



Date: 08/07/2019

This Certificate of Title and Search is issued at the request of **Aansav Mosaic Realty LLP**, with Registered Office at 106, WDC Enclave, Mabai Hotel Complex, Near Grace Church, Margao Salcete Goa, in respect of the property known as "LANGOTEM" admeasuring an area of 2400.00 Sq. Mts. Surveyed under Survey No. 94/3-G of Varca Village, Goa.

CERTIFICATE OF TITLE

With reference to the above described property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property under scrutiny:

The Property under scrutiny is known as "LANGOTEM" admeasuring 2400.00 Sq. meters, surveyed under Survey No. 94/3-G of Varca Village, erstwhile identified as Plot No. A5 and erstwhile formed part of the bigger property known as "LANGOTEM" also known as "LANBTEM" or "LANGTEM", admeasuring 99,075 Sq. meters, situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, surveyed under Survey No. 94/3 of Village Varca.

The property under Survey No. 94/3 of Varca Village is hereinafter referred to as "Said Bigger Property" while the property under Survey No. 94/3-G of Varca Village is hereinafter referred to as "SAID PROEPRTY".

Boundaries of the Said Bigger Property and of the Said Property:

(Of Said Bigger Property)

- East : By boundary of Village Orlim;
West : By property under Survey No. 98/2;
North : By road;
South: By the property under Survey no. 100/1 and 100/2

Office Address: Kamat Commercial, Second Floor, Opp. Hari Mandir, Pajifond, Margao-Goa.

403601 E-mail: adv.gaurish@rediffmail.com

(Of Said Property)

- East : By property under Survey no. 94/3;
West : By private road;
North : By the property under Survey no. 94/3;
South: By remaining portion of Survey no. 94/3 of Varca Village.

II. Documents scrutinized:

- 1) Land Description Certificate no. 6665 along with Inscription Certificate no. 43822 and 43823;
- 2) Inventory Proceedings no. 1/1995;
- 3) Deed of Sale dated 15/07/2016;
- 4) Order dated 26/07/2018;
- 5) Conversion Sanad No. AC-I/SAL/CONV/98/2018/4767;
- 6) Form I and XIV Survey no. 94/3-G of Varca Village.

III. Search and Investigation and Flow of Title:

- The Said Bigger Property initially belonged to Smt. Xantabai Gauncar having been allotted to her upon the death of her husband Mr. Madu Venctexa Porobo Gauncar, in pursuance to which the same was inscribed in her name under Inscription No. 43822.
- Said Smt. Xantabai Gauncar vide Public Deed of Sale dated 02.12.1948 at folio 15 onwards of Book No. 710 and Public Deed of Sale dated 11.09.1950 at folio 45 overleaf of Book No. 773, duly registered before the former notary of Judicial Division of Salcete, sold the Said Entire Property to Shri. Puto Bablo Naique.
- That in pursuance to aforesaid purchase, the Said Bigger Property described under No. 6665 came to be inscribed in favour of Shri. Puto Bablo Naique under Inscription No. 43823 of Book G-50, he having



purchased the same from his predecessor in title vide above referred Sale deeds of 1948 and 1950.

- That the Said Bigger Property was mortgaged by Shri. Puto Bablo Naique to Mr. Jose Exaltacao de Anunciacao Brito, in pursuance to which the same was inscribed in the name of said Mr. Britto vide Inscription No. 22446 as on 07/04/1960, however, vide Deed of Quittance 03/04/1961 the said mortgage was released and endorsement to that effect was made on 25/04/1961 thereby cancelling the Inscription of Mortgage No. 22446.
- That said Shri. Puto Bablo Naique who was also known as Shri. Putu Khandekar was married under the regime of communion of assets to Manekbai Khandekar, the later expired on 09/12/1973, leaving behind her widower and moiety holder said Putu Khandekar and sole son Shri. Surendra Khandekar married to Sujata Khandekar.
- That said Shri. Surendra Khandekar expired on 21/12/1977, leaving behind his widow and moiety holder said Sujata Khandekar and three children Miss. Sarika Khandekar, Miss. Latika Khandekar and Mr. Ashutosh Khandekar.
- On 01/11/1979 said Putu Khandekar also expired leaving behind his only daughter-in-law said Sujata S. Khandekar and three grandchildren named above.
- That upon the death of above named deceased, an Inventory Proceedings were instituted in the Court of Civil Judge, Senior Division, Ponda, under Inventory Proceedings No. 1/1995, for the partition of the assets left behind by them, wherein the Said Bigger Property was listed and described under Item No. 5 of the List and Description of the Assets and

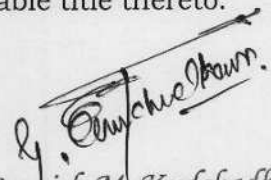


vide Judgment and Decree dated 08/01/1996 the Said Bigger Property was allotted exclusively to Sujata S. Khandekar.

- That of the Said Bigger Property, said Mrs. Sujata Khandekar, disannexed several portions and sold to various parties and vide Deed of Sale dated 15/07/2016 duly registered before the Office of Sub Registrar Salcete under no. MGO-BK1-04918-2016, CD Number MGOD96, dated 24/10/2016, she sold unto Aansav Mosaic Realty LLP, the Said Property under scrutiny.
- Upon the purchase of the Said Property, Aansav Mosaic Realty LLP applied for partition of the Said Property from the Said Bigger Property and vide Order dated 26/07/2018, passed in Case no. LRC/PART/VARCA/340/2017 by the Dy. Collector, Salcete, Margao, the Said Property under scrutiny has been partitioned and is now recorded under Survey No. 94/3-G of Varca Village in the name of Aansav Mosaic Realty LLP.
- Vide Conversion Sanad No. AC-I/SAL/SG/CONV/98/2018 dated 16/04/2019 issued by Office of the Collector, South Goa, permission has been granted to Aansav Mosaic Realty LLP to use an area admeasuring 2400.00 Sq. metres surveyed under no. 94/3-G for residential use.

IV. Certificate:

On the basis of my scrutiny of the documents, I hereby certify that Aansav Mosaic Realty LLP is the owner in possession of the Said Property under scrutiny and holds clean, clear and marketable title thereto.


Gaurish M. Kudchadkar
B.Com., LL.M.
ADVOCATE, HIGH COURT
Kamat Commercial,
Second Floor, Opp. Hari Mandir,
Margao-Goa - 403601