Goa;



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- 1.31. Development Permission/Final NOC dated 17/08/2023 bearing No. VPH/BICH/Dev. Final.NOC/ 2023-24/434 issued by Village Panchayat Harvalem, Bicholim, Goa;
- 1.32. Development Permission Final NOC dated 17/08/2023 bearing No. VPH/BICH/Dev.Final.NOC/ 2023-24/435 issued by Village Panchayat, Harvalem;
- 1.33. Final NOC from electrical point of view for final sub division of land dated 06/11/2023 bearing No. AE/V II (R) /TECH-4 (D)/2023-24/1628 issued by Electricity Department, Office of Sub-Divisional Engineer, Sub-Div-II (R), Sakhali, Goa;
- 1.34. Final NOC from electrical point of view for final sub division of land dated 06/11/2023 bearing No. AE/V II (R) /TECH-4 (D)/2023-24/1626 issued by Electricity Department, Office of Sub-Divisional Engineer, Sub-Div-II (R), Sakhali, Goa;
- 1.35. Final NOC for sub-division of land for Plot Nos. 1 to 104 dated 08/08/2023 bearing No. DC/7822/ ARVALEM/TCP-23/1852 issued by Town and Country Planning Department, Bicholim Goa;
- 1.36. Final NOC for sub division of land dated 23/11/2023 bearing No. PWD/D.XXIV/SD I (WS)/F.40/502/23-24 issued by Office of the Assistant Engineer, Sub Div.I (wS), D XXIV (PHE), PWD, Bicholim, Goa;
- 1.37. Final NOC for sub division of land dated 21/11/2023 bearing No. PWD/D.XXIV/SD I (WwS)/F.40/488/23-24 issued by Office of the Assistant Engineer, Sub Div.I (WS), D XXIV (PHE), PWD, Bicholim, Goa.



2. **DESCRIPTION OF THE PROPERTY:**

**SCHEDULE**

**I**

**ALL THAT** immovable property known as “SORVO” or “PIS DONGOR”, admeasuring 1,14,300 sq. mts. or thereabouts, situated in the Village of Harvalem, within the limits of Village Panchayat of Sankhali-Harvalem-Virdi of the Taluka of Bicholim, Sub District of North Goa in the State of Goa, the said property is described in the Land Registration Office of the then Bicholim Judicial Division under No. 8592 at page 108 of Book B-22 New, not enrolled in the Land Revenue Office and surveyed under Survey No. 42/0 of Village Harvalem and bounded as under:-

- North:- By Survey Nos. 44/1, 44/2, and 44/3, 37, 40 and 43 of Village Harvalem;
- South:- By Survey No. 37, 40, and 41 of Village Harvalem and road;
- East:- By Survey Nos. 37, 43, 40 and 41 of Village Harvalem;
- West :- By road and partly by Survey Nos. 45/1, 45/2 and 45/4 of Village Harvalem;

This property shall hereinafter referred to as the **SAID BIGGER PROPERTY**.

**SCHEDULE II**

**ALL THAT** property admeasuring 89,328 sq. mts., bearing Survey No. 42/1-C of Village Arvalem, Bicholim – Goa forming part of the Said Bigger Property described in Schedule I hereinabove and bounded as under:-

- North By 10.00 mts road and partly by property bearing Survey No. 42/1-B of Village Arvalem;



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South By Survey No. 41 of Village Harvalem;

East By Survey Nos. 37, 40, and 42/1 of Village Harvalem;

West By 10.00 mts. road and partly by property bearing Survey No. 45/4 of Village Arvalem.

