

**CERTIFICATE OF TITLE**

**I-DESCRIPTION OF PROPERTY**

All that Plot 'A' admeasuring 1172 sq.mts formed out of the original Plots 32 and 33 of the Property known as 'BHUTABARACHO OLLO' or 'VALE VARDE' situated at Betim, within the limits of Village Panchayat of Reis Magos, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa which Property is described in the Office of the Land Registrar under no.15870 of Book B-42 (new) and enrolled in the Taluka Revenue Office under no.116 and is surveyed under no.49/1-C of Village Reis Magos.

The said Plot 'A' is bounded as under:-

Towards the North:-By open space.

Towards the South:-By Public Road.

Towards the East:-By land of Comunidade of Pilerne.

Towards the West :-By Plot no.31 of the said Property.

**II-DOCUMENTS SRUTINISED**

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

*Smt. N*

(i) Certificate of Description and Inscription from Land Registrar Bardez.

(ii) Form I and XIV concerning Sy.no.49/1-C.

(iii) Deed of Sale and Mortgage dated 17-7-1972 registered under no.497 of book I vol.6 in the Office of Sub-Registrar Ilhas.

(iv) Deed of Sale dated 3-10-1978 registered under no.14 of book I vol.134 in the Office of Sub-Registrar Ilhas.

(v) Deed of Release dated 12-8-1981 registered under no.86 of Book I Vol.175 in the Office of Sub-Registrar Ilhas.

(vi) Deed of Sale dated 10-9-1984 registered under no.900 of book I vol.203 in the office of Sub-Registrar Ilhas.

(vii) Order dated 24-1-2005 in the Sp.C.S.72/ 2004/A in the Court of Civil Judge Senior Division at Mapusa.

*Smil*  
(viii) Deed of Transfer dated 26-5-2005 registered in the Office of Sub-Registrar Ilhas.

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(ix) Sale Deed dated 7-5-2007 registered under no.2439 of book I vol.2120 in the Office of Sub-Registrar Bardez.

(x) Order dated 30-11-2011/26-12-2011 under no.TPBZ/3272/RM/49/201/3544 from the senior Town Planner Mapusa.


(xi). Technical Clearance Order dated 26-12-2011 issued by Town and Country Planning Department Mapusa Goa.

(xii) Construction Licence under no.VP/RM/F. Const. /27/11-12/1097 dated 12-1-2012 from the Village Panchayat Reis Magos.

(xiii) Deed of Sale dated 10-09-2012 Registered under no.BRZ-BK1-04029-2012, CD No.BRZD374 on 10-09-2012 in the office of sub-Registrar Bardez.

(xiv) Construction Licence under no.VP/RM/F-const/23/15-16/1307 dated 07-11-2015 issued by the office of Village Panchayat Reis Magos.

(xv) Sanad under no. RB/CNV/BAR/AC-11/78/2013 dated 25-11-2013 issued by the office of Collector North Goa Panaji along with the copy of the plan.

 (xvi) Survey Plan.

III-SEARCHES CONDUCTED

I have given searches in the offices of Land Registrar/Sub-Registrar Bardez, 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 on 14-1-1971 the said property stands inscribed in favour of Ramchandra Raya Naique and Pondorinath Raya Naique in equal shares of One Half each under no.27799 drawn at folio 84(R) of book G-41 in the Office of Land Registrar Ilhas as being allotted to them in the Inventory Proceedings conducted on the death of their mother Sitabai.

By a Deed of Sale cum Mortgage dated 17-1-1972 the said Shri.Ramchandra Raya Naique with his wife Muctabai and Pondorinath Raya Naique as a bachelor sold the said property jointly to the following:-

- (i) Lavachandra Dattaram Gaundalker and his wife Shalini
- (ii) Ankush Dattaram Gaundalker and his wife Premavati.
- (iii) Prabhaker Naguesh Gaundalker and his wife Muktabai.
- (iv) Radhakrishna Naguesh Gaundalker unmarried; which Deed is duly registered in the Office of Sub-Registrar Ilhas.

*Shalini*

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By another Deed of Sale cum Mortgage dated 3-10-1979 the said (i) Shri.Lavachandra Gaundalker with the legal heirs of his wife; (ii) Ankush Dattaram Gaundalker with his wife (iii) Prabhaker Naqvesh Gaundalker with his wife and (iv) Radhakrishna Naqvesh Gaundalker in the status of a bachelor all jointly sold an area of 37056m<sup>2</sup> of the said whole property to Smt.Sharayu Pereira; which Deed is duly registered in the office of Sub-Registrar Ilhas.

There is however no Deed of Succession to confirm the heirship of Smt.Shalini Lavachandra Gaundalker; which at this stage may be overlooked. Similarly there is no document of release of the charge under the Deed dated 17-1-1972; which however at this stage is barred by limitation.

By a Deed of Release dated 12-8-1981 the said Shri.Lavachandra Dattaram Gaundalker and others released their charge on the said property; which Deed is duly registered in the office of Sub-Registrar Ilhas.

By a Deed dated 10-9-1984 Smt.Sharayu Pereira with her husband Armando Pereira sold plots 32 and 33 identified as Plot-A admeasuring 1172m<sup>2</sup> in the said Deed of Sale jointly to (a) Nitin Venktesh Azrekar (b) Govind Ganesh Azrekar which Deed is registered in the Office of Sub-Registrar Ilhas.

*Sncl*

By order dated 24-1-2005 in the Sp.Civil Suit no.72/2004/A filed by Shri.Nitin Venktesh Kamat Azrekar against Ganesh Govind Kamat Azrekar and other, the said property listed as item no.(i) was allotted to the said Govind Ganesh Azrekar and his wife being the defendant no.3 and 4 in the said Civil Suit.

In terms of the above on 26-5-2005 Shri.Nitin Venktesh Kamat Azrekar with his wife executed a Deed of Transfer in favour of Shri. Govind Ganesh Kamat Azrekar for transfer of all their undivided half share in the said property in favour of Shri.Govind Ganesh Kamat Azrekar; which Deed is duly registered in the Office of the Sub-Registrar Ilhas.

By a Deed dated 7-5-2007 Shri Govind Ganesh Kamat

Construction Licence under no. VP/RM/F. Const. /27/11-12/1097 for construction in the said Plot.

By Deed of Sale dated 10-09-2012 Shri. Rajendra Purushottam Halarankar and his wife smt. Rameshwari R. Halarankar sold the said Plot A admeasuring 1172m<sup>2</sup> to Oras Developers, represented through its Partner Shri. Akash Pravin Mehta which Deed is Registered under no. BRZ-BK1-04029-2012, CD No. BRZD374 on 10-09-2012 in the office of sub-Registrar Bardez.

On 25-11-2013 Sanad under no. RB/CNV/BAR/AC-11/78/2013 was issued by the office of Collector North Goa Panaji for conversion of land admeasuring 1172m<sup>2</sup> of property surveyed under no. 49/1-C for Residential purpose.

On 07-11-2015 Construction Licence under no. VP/RM/F-const/23/15-16/1307 was issued by the office of Village Panchayat Reis Magos for construction of Residential building in the said plot Surveyed under no. 49/1-C.

**V.- OPINION**

In the light of the above I confirm that Oras Developers has and hold absolute, valid and marketable title to the said Plot A.

Panaji, 10-03-2016.



Adv. S. S. Naik