

**AJAY KUMAR,**  
ADVOCATE

# **AJAY KUMAR & ASSOCIATES**

ADVOCATES

MOBILE: 09503094492 | Email: [ajaykumar.associates@gmail.com](mailto:ajaykumar.associates@gmail.com)

**G-2, Building No. 4, 'ROSARY APARTMENTS',**  
**Nalanda Colony Main Road, Miramar, Panaji, Goa 403001**

AKA/2023-24/INV-1212

Date: 13.12.2023

**M/S BALAJI DEVELOPERS**  
MAPUSA  
Goa.

REF: LEGAL FEE FOR PROJECT LEGAL TITLE REPORT (LSR-0680) IN REF: ANY FLAT / SHOP  
IN THE BUILDING constructed in Plot No. C, admeasuring 968 sq.mtrs surveyed under Chalta No. 1-D of P. T.  
Sheet No. 42 situated at Duler, Bardez Taluka, North Goa District, Goa, built by **M/S BALAJI DEVELOPERS,**  
**represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar**

TO LEGAL FEE AND EXPENSES

RS. 7500.00

**TOTAL**

**RS. 7500.00**

**(RUPEES SEVEN THOUSAND FIVE HUNDR ONLY)**

\*(PAN NO.AAVPV7754R; AJAY KUMAR VALLABHANENI)

\*\* (GST is not applicable)

\*\* You may pay by GPAY: 9503094492 AJAY KUMAR V

\*\*\* kindly deposit / remit the above amount to our following Bank account:

NAME OF THE ACCOUNT:

AJAY KUMAR AND ASSOCIATES

ACCOUNT NO

50200030786941

ACCOUNT TYPE:

CURRENT

IFSC CODE:

HDFC0000059

NAME OF THE BANK & BRANCH:

HDFC BANK

18<sup>TH</sup> JUNE ROAD BRANCH

PANAJI, GOA 403 001

Yours sincerely,  
For AJAY KUMAR & ASSOCIATES

AJAY KUMAR  
ADVOCATE



**G-2, Building No.4, 'ROSARY APARTMENTS',**

**Nalanda Colony Main Road, Miramar, Panaji, Goa 403 001**

**AKA/2023-24-LSR-0680**

**Date: 13.12.2023**

**PROJECT: TITLE SEARCH REPORT - SPECIAL REPORT ON TITLE (M/S BALAJI DEVELOPERS, represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar)**

**BALAJI DEVELOPERS.**  
Mapusa Goa:

With reference to your letter dated 01.12.2023 we wish to submit our report as under:

**1. Details/Description of property/ies**

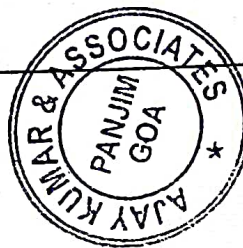
unit no./flat no., wing if any	ANY FLAT / SHOP IN THE SAID BUILDING
Area, floor	Plot admeasuring an area of 968 sq mtrs
Name of the building	
Plot no./ survey no./gut no./C.S. No./CTS No.,	Plot No. C, surveyed under Chalta No. 1-D of P. T. Sheet No. 42
Name of road	
Name of Village	Situated at Duler
Taluka	Taluka and Sub District of Bardez
district	District of North Goa
Bounded as	Plot No. C admeasuring 968 sq mtrs bounded as: East: By the property of the Comunidade. West: By the Plot No. A and partly by Plot No. B. North: By the property of Maia Estella Gama and the Comunidade. South: By Road.

