

**LAW OFFICE:**

410, 4<sup>th</sup> floor, Soares  
Sapphire, Angod, Mapusa,  
Bardez,  
Goa.

9823881617  
9011031067

**ADV. KAMLESH N. SHETGAONKAR  
& ASSOCIATES**



Mrs. Kalpana C. Toraskar

Miss. Atrusha Khorjuvekar

(ADVOCATES)



Dated: 25/04/2022

**TITLE VERIFICATION REPORT AND LEGAL  
REPORT**

Ref: **Title Report of The Property bearing Survey No. 3/2 of  
Village Mandrem, Pernem, Goa.**

M/S R. K. CONSTRUCTIONS, a Partnership Firm having its office at 382, Sim Wada, Siolim, Bardez, Goa, has handed over to me original and certified copies of following documents and requested me to give legal opinion as regards the validity and marketability in the respect of the above referred properties.

**Details/Description of the documents relied:-**

- a) Conveyance of Sale dated 25/05/1976.
- b) Deed of Gift dated 18.05.1989.
- c) Order dated 05.02.2019 in Inventory proceeding no. 12/2018.
- d) Deed of Ratification dated 23/02/2021.
- e) Form No. 9.
- f) Form III, Index of Land.
- g) Form I and XIV (manual)
- h) Form I and XIV.
- i) Survey Plan.

*(Handwritten signature)*



- j) House tax receipt.
- k) Agreement for Development and construction dated 23/02/2021.
- l) Deed of Partnership dated 23/02/2021.
- m) Power of attorney dated 23/02/2021.
- n) Conversion sanand dated 07/04/2022.
- o) Construction licence dated 17/12/2021.
- p) Technical clearance order along with approved plan dated 17/09/2021.



I have carefully gone through the documents submitted by **M/S R. K. CONSTRUCTIONS** and after careful perusal, study and apparent tenor of documents, my opinion is as follows:-

### OPINION

#### 1. **Details/Description of the properties:-**

##### Description of the property:-

All that property known as "MOLLY ROSCOTEM" also known as "MALLY RASKHATEM" totally admeasuring 1438.00 Sq. mts., bearing Survey no. 3/2 situated at Mandrem, including old residential house bearing Village Panchayat house no. 92, within the limits of Village Panchayat of Mandrem, Taluka, and Sub District of Pernem, District North Goa and State of Goa which is neither

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registered in the Land registration office either at Pernem or Mapusa, recorded in the record of taluka Revenue office at Pernem under Matriz no. 3331,, being bounded as follows;

EAST: - by the property of Ashok Mandrekar presently bearing survey No. 302/21.

WEST: - by the property of Bhai Zoixi presently bearing survey No. 302/18.

NORTH:- by the property Molly, belonging to Smt. Indirabai Dessai presently by public road.

SOUTH:- by the hill of Government presently property bearing survey No. 305/2.

The property is herein after referred to as **“THE SAID PROPERTY”**

**Description of the project:-**

All that modern residential cum commercial project, comprising of 12 flats, two shops, and two Villa, along with basement apartment known as **“SAARANG”** constructed on the property mentioned in the schedule no. I herein, comprising of Two Villas, Two shops, eight in Block **“A”**, Six flats in Block **“B”** car parking for each flats in basement and also includes compound wall,

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and other amenities/facilities strictly as per approved design and other amenities as Per Annexure to this agreement and more particularly described in the schedule writing herein under;

The project is herein after referred to as “**THE SAID PROJECT**”

2. **Brief History of the said property and the said project, and how the owners and Developers have derived the title.**

- a) From the available records and documents it is found that the said property originally belonged to late Gangadhar Krishnaji Desai, who has sold the said property to one Mrs. Saguna Rama Nirliker vides Deed of Conveyance and Sale dated 25/05/1976, which was duly registered in the office of the Sub registrar of Pernem under registration no. 63, of Book No. I, Volume no.5 at pages 64 to 69 dated 26/03/1976.
- b) The said Mrs. Saguna Rama Nirliker who purchased the said property in the status of widow has subsequently gifted the said property to her nephew Mr. Liladhar Narayan Nirlikar and his wife Mrs. Vaishali Liladhar Nirlikar vides Deed of Gift dated 18.05.1989, which was duly registered in the office of the Sub registrar of Pernem under registration no. 93, of Book No. I, Volume no. X, dated 22/06/1989.
- c) It has seen that at the time of execution and registration of Deed of Conveyance and Sale dated 25/05/1976 said late Gangadhar Krishnaji Desai was widower and therefore at that time he was entitled to transfer



only the half undivided share of the said property, and remaining half undivided share was dissolved among the legal heirs of the late Yashodha Gangadhar Desai who was the wife late Gangadhar Krishnaji Desai.