This property shall hereinafter referred to as the **SAID FIRST PROPERTY.**

### **SCHEDULE**

#### **III**

**ALL THAT** property admeasuring **9220 sq. mts.**, bearing Survey No. 42/1-B of Village Arvalem, Bicholim – Goa forming part of the Said Bigger Property described in Schedule I hereinabove and bounded as under: -

North By property bearing Survey Nos. 44/1, 44/2 and 44/3 of Village Harvalem;

South By 10.00 mts. road and partly by property bearing Survey No. 42/1-C of Village Arvalem;

East By property bearing Survey No. 37/1 of Village Arvalem;

West By the property bearing Survey Nos. 45/1, 45/2 and 45/4 of Village Harvalem;

This property shall hereinafter referred to as the **SAID SECOND PROPERTY.**



3. **TRACING OF PARTIES TITLE:**

- 3.1. The **SAID BIGGER PROPERTY** is described under Description No. 8592 at page 108 of Book B-22 New.
- 3.2. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained. *Portuguese Regime in Goa continued up to 1961 and post 1961 the Land Registration records are not updated. However the said records are still recognized by the Courts and departments for the purpose of title to property. In terms of the system then prevalent, every property had a description number which describes the property and a corresponding inscription number which records the name of the owner of the same which document is referred to as Description & Inscription Certificate. In terms of the Portuguese Law which is still applicable in Goa and in terms of the principles of law laid down by the courts in Goa, the Inscription & Description Certificate (Land Registration Certificate) is a title document for all legal and practical purposes and therefore the same is a vital document for assessment of title to the property.*
- 3.3. Deed of Sale, Discharge, Gift cum Acceptance dated 08/01/1946 registered before Sub-Registrar of Bicholim, Bicholim – Goa in Book No. 121, at folio 67 reveals as under:
- 3.3.1. That the **SAID BIGGER PROPERTY** originally belonged to Vamona Sadassiva Monercar and his wife, Anandibai.
- 3.3.2. That vide Deed of Sale cum Gift dated 08/01/1946, the said Vamona Sadassiva Monercar and his wife, Anandibai gifted in favour of their daughter, Smt. Radhabai Vamona Monercar, wife of Shri. Kashinath Gajanan Budkule.





- 3.6. Vide Deed of Relinquishment dated 17/10/1989, the said Smt. Lalita Gajanan Budkule alias Sudhabai Vinayak Kunkalienkar and the said Shri. Rajan Vinayak Kunkalienkar along with his wife, Smt. Haunda Rajan Kunkalienkar relinquished/renounced their right to the estate left by the said Gajanan Tukaram Budkule and his wife, Ramabai Gajanan Budkule.
- 3.7. Vide Deed of Partition dated 16/02/1990 registered before Sub-Registrar of Bicholim, Bicholim – Goa under Registration No. 35 of Book No. I, Volume No. 23 dated 09/04/1990 executed between the said Shri. Kashinath Gajanan Budkule and his wife, Smt. Radhabai Vamona Monercar alias Vijayabai Kashinath Budkule as the **FIRST PARTY**, the said Vishnu Gajanan Budkule and his wife, Smt. Sunanda Vishnu Budkule as the **SECOND PARTY** and the said Shri. Bhalchandra Gajanan Budkule and his wife, Smt. Sharad Bhalchandra Budkule as the **THIRD PARTY**, the **SAID BIGGER PROPERTY** was allotted in favour of the **SECOND PARTY**, the said Vishnu Gajanan Budkule and his wife, Smt. Sunanda Vishnu Budkule.
- 3.8. Vide Deed of Declaration dated 19/06/1991, the said Shri. Kashinath Gajanan Budkule and his wife, Smt. Radhabai Vamona Monercar alias Vijayabai Kashinath Budkule gave their declaration/No objection for inclusion of the **SAID BIGGER PROPERTY** as asset of the said Vishnu Gajanan Budkule and his wife, Smt. Sunanda Vishnu Budkule.
- 3.9. Vide Deed of Sale dated 15/11/1991 registered before Sub-Registrar of Bicholim, Bicholim – Goa under Registration No. 29 of Book No. I, Volume No. 34 dated 06/01/1992, the said Vishnu Gajanan Budkule and his wife, Smt. Sunanda Vishnu Budkule sold the **SAID BIGGER PROPERTY** in favour of Mr. Vaman @ Ramesh S. Gaunkar, Mr. Pundalik Dattaram Prabhu and Mr. Ashok @ Krishna Vassant Prabhu and the said Deed of Sale dated 15/11/1991 was signed by the said Shri. Kashinath Gajanan Budkule and his wife, Smt. Radhabai Vamona Monercar alias Vijayabai Kashinath Budkule as Confirming Party.