**2. Name and Address of Mortgagors/title holders**

Full names of Borrower/s	Any Prospective Purchaser of a Shop/Flat
Address of Borrower/s	
Full names of mortgagor/s/title holder/s	Any Prospective Purchaser of a Shop/ Flat
Address of mortgagor/s/ title holder/s	

**3. Details/Description of title to property**

List of original registered title deeds in chronological order	AS PER ANNEXURE 'A'
Registration Receipt No./s	No
Whether receipt for making part/full purchase price is on record? (Give Details)	No





Applicable taxes, assessments, levies etc. are paid up to ..... (date) Give details	The said building is under construction
Whether property card is on record?	Yes
Whether N.A. Permission is on record?	Sanad dated 29.11.2011 vide ref No. RB/CNV/BAR/COLL/45/2011 issued by the Office of the District Collector North Goa
Whether approved building plans are on record?	YES
Whether commencement certificate and its renewal are on record?	Construction Licence dated 21.07.2023 Vide ref No. CONSTLIC/MAPUSA/2023-2024/9 issued by the Mhapsa Municipal Council
Whether occupancy certificate is on record?	Not yet obtained and the said building is under construction
Whether NOCs for mortgage are/is on record? Builder Society CIDCO MHADA Others	NOC to mortgage
What is the nature of the title of the owner/mortgagors i.e. whether freehold, leasehold, possessory etc.	Freehold rights in the said Plot which is in possession of Mrs. Vrunda Sarvesh Pednekar, the Plot Owner
In cases other than freehold, permission/NOC for sale, mortgage etc. is obtained?	NOT APPLICABLE
Whether minor's interest is involved?	NO
Whether the property is owned by HUF?	NO
Whether there are any restrictions/prohibitions under personal law applicable to the owner/mortgagor?	NO
Whether any other special enactment is applicable to the property and its effect on the title?	NO
If the owner/mortgagor of the property to be mortgaged is a Limited Company Partnership firm, LLP, Trust or any other legal person, whether its constitution allows for creation for mortgage and whether any other precautions are to be taken?	NOT APPLICABLE
Whether the unit/flat is ready for possession?	NOT YET. Under construction



In case of industrial unit, whether permission for setting of the industry is obtained and on record?	NOT APPLICABLE
Who is in actual possession of the property?	Plot is in possession of Mrs. Vrunda Sarvesh Pednekar, the Plot Owner
Whether the proposed equitable mortgage by deposit of title deeds is possible?	YES
<p>List of original title deeds and certified copies of other supporting documents to be deposited for creation of security interest. Give details</p> <p><b>TO BE DEPOSITED BY ANY PROSPECTIVEE PURCHASER OF A FLAT/SHOP</b></p>	<ol style="list-style-type: none"> <li>1. <b>Original Agreement of Sale</b> to be executed and registered by the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the Developer and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the Vendors/Land Owners in respect of any Flat/Shop in the said building, in favour of any Prospective Purchaser, with the office of the Sub Registrar of Bardez at Mapusa, Goa;</li> <li>2. <b>Original NOC</b> to mortgage the said Flat by the said Prospective Purchaser in favour of Saraswat Bank, from the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the Developer and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the <b>Vendors/Land Owners</b></li> <li>3. <b>Original Receipts</b> for payment of part consideration by the said Prospective Purchaser from the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the <b>Developer</b> and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the <b>Vendors/Land Owners</b> <b><u>AFTER OBTAINING THE OCCUPANCY CERTIFICATE:</u></b></li> <li>4. <b>Original Letter of possession of the said Flat/Shop</b> issued by the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the Developer and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the Vendors/Land Owners to the said Purchaser\</li> </ol>





	<p>5. <b>Original Receipts for the balance</b> consideration by the said Prospective Purchaser from the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as <b>the Developer</b> and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the <b>Vendors/Land Owners</b></p> <p>6. <b>Original Deedd of Sale</b> to be executed and registered by the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the Developer and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the Vendors/Land Owners in respect of any Flat/Shop in the said building, in favour of any Prospective Purchaser, with the office of the Sub Registrar of Bardez at Mapusa, Goa</p>
Whether the mortgagors/owners have absolute, clear, legal and marketable title to the properties to be mortgaged?	<p>The said Prospective Purchaser/Borrower/Mortgagor, shall acquire a legal, valid and marketable title to the said Flat / Shop upon having an <b>Agreement of Sale</b> to be executed and registered by the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the Developer and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the Vendors/Land Owners in respect of any Flat/Shop in the said building, in favour of any Prospective Purchaser, with the office of the Sub Registrar of Bardez at Mapusa, Goa; <b><i>FOLLOWED BY (after obtaining the Occupancy Certificate), Deed of Sale</i></b> to be executed and registered by the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the Developer and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the Vendors/Land Owners in respect of any Flat/Shop in the said building, in favour of any Prospective Purchaser, with the office of the Sub Registrar of Bardez at Mapusa, Goa</p>



A handwritten signature in blue ink, appearing to be "Ajay", written over the bottom right portion of the circular stamp.

