

Ramnath N. Prabhu Dessai

Advocate

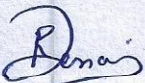
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REPORT OF TITLE OF PROPERTY SURVEYED UNDER CHALTA NO. 43 of P.T. SHEET NO. 91 OF CITY SURVEY MARGAO TALUKA SALCETE .

DOCUMENTS PERUSED :

1. True copy of Land Registration certificate under no. 31663 at pages 130 of Book B 81 new series
2. True Copy of Matriz certificate issued by Taluka Revenue Office Salcete under Matriz no.799 .
3. The true copy of certificate from inventory proceedings no. 35/72 dt. 29/11/1982 showing the chart of partition & allotment in Portuguese language along with translation of the inventory proceeding 35/72 in the court of Civil Judge Senior Division Mapusa .
4. Deed of sale dated 2/1/ 1984 duly registered in the office of Sub-Registrar of Salcete under no.1263 at pages 348 to 353 Book No. I Volume No.302 dated 2/6/1984 .
5. True copy of Judgement & Decree passed in civil suit bearing no.384/94/A before the Civil Judge Senior Division Mapusa decreed on 16/10/1989.
6. Deed of sale dated 18/12/1989 duly registered in the Office of Sub-Registrar of Salcete under Registration no. 942 at pages 44 to 55 Book No. I Vol. No. 188 dated 9/8/1981.
7. The true copy of the Judgement and decree passed in the suit bearing 219/90/A filed before Civil Judge Senior Division Margao .
8. The true copy of the agreement of sale and development dated 05/08/1994 .


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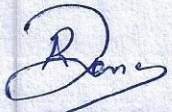
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9. Occupancy certificate from Margao Municipal Council under no.3(OC)1/03-04/TECH/158 dated 12/1/2004.
10. House tax receipt under house numbers 3/4372, 3/4373, 3/4374,3/4375,3/4376 & 3/4377.
11. Survey Plan of Chalta No. 43 of PTS 91 of Margao City.
12. Form D of chalta no. 43 of P.T. Sheet No.91 of Margao city
13. Nil encumbrance certificate
14. Affidavit cum Declaration of Ramesh Raghuvir Karekar signed before Adv. Mathew N. D'Sa registered under no. 17022 dated 11/12/2010.
15. Letter of Offer dated 1/3/2014 given to Mr. Upendra R. Timble & Mrs. Nita Upendra Timble.
16. Memorandum of Understanding dated 14/03/2014 between Mr. Upendra R. Timble & Mrs. Nita Upendra Timble & Commonwealth Developers Pvt. Ltd.
17. Agreement dated 14/4/2014
18. Deed of Sale dated 14/04/2014.

FLOW OF TITLE :

1. As per the document at Sr. No. 1, The entire property GOGOL alias CULNA is duly described in the Land Registration records of Salcete under No. 31,663 of New Series and the said property is inscribed in the name of Mr. Thomas Pereira under inscription no. 22316 at pages 138 of Book G 28.

In terms of the document at Sr. No. 1 it can be seen that the said property Gogol alias Culna was owned by Mr. Thomas Pereira.

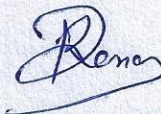

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2. The said Mr. Thomas Pereira expired, As per Document at sr. No. 3 the proceedings of Orphonological inventory under no. 35/72 in the Court of the Civil Judge Senior Div Mapusa . That in the said inventory proceedings the said entire property was allotted to Mr. Thomas John Agnelo Pereira son of said Thomas Pereira .
3. As per document at Sr. No. 4 by virtue of Deed of Sale dated 2/1/1984 , a part of the said entire property was sold to Bapu Pandurang Korgaonkar which portion was surveyed under chalta no. 18 of P.T. Sheet No. 91 .
4. Further by document at Sr. No. 6, deed of sale dated 18/12/1989 the said Thomas John Agnelo Pereira and his wife conveyed and sold 2/3 rd undivided right , title and interest in the said property to Mr. Clifford Anthony Pereira and Mr. Clarence Baptist Peter Pereira which deed was made in compliance of document at Sr. No. 5 i.e. the judgement and decree passed in spl. Civil suit no. 384/89/A by Civil Judge Sr. Division , Mapusa .
5. By judgment and decree passed in spl. Civil Suit no. 219/90/A passed by the court of civil judge Sr. Div. Margao document at sr. No. 7 , the said Thomas John Agnelo Pereira and his wife and said Clifford Anthony Pereira and Mrs. Clarence Baptist Peter Pereira were declared as owners in possession of the said property and consequently their names were ordered to be recorded as occupants in survey records.



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6. Vide Agreement for sale and development dated 5/08/1994 document at Sr. No. 8 said Thomas John Agnelo Pereira , his wife Mrs. Luiza Anita Pereira , Mr. Clifford Anthony Pereira & Mr. Clarence Baptist Peter Pereira with M/s Karekar Realtors entered into agreement for sale and development of the part of said property admeasuring an area of 5038 m² reserving the part of the said property admeasuring an area of 2000 m² for themselves wherein the said M/s Karekar Realtors towards the part consideration has built and given three bungalows admeasuring 262 m² each .
 7. Upon completion of construction of three bungalows the Margao Municipal Council has issued occupancy Certificate at document under Sr. No. 9 & Document at Sr. No. 10 are the house tax receipt in respect of the said three bungalows.
 8. The said plot is surveyed under chalta no. 43 of PT Sheet No. 91 of Margao City and it admeasures 1800 m² with name of Commonwealth Developers Pvt. Ltd. as Occupants. The document at Sr. No. 11 & 12 is the Form D & Survey plan of the same.
 9. The document at sr. No. 14 is the Affidavit sworn by Mr. Ramesh Raghuvir Karekar giving no objection for transfer or development of the plot surveyed under chalta no. 43 PT Sheet 91 of Margao City.

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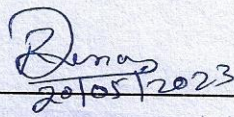
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10. The Owners of the said property Mr. Thomas John Agnelo Pereira and other vide Offer letter dated 1/3/2014 have Offered to Sell the said property to Mr Upendra R. Timble & his wife Mrs. Nita Upendra Timble. Subsequently as per document at sr. No. 16 said Mr. Upendra Timble & his wife entered into MOU with Commonwealth developers Pvt. Ltd. to transfer their interest in the said property directly to them from the Owners and simultaneously withdrawn their acceptance to offer dated 1/3/2014 with condition to transfer the said plot directly to Commonwealth Developers Pvt. Ltd. as their nominees .
11. Vide Deed of Sale dated 14/04/2014 duly registered in the Office of Sub-Registrar of Salcete under Number MGO-BK1-01783-2014 dated 15/4/2014 , the said property surveyed under Chalta No. 43 of P.T. Sheet No. 91 of Margao City purchased by Commonwealth Developers Pvt. Ltd. from the said Owners Mr. Thomas John Agnelo Pereira & Others.

CERTIFICATE OF TITLE :

In View of the Scrutiny of the documents above I am of the opinion that Commonwealth Developers Pvt. Ltd. is the exclusive owner of the property surveyed under chalta no. 43 of P.T. Sheet No. 91 of Margao City and the title is free , marketable and without any encumbrances .

The Commonwealth Developers Pvt. Ltd. are free to develop the said plot admeasuring an area of 1800 m2 by constructing building thereon and dispose of the premises therein alongwith corresponding right to land.


20/05/2023

Adv. Ramnath N. Prabhu Dessai
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ADVOCATE