- 3.10. Vide Deed of Sale dated 14/05/1993 registered before Sub-Registrar of Bicholim, Bicholim – Goa under Registration No. 11A of Book No. I, Volume No. 48 dated 09/11/1993, the said Shri. Vaman alias Ramesh S. Gaunkar and his wife, Smt. Suchita Vaman (alias Ramesh) Gaunkar, Shri. Pundalik Dattaram Prabhu, bachelor and the said Shri. Ashok alias Krishna Vassant Prabhu and his wife, Smt. Lata Ashok Prabhu sold portion admeasuring **89,328 sq. mts.** forming part of the **SAID BIGGER PROPERTY** in favour of Green Meadows Construction & Real Estates Limited.
- 3.11. Vide Deed of Sale dated 28/05/1993 registered before Sub-Registrar of Bicholim, Bicholim – Goa under Registration No. 54 of Book No. I, Volume No. 48 dated 10/11/1993, the said Shri. Vaman alias Ramesh S. Gaunkar and his wife, Smt. Suchita Vaman (alias Ramesh) Gaunkar, Shri. Pundalik Dattaram Prabhu, bachelor and the said Shri. Ashok alias Krishna Vassant Prabhu and his wife, Smt. Lata Ashok Prabhu sold another portion admeasuring **10,672 sq. mts.** forming part of the **SAID BIGGER PROPERTY** in favour of Green Meadows Construction & Real Estates Limited.
- 3.12. The said Green Meadows Construction & Real Estates Private Limited (formerly known as Green Meadows Construction & Real Estate Limited) initiated Partition Proceedings under the provisions of Land Revenue Code to partition the said portion admeasuring **89,328 sq. mts.** forming part of the **SAID BIGGER PROPERTY** and the portion admeasuring **10,672 sq. mts.** forming part of the **SAID BIGGER PROPERTY** and vide Order dated 24/07/2013 passed by Deputy Collector and SDO, Bicholim Sub Division, Bicholim – Goa in Case No. 8-98-2006-PART-BICH, the said portion admeasuring **89,328 sq. mts.** forming part of the **SAID BIGGER PROPERTY** and the portion admeasuring **10,672 sq. mts.** forming part of the **SAID BIGGER PROPERTY** were partitioned and a separate Survey No. 42/1-C of Village Arvalem, Bicholim – Goa, admeasuring **89,328 sq. mts.** and separate Survey No. 42/1-B of Village Arvalem, Bicholim – Goa,



admeasuring 9220 sq. mts. were obtained.

- 3.13. Vide agreement for joint development dated 13/04/2024 bearing registration number BCH-1-354-2024 dated 15/03/2024 Green Meadows Construction & Real Estates Private Limited Green Meadows Construction & Real Estates Private Limited granted developments rights in the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** in favour of V. M. Salgaocar Corporation Private Limited.
- 3.14. Following permissions have been obtained by the said Green Meadows Construction & Real Estates Private Limited:
- 3.14.1. Development Permission/Provisional NOC dated 12/04/2022 bearing Ref. No. VPH/BICH/Prov.NOC/2021-22/22 issued by Village Panchayat of Harvalem, Harvalem, Bicholim – Goa;
- 3.14.2. Development Permission/Provisional NOC dated 12/04/2022 bearing Ref. No. VPH/BICH/Prov.NOC/2021-22/21 issued by Village Panchayat of Harvalem, Harvalem, Bicholim – Goa;
- 3.14.3. NOC dated 17/06/2022 bearing No. AE/V-II(R)/TECH-4(D)/2022- 23/756 issued by the Electricity Department, Office of the Sub- Divisional Engineer, Sakhali – Goa from Electrical Point in view in the **SAID FIRST PROPERTY** bearing Survey No. 42/1-C of Village Arvalem, Bicholim – Goa;
- 3.14.4. NOC dated 17/06/2022 bearing No. AE/V-II(R)/TECH-4(D)/2022- 23/757 issued by the Electricity Department, Office of the Sub- Divisional Engineer, Sakhali – Goa from Electrical Point in view in the **SAID SECOND PROPERTY** bearing Survey No. 42/1-B of Village Arvalem, Bicholim – Goa;
- 3.14.5. Letter dated 02/01/2023 bearing No. PWD/DXXIV/SD I(W S)/F.40/22- 23/636 issued by the Office of the Assistant