4. Brief history of devolution of title on to the mortgagors/title holders (All the information in respect of property i.e. flow of title up to the mortgagor/title holders)
- a. That the said property known as "ZAMBEACHI ADDI" admeasuring 1990 sq mtrs having Land Registration No. 52069 of 162 de Nova 110, surveyed under Chalta No. 1 of P. T. Sheet No. 42, Situated at Duler Mapusa, the said property originally belonged to Benjamin Francisco Coutinho which was purchased from Jose D,Souza and his wife Maria Felesia Ribeiro under inscription no. 16458 at Folio 5 of G 23 in favour of Benjamin Francisco Coutinho.
  - b. Thereafter by Virtue of Deed of Gift dated 27<sup>th</sup> June 1945, the said Benjamin Francisco Coutinho and his wife Dolorosa with the consent of the Third Parties i.e. their daughter and Son in law by name Leticia Filomena Coutinho and her husband Antonio De Souza, gifted the said property to their daughter said Dominica Carmelina Coutinho wife of Minguel Jeromino De Souza.
  - c. Thereafter upon the death of Minguel Jeromino De Souza on 16.02.1988, vide Deed of Succession executed before the Notary Ex-Officio dated 14.10.1994 drawn at page 76 onwards of Book No. 776, the said property was devolved upon his wife & four children as sole & Universal Heirs of Late Minguel Jeromino De Souza namely,
    - i. Mr. Jose Paulo De Souza
    - ii. Mr. Epifernio Antonio Francisco De Souza
    - iii. Mr. Epifernio Antonio Francisco De Souza
    - iv. Mr. Elizabeth Francisco De Souza
  - d. Thereafter vide Deed of English Mortgage 28.09.1998 under Registered No. 1516 of Book no. I Volume no. 613 duly registered in the Office of the Sub Registrar Bardez Goa on 28.10.1998, the said a. Mrs. Dominica Carmelina Coutinho, b. Mr. Elizabeth Francisco D'Souza, c. Mrs. Perpetua Estelina D'Souza, d. Mrs. Leonildes Beatriz De Souza, e. Mr. Salvador D'Souza, f. Mr. Epifernio Antonio Francisco De Souza, g. Mrs. Maria Assumption D'Souza, h. Mr. Jose Paulo D'Souza as Mortgagors and Shri. Ramakant Kashinath Shirodkar as Borrower mortgaged the said property in favour of The Goa State Co-operative Bank Limited as Mortgagee Bank.
  - e. Thereafter the said Mr. Ramakant Kashinath Shirodkar defaulted in repayment of the loan so the said The Goa State Co-operative Bank Limited filed the recovery suits before Assistant Registrar of Co-Operative Society for recovering the outstanding loan amount.
  - f. Thereafter the said Assistant Registrar decreed the suit vide its judgement and order dated 10.08.2000 and on 17.08.2000 in Case No. ARCS/HQ/CC/ABN-860/2000/602 ordering the said Mr. Ramakant Kashinath Shirodkar jointly and severally to pay the loan amount.
  - g. Thereafter the said Mr. Ramakant Shirodkar agreed to repay the outstanding loan amount as ordered by Assistant Registrar of Co-operative society by depositing original title Deed of the Mortgage Property and the Memorandum of Recording of





Deposit of Title Deed dated 11.06.2002 with respect to land admeasuring 1017 sq. mts of immovable property surveyed under Chalta no. 32 of PT sheet no 42 Mapusa by a. Mrs. Dominica Carmelina Coutinho, b. Mr. Elizabeth Francisco D'Souza, c. Mrs. Perpetua Estelina D'Souza, d. Mrs. Leonildes Beatriz De Souza, e. Mr. Salvador D'Souza, f. Mr. Epifernio Antonio Francisco De Souza, g. Mrs. Maria Assumption D'Souza, h. Mr. Jose Paulo D'Souza, whereby the said property was allowed to be sold to pay the said outstanding loan of the said Mr. Ramakant Shirodkar.