d) The said Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar has later realized that due to non joinder of legal heirs of the said late Yashodha Gangadhar Desai as Vendors under the above said Sale Deed dated 25/05/1976 they had themselves not possessed good title over the said property and in turn the legal heirs of the said late Yashodha Gangadhar Desai are presently having right over the said property in respect of their half undivided share, and therefore the said Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar requested the legal heirs of late Yashodha Gangadhar Desai to ratify the said Sale Deed dated 25/05/1976 by relinquishing their rights over the said property and further by confirming the act of their late grandfather/grandfather in law late Gangadhar Krishnaji Desai i.e. execution and registration of Deed of Conveyance and Sale dated 25/05/1976 which was duly registered in the office of the Sub registrar of Pernem under registration no. 63, of Book No. I, Volume no.5 at pages 64 to 69 dated 26/03/1976.

e) That the inventory proceeding was instituted in the name of late Gangadhar Krishnaji Desai, late Yashoda Gangadhar Desai and late Ramesh Gangadhar Desai and Vides Order dated 05/02/2019 in the said Inventory proceeding no. 12/2018 passed by CJD Pernem, half undivided share of the said property was allotted to Mr. Rakesh Ramesh

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Desai and his wife Mrs. Vaishali Rakesh Desai and Mr. Rohan Ramesh Desai and his wife Mrs. Ashwini Rohan Desai and the said property was listed under item no.3 of the aforesaid inventory proceeding, the said entire half undivided share admeasuring 719.00 Sq. Mts.

f) The said Mr. Rakesh Ramesh Desai and his wife Mrs. Vaishali Rakesh Desai and Mr. Rohan Ramesh Desai and his wife Mrs. Ashwini Rohan Desai executed the Deed of Ratification dated 23/02/2021 which was duly registered in the office of the Sub registrar of Pernem under registration no. PNM-1-51-2021, dated 24/02/2021, in favour of Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar by relinquishing their rights over the said property and further by confirming the act of their late grandfather/grandfather in law late Gangadhar Krishnaji Desai i.e. execution and registration of Deed of Conveyance and Sale dated 25/05/1976 which was duly registered in the office of the Sub registrar of Pernem under registration no. 63, of Book No. I, Volume no.5 at pages 64 to 69 dated 26/03/1976.

g) Upon the execution and registration of Deed of Ratification dated 23/02/2021 the said Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar becomes absolute owners in possession of the said property.

h) Names of Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar also found recorded in the occupant column of the form I and XIV of the said property as well as also found registered in



the house tax receipt of the Village Panchayat of Mandrem in respect of the house no. 92.

i) The said Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar with an intention to construct modern residential cum commercial project, comprising of 12 flats, two shops, and two Villa, engage the Developer i.e. **M/S R. K. CONSTRUCTION**, Partnership Firm its office at H. No. 382, Sim Wada, Siolim, Bardez, Goa, as per plan to be approved by the said Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar of the said property from the office of Town and Country Planning in the name and style of "SARANG". The said project/building hereinafter called as "The Said Project" more fully described in the Schedule no. II, hereunder written.

j) In pursuance of the Agreement for Development and Construction dated 23/02/2021, duly executed before Notary Public Adv. Mukta. S. Parab, at Pernem, Goa, under Registration no. 383/2021 it was agreed that the Owners of the said property, in consideration of the land as described in the schedule no. I below shall get total amount of **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)** and completed apartments and get the ownership of 06 (Six) residential flat with car parking spaces for each flat in the basement along with un-demarcated and undivided proportionate share in the land as detailed below. shall get completed apartments and get the ownership of five (05) residential flat with car parking spaces for each flat in the



basement along with un-demarcated and undivided proportionate share in the land as detailed below. The Developer shall get remaining 06 (Six) residential flats, 02 (two) shops, and 02 (one) Villas, with car parking spaces for each flats and Villas in the basement along with un-demarcated and undivided proportionate share in the land in the manner as described below which the Developer may dispose off and sell of the proportionate land for prospective buyers.

k) The said Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar have obtained necessary conversion Sanad from the Additional Collector of North Goa bearing registration no. RB/CNV/PER/AC-II/01/2021/4047 dated 07/04/2022 in respect of the said property. The Village Panchayat of Mandrem has also issued the Construction license, bearing No. 13/2021-22, dated 17/12/2021 for the construction of the said project in the said property, in conformity with the plans and development permission of the Town and Country planning & Development Authority under no. DA/2629/TCP/PER/2021/1069, dated 17/09/2021.

l) In view of above and in pursuance of the Agreement for Development and Construction dated 23/02/2021 Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar and **M/S R. K. CONSTRUCTION** having legal right and interest in the said property and further all aforesaid interested parties are jointly entitle to sell their respective flats, shops and villas along with car parking space and undivided proportionate share of the said property to any





prospective buyers of the flats, shops and villas as per the allotments made in the Agreement for Development and Construction dated 