- Engineer Sub-Div.I(WS), D XXIV (PHE), PWD, Bicholim – Goa  
for laying distribution pipeline in the **SAID SECOND  
PROPERTY** bearing Survey No. 42/1-B of Village Arvalem,  
Bicholim – Goa;
- 3.14.6. NOC for proposed sub-division of land (provisional) dated  
11/02/2022 bearing No. 7822/ARVALEM/TCP-22/211 issued by  
Town and Country Planning Department, Bicholim;
- 3.14.7. Availability of water and provision to lay distribution pipeline  
dated 02/01/2023 bearing No. PWD/DXXIV/SD I (WS)/F. 40/22-  
23/635 issued by Office of the Assistant Engineer, Sub-Div.I  
(WS), D XXIV (PHE), PWD, Bicholim, Goa;
- 3.14.8. Availability of water and provision to lay distribution pipeline  
dated 02/01/2023 bearing No. PWD/DXXIV/SD I (WS)/F. 40/22-  
23/636 issued by Office of the Assistant Engineer, Sub-Div.I  
(WS), D XXIV (PHE), PWD, Bicholim, Goa;
- 3.14.9. Conversion Sanad dated 25/05/2023 bearing No.  
RB/CNV/BICH/AC-II/07/2020/2036 issued by Office of  
Collector, North Goa at Panaji, Goa;
- 3.14.10. Conversion Sanad dated 17/05/2023 bearing No.  
RB/CNV/BICH/AC-II/ 06/2020/1685 issued by Office of  
Collector, North Goa at Panaji, Goa;
- 3.14.11. Final NOC for sub-division of land for Plot Nos. 1 to 104 dated  
08/08/2023 bearing No. DC/7822/ ARVALEM/TCP-23/1852  
issued by Town and Country Planning Department, Bicholim  
Goa;
- 3.14.12. Development Permission/Final NOC dated 17/08/2023 bearing  
No. VPH/BICH/Dev. Final.NOC/ 2023-24/434 issued by Village  
Panchayat Harvalem, Bicholim, Goa;



- 3.14.13. Development Permission Final NOC dated 17/08/2023 bearing No. VPH/BICH/Dev.Final.NOC/ 2023-24/435 issued by Village Panchayat, Harvalem;
- 3.14.14. Final NOC from electrical point of view for final sub division of land dated 06/11/2023 bearing No. AE/V II (R) /TECH-4 (D)/2023-24/1628 issued by Electricity Department, Office of Sub-Divisional Engineer, Sub-Div-II (R), Sakhali, Goa;
- 3.14.15. Final NOC from electrical point of view for final sub division of land dated 06/11/2023 bearing No. AE/V II (R) /TECH-4 (D)/2023-24/1626 issued by Electricity Department, Office of Sub-Divisional Engineer, Sub-Div-II (R), Sakhali, Goa;
- 3.14.16. Final NOC for sub division of land dated 23/11/2023 bearing No. PWD/D.XXIV/SD I (WS)/F.40/502/23-24 issued by Office of the Assistant Engineer, Sub Div.I (wS), D XXIV (PHE), PWD, Bicholim, Goa; and
- 3.14.17. Final NOC for sub division of land dated 21/11/2023 bearing No. PWD/D.XXIV/SD I (WwS)/F.40/488/23-24 issued by Office of the Assistant Engineer, Sub Div.I (WS), D XXIV (PHE), PWD, Bicholim, Goa.
- 3.15. **Manual Form I & XIV** are Revenue Records prepared under the applicable Goa Land Revenue Code. Manual Form I & XIV originally reflected the name of Bhalchandra Gajanan Budkule, and subsequently other persons names were added.
- 3.16. Under Section 105 of the Goa Land Revenue Code, entry reflected in Form I & XIV is presumed to be true unless substituted by an appropriate proceeding in terms of law. In view of the same, there is presumption of possession in favour of a person reflected in Form I & XIV rebutted by