- h. Thereafter vide Certificate of Sale dated 23.07.2009 under Registered No. 1331 at pages 146 to 158 of Book I, Volume No. 2820 duly registered in the Office of the Sub Registrar Bardez Goa on 28.07.2009, the said Bank sold the said Plot of land admeasuring 1017 sq mtrs to Miss Zena D. D'Souza and Mr. Benzyl E. D'Souza as Purchasers.
- i. Thereafter the said Mr. Benzyl E. D'Souza had filed a suit for partition against the Miss. Zena D D'Souza before the Civil Judge Junior Division at Mapusa bearing Regular Civil Suit No. 9/2010/F to partition the above said property and thereafter the suit was dismissed as withdrawn vide Order dated 11.06.2010.
- j. Thereafter vide Deed of Sale dated 29.06.2010 under Book I, bearing Registration No. BRZ-BK1-02383-2010, CD No. BRZD70 duly registered in the Office of the Sub Registrar Bardez Goa on 29.06.2010, the said Miss Zena D. D'Souza Miss Zena D. D'Souza as Vendor sold the said undivided share of the property known as "Zambeachi Addi" bearing Chalta No. 1 of P. T. Sheet No. 42 admeasuring 995 sq mtrs of City Survey Mapusa to Mr. Benzyl E. D'Souza as Purchaser.
- k. The survey plan of the property under Chalta No. 1 of P. T. Sheet No. 42 of City Survey Mapusa as certified by the Directorate of Settlement and Land Records indicates the location of the subject property.
- l. Thereafter the said Mr. Benzyl E. D'Souza obtained the following permissions from the concerned authorities:
  - i. Sanad dated 29.11.2011 vide ref No. RB/CNV/BAR/COLL/45/2011 issued by the Office of the Collector North Goa District Panaji Goa
  - ii. Order dated 08.12.2011 Vide ref No. NGPDA/M/1090/2386/11 issued by the North Goa Planning and Development Authority Panaji Goa
- m. Thereafter the said Mr. Benzyl E. D'Souza sub divided the said property into three plots i.e. Plot A, admeasuring 598 sq mtrs, Plot B, admeasuring 424 sq mtrs and Plot C admeasuring 968 sq mtrs after obtaining Final No Objection Certificate from North Goa Planning and Development Authority Authority vide Order No. NGPDA/M/1090/2964/2012 dated 03.02.2012.
- n. The Form D dated 14.08.2014 under Chalta No. 1 of P. T. Sheet No. 42 issued by the Inspector of Survey and Land Records in the name of Shri. Minguel Jarenimo De Souza as its occupant columns.
- o. Thereafter vide Deed of Sale dated 26.06.2015 under Book I, bearing Registration No. BRZ-BK1-06643-2015, CD No. BRZD769 duly registered in the Office of the Sub Registrar Bardez Goa on 26.06.2015, the said Mr. Benzyl E D'Souza as Vendor