cogent evidence in a Court of Law. The survey records were created in the year 1971 to 1975 and the entries are relatable to the said period of 1971 to 1975.

- 3.17. In the case of Diksha Holdings V/s Sita Rama Naik reported in 1998(2) GLT 444, the Hon<sup>ble</sup> High Court of Bombay at Goa has held that “*upon promulgation of survey under the Goa Land Revenue Code, all the previous surveys ceased to exist and the presumption under Section 105 shall prevail*”.
- 3.18. In the case of Shri. Damodara Ranum Porobo Loundo versus Shri Bhaskar R. Jalmi and others, reported in 1990(2) GLT 407, the Hon<sup>ble</sup> High Court of Bombay at Goa has held as under:

*“In fact, Section 105 of the Land Revenue Code provides that an entry in the Record of Rights and a certified entry in the register of mutation shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefore. In other words, the presumption of correctness of the entries in the Record of Rights stands until duly rebutted or until the said entry is substituted by a fresh one.”*

*“Therefore, affidavit evidence has got only prima facie value and does not constitute sufficient and conclusive proof to disprove and rebut a presumption that arises by law in respect of the entries made in the Record of Rights after due inquiry.”*

In light of above, considering the fact that the Deed of Relinquishment dated 17/10/1989, Deed of Partition dated 16/02/1990, Deed of Declaration dated 19/06/1991, Deed of Sale dated 15/11/1991, Deed of Sale dated 14/05/1993, Deed of Sale dated 28/05/1993 and Order dated 24/07/2013 passed by Deputy Collector and SDO, Bicholim Sub Division, Bicholim – Goa in Case No. 8- 98-2006-PART-BICH and the Survey Records in respect of the **SAID FIRST PROPERTY** and **SAID SECOND PROEPRTY** have



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remained unchallenged and the survey records corresponds to the devolution of title and are consistent with the ownership of the present owners and considering the fact that No Objection has been received in pursuance to the public notice, I am of the opinion that **GREEN MEADOWS CONSTRUCTION & REAL ESTATES PRIVATE LIMITED** has a clear and marketable title in respect of the **SAID FIRST PROPERTY** admeasuring **89,328 sq. mts.**, bearing Survey No. 42/1-C of Village Arvalem, Bicholim – Goa **AND** the **SAID SECOND PROPERTY** admeasuring **9220 sq. mts.**, bearing Survey No. 42/1-B of Village Arvalem, Bicholim – Goa, subject to the development rights granted by Green Meadows Construction & Real Estates Private Limited Green Meadows Construction & Real Estates Private Limited in favour of V. M. Salgaocar Corporation Private Limited, in the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY**, vide agreement for joint development dated 13/04/2024 bearing registration number BCH-1-354-2024 dated 15/03/2024

4. **IN ADDITION TO ABOVE, I HAVE TO MAKE THE FOLLOWING OBSERVATIONS:**
- 4.1. No tenants/Mundkars are reflected in the survey records of the **SAID FIRST PROPERTY AND** the **SAID SECOND PROPERTY**.
  - 4.2. The Urban Ceiling Act is not applicable to the State of Goa.
  - 4.3. Vide, (i) conversion sanad dated 25/05/2023 bearing reference number: RB/CNV/BICH/AC-I/07/2020/2036 permission has been granted to use the **SAID FIRST PROPERTY** for the purpose of residential use **AND** (ii) conversion sanad dated 25/05/2023 bearing reference number: RB/CNV/BICH/AC-I/07/2020/2036 permission has been granted to use the **SAID SECOND PROPERTY** for the purpose of residential use with F.A.R80.