- sold the said Plot C admeasuring 968 sq. mts to M/s Balaji Developers represenctd by its Proprietor Mr. Vikesh Assotikar as Purchaser.
- p. Thereafter vide Deed of Sale dated 08.03.2018 under Book I, bearing Registration No. BRZ-BK1-01402-2018 CD No. BRZD795 duly registered in the Office of the Sub Registrar Bardez Goa on 23.03.2018, the said M/s Balaji Developers represenctd by its Proprietor Mr. Vikesh R. Assotikar and his wife Mrs. Aswati V. Assotikar as Vendors sold the said Plot C, admeasuring 968 sq mtrs to Mrs. Vrunda S. Pednekar as Purchaser.
- q. Thereafter vide Partition Order dated 22.10.2021 in Case No. ISLR/PART/BAR/MPS/174/21 passsed by the Inspector of Survey and Land Records City Survey Mapusa Bardez Goa the said plot was allotted a new Chalta No. 1-D of P. T. Sheet No. 42 of City Survey Mapusa.
- r. The survey plan of the property under Chalta No. 1-D of P. T. Sheet No. 42 of City Survey Mapusa as certified by the Directorate of Settlement and Land Records indicates the location of the subject property.
- s. The Form D dated 21.12.2022 under Chalta No. 1-D of P. T. Sheet No. 42 issued by the Inspector of Survey and Land Records in the name of Mrs. Vrunda Sarvesh Pednekar as its occupant columns.
- t. Thereafter vide Agreement for Joint Development and Sale dated 21.12.2022 executed before the Notary of Adv V. K. Harmalkar at Mapusa Goa under Regn No. 5823/2022, the said Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar as Vendors agreed to sell the said Plot No. C, admeasuring 968 sq mtrs Surveyed under Chalta No. 1-D of P. T. Sheet No. 42 of City Survey Mapusa to M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikae alias Mr. Vikesh Assoticar as Developer.
- u. The Nil Certificate of Encumbrance on Property dated 08.02.2023 Vide No. 334 of 2023 issued by the Office of the Sub Registrar Bardez Goa for the period from 13.03.2018 to 07.02.2023 does not indicates any encumbrance over the said property.
- v. Thereafter the said Mrs. Vrunda Sarvesh Pednekar obtained the following permissions from the concerned authorities.
- Order dated 09.12.2022 Vide ref No. NGPDA/M/1913/2342/2022 issued by the North Goa Planning and Development Authority Panaji Goa with approved plan
  - Construction Licence dated 21.07.2023 Vide ref No. CONSTLIC/MAPUSA/2023-2024/9 issued by the Mhapsa Municipal Council
- w. Thus the said Prospective Purchaser/Borrower/Mortgagor, shall acquire a legal, valid and marketable title to the said Flat / Shop upon having an **Agreement of Sale** to be executed and registered by the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the Developer and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the Vendors/Land Owners in respect of any Flat/Shop in the said building, in favour of any Prospective Purchaser, with the office of the Sub Registrar of Bardez at Mapusa, Goa; **FOLLOWED**





**BY (after obtaining the Occupancy Certificate), Deed of Sale** to be executed and registered by the said M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar, as the Developer and Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar, as the Vendors/Land Owners in respect of any Flat/Shop in the said building, in favour of any Prospective Purchaser, with the office of the Sub Registrar of Bardez at Mapusa, Goa.

5. Search and Investigation

(It shall mention whether cross-verification with Index II with title deeds.)

I certify that as per the instructions from your Bank, I have got verified for last 30 years in the Office of Sub Registrar of Bardez, Goa, on 05.12.2023 vide Receipt no.110/29, for the period from 1993 to 2023 in their books as regards the contents of the above-referred Deed of Sale dated 08.03.2018 under Book I, bearing Registration No. BRZ-BK1-01402-2018 CD No. BRZD795 duly registered in the Office of the Sub Registrar Bardez Goa on 23.03.2018 **in the name of MRS. VRUNDA SARVESH PEDNEKAR** in respect of the Said Property as described above as the OWNER.

I confirm that the said documents were registered in the books of the Sub Registrar of BARDEZ, Goa.

I further confirm that

- a. The transactions covering the title deeds are perfect in all respects and suffer no legal impediments and the said land is neither that of Comunidade nor that of the Government.
- b. All the particulars in the title deeds are in conformity with the records of the Sub Registrar of assurance as evidenced.
- c. The title deeds are genuine and found no variance between the document submitted to the Bank and the Document as registered with the office of the Sub Registrar, BARDEZ.
- d. The Provisions of the SARFAESI Act, 2002 are applicable to the subject property.

6. Certificate in following format:

We have perused the original title deeds mentioned above and carried out searches for last 30 years (12/15/30) in the Office of Sub Registrar of Bardez, Goa, on 05.12.2023 vide Receipt no.110/29, for the period from 1993 to 2023 in their books as regards the contents of the above-referred Deed of Sale dated 08.03.2018 under Book I, bearing Registration No. BRZ-BK1-01402-2018 CD No. BRZD795 duly registered in the Office of the Sub Registrar Bardez Goa on 23.03.2018 **in the name of MRS. VRUNDA SARVESH PEDNEKAR** in respect of the Said Property as described above as the OWNER and we have not found any adverse entries which would affect the title. We have also satisfied ourselves in case of suspicion/doubt by making necessary enquiries. We hereby certify that the documents of title referred to above are perfect evidence of



title and if these documents are deposited a valid equitable shall be created as required by law to protect the interest of the Bank.

There are no prior mortgages/charges whatsoever in respect of the property and its title deeds. *HOWEVER it may be noted that the said search of the Records of the SROs at Bardez does not reveal any equitable mortgage transactions, since the practice of noting/recording equitable mortgage transactions by deposit of title deeds is not prevalent in the offices of the SROs at Goa*

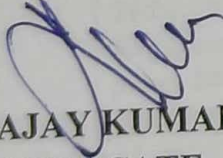
There are no claims/interest of minor involved in the property. There are no taxes, levies pending in respect of the said property.

We hereby certify that the said **MRS. VRUNDA SARVESH PEDNEKAR** *along with her husband (if married under the Regime of communion of assets)*, acquired an absolute, clear, legal and marketable title to the Said Plot as its absolute owners and possessors.

LIST OF ADDITIONAL DOCUMENTS TO BE SUBMITTED TO THE BANK for their information and record (NOT A PART OF EMD):

1. Nil Certificate of Encumbrance on Property from SRO Bardez in respect of the said property for the period from 13 years

For AJAY KUMAR AND ASSOCIATES,

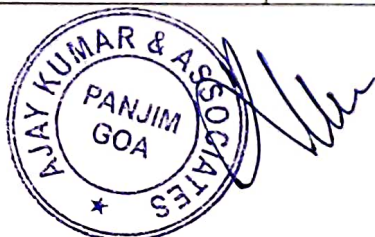
  
AJAY KUMAR.V  
ADVOCATE





# ANNEXURE 'A'

Sl. No.	Date of Document	Name of Document	Whether original / certified / True copy / Photostat
1.	27.06.1945 Book No. 450 at folio 11 to 13	Deed of Gift and Consent	Photocopy
2.	14.10.1994 drawn at page 76 onwards of Book No. 776	Deed of Succession	Photocopy
3.	28.09.1998 registered on 28.10.1998 Registered No. 1516 of Book no. I Volume no. 613	Deed of English Mortgage between a. Mrs. Dominica Carmelina Coutinho, b. Mr. Elizabeth Francisco D'Souza, c. Mrs. Perpetua Estelina D'Souza, d. Mrs. Leonildes Beatriz De Souza, e. Mr. Salvador D'Souza, f. Mr. Epifernio Antonio Francisco De Souza, g. Mrs. Maria Assumption D'Souza, h. Mr. Jose Paulo D'Souza as Mortgagors and Shri. Ramakant Kashinath Shirodkar as Borrower mortgaged the said property in favour of The Goa State Co-operative Bank Limited as Mortgagee Bank	Photocopy
4.	17.08.2000 Case No. ARCS/HQ/CC/ABN-860/2000/602	Judgement Order passed by the Asstt Registrar of Co-operative Societies	Photocopy
5.	11.06.2002	Equitable Mortgage	Photocopy
6.	23.07.2009 registered on 28.07.2009 Registered No. 1331 at pages 146 to 158 of Book I, Volume No. 2820	Certificate of Sale between Mr. Braulio Batista Fernandes sold the said Plot of land admeasuring 1017 sq mtrs to Miss Zena D. D'Souza and Mr. Benzyl E. D'Souza as Purchasers	Photocopy
7.	11.06.2010 Regular Civil Suit No. 9/2010/F	In the Court of Civil Judge Junior Division 'F' Court at Mapusa	Photocopy
8.	29.06.2010 registered on 29.06.2010 Book I, bearing Registration No. BRZ-BK1-02383-2010, CD No. BRZD70	Deed of Sale between Miss Zena D. D'Souza Miss Zena D. D'Souza as Vendor sold the said undivided share of the property known as "Zambeachi Addi" bearing Chalta No. 1 of P. T. Sheet No. 42 admeasuring 995 sq mtrs of City Survey Mapusa to Mr. Benzyl E. D'Souza as Purchaser	Photocopy
9.	20.10.2011 Chalta No.1 of P. T. Sheet No. 42	Survey Plan	Photocopy
10.	29.11.2011 Vide ref No. RB/CNV/BAR/COLL/45/2011	Sanad issued by the Office of the Collector North Goa District Panaji Goa to Mr. Benzyl E. D'Souza	Photocopy
11.	08.12.2011 Vide ref No. NGPDA/M/1090/2386/11	Order issued by the North Goa Planning and Development Authority Panaji Goa to Mr. Benzyl E. D'Souza	Photocopy
12.	14.08.2014	Form D issued by the Inspector of Survey and Land Records in the name of Shri.	Photocopy