5. **EVIDENCE OF POSSESSION: -**

- 5.1. The **SAID FIRST PROPERTY** admeasuring **89,328 sq. mts.**, bearing Survey No. 42/1-C of Village Arvalem, Bicholim – Goa reflects the name of Green Meadows Construction & Real Estates Private Limited in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the possession of the present owner.
- 5.2. The **SAID SECOND PROPERTY** admeasuring **9220 sq. mts.**, bearing Survey No. 42/1-B of Village Arvalem, Bicholim – Goa reflects the name of Green Meadows Construction & Real Estates Private Limited in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the possession of the present owner.

6. **ENCUMBRANCE ON PROPERTY: -**

I have taken search in the Office of the Sub-Registrar of Bicholim, Bicholim - Goa and have not found any registered mortgages in respect of the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY**. NIL Encumbrance Certificate dated 23/02/2023 bearing No. 64/2023 in respect of the **SAID FIRST PROPERTY** and NIL Encumbrance Certificate dated 23/02/2023 bearing No. 63/2023 in respect of the **SAID SECOND PROPERTY** are furnished to establish that there is no encumbrance.





### **CERTIFICATE**

From the documents produced from my scrutiny, I hereby certify that **GREEN MEADOWS CONSTRUCTION & REAL ESTATES PRIVATE LIMITED** has a clear and marketable title in respect of, (i) the **SAID FIRST PROPERTY** admeasuring **89,328 sq. mts.**, bearing Survey No. 42/1-C of Village Arvalem, Bicholim – Goa **AND**, (ii) the **SAID SECOND PROPERTY** admeasuring **9220 sq. mts.**, bearing Survey No. 42/1-B of Village Arvalem, Bicholim – Goa, subject to the development rights granted by Green Meadows Construction & Real Estates Private Limited Green Meadows Construction & Real Estates Private Limited in favour of V. M. Salgaocar Corporation Private Limited, in the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY**, vide agreement for joint development dated 13/04/2024 bearing registration number BCH-1-354-2024 dated 15/03/2024

#### ➤ **General Qualifications and Assumptions**

- This report on title is prepared solely based on documents furnished to me as more particularly set out at 'I' above.
- For issuing this report on title:
  - (a) I have not carried out a negative search in respect of litigations (i) in relation to the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** and/or (ii) against the larger property; and
  - (b) I have taken the title documents under which Vamona Sadassiva Monercar and his wife, Anandibai acquired the land



as root of title.

- For issuing this report on title, I have assumed:
  - (a) the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, asset out at „I“ above, as photocopies or scanned copies and the authenticity of the originals of such documents;
  - (b) that the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force;
  - (c) that all the documents relating to the **SAID FIRST PROPERTY AND the SAID SECOND PROPERTY** and furnished to me have been validly executed and delivered by the parties to them;
  - (d) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
  - (e) that there are no pending litigations in respect of the **SAID FIRST PROPERTY AND the SAID SECOND PROPERTY**; and
  - (f) that names of persons spelt differently in different documents in respect of the **SAID FIRST PROPERTY AND the SAID SECOND PROPERTY** are the same person.
- The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any



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ADVOCATE

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responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

- This report on title is confined to the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** only.
- The search conducted at the Office of the Sub-Registrar of Bicholim, Bicholim - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.
- The availability/existence of the access to the **SAID FIRST PROPERTY AND** the **SAID SECOND PROPERTY** is not within the scope of this report.
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

**Place:** Panaji-Goa.

**Date:** 12/04/2024



(Adv. Shivan S. Desai)