	Chalta No. 1 of P. T. Sheet No. 42	Minguel Jarenimo De Souza as its occupant columns	
13.	26.06.2015 registered on 26.06.2015 Book I, bearing Registration No. BRZ-BK1-06643-2015, CD No. BRZD769	Deed of Sale between Mr. Benzyl E D'Souza as Vendor sold the said Plot C admeasuring 968 sq. mts to M/s Balaji Developers represenetd by its Proprietor Mr. Vikesh Assotikar as Purchaser	Photocopy
14.	08.03.2018 registered on 23.03.2018 Book I, bearing Registration No. BRZ-BK1-01402-2018 CD No. BRZD795	Deed of Sale between M/s Balaji Developers represenetd by its Proprietor Mr. Vikesh R. Assotikar and his wife Mrs. Aswati V. Assotikar as Vendors sold the said Plot C, admeasuring 968 sq mtrs to Mrs. Vrunda S. Pednekar as Purchaser	Photocopy
15.	22.10.2021 Case No. ISLR/PART/BAR/MPS/17 4/21	Partition Order passed by the Inspector of Survey and Land Records City Survey Mapusa Bardez Goa	Photocopy
16.	13.04.2022 Chalta No. 1-D of P. T. Sheet No. 42	Survey Plan	Photocopy
17.	09.12.2022 Vide ref No. NGPDA/M/1913/2342/202 2	Order issued by the North Goa Planning and Development Authority Panaji Goa to Mrs. Vrunda Sarvesg Pednekar	Photocopy
18.	09.12.2022	Approved Plan	Photocopy
19.	12.12.2022 Chalta No. 1-D of P. T. Sheet No. 42	Form D issued by the Inspector of Survey and Land Records in the name of Mrs. Vrunda Survesh Pednekar as its occupant columns	Photocopy
20.	21.12.2022 Regn No. 5823/2022	Agreement for Joint Development and Sale executed before the Notary of Adv V. K. Harmalkar at Mapusa Goa, the said Mrs. Vrunda Sarvesh Pednekar and her husband Mr. Sarvesh M. Pednekar as Vendors agreed to sell the said Plot No. C, admeasuring 968 sq mtrs Surveyed under Chalta No. 1-D of P. T. Sheet No. 42 of City Survey Mapusa to M/s Balaji Developers represented by its Sole Proprietor Mr. Vikesh Assotikar alias Mr. Vikesh Assoticar as Developer	Photocopy
21.	08.02.2023 Vide No. 334 of 2023	Nil Certificate of Encumbrance on Property issued by the Office of the Sub Registrar Bardez Goa for the period from 13.03.2018 to 07.02.2023	Photocopy
22.	21.07.2023 Vide ref No. CONSTLIC/MAPUSA/20 23-2024/9	Construction Licence issued by the Mhapsa Municipal Council to Mrs. Vrunda Sarvesh Pednekar	Photocopy

**For AJAY KUMAR AND ASSOCIATES,**

  
**AJAY KUMAR.V**  
ADVOCATE

Date: 13.12.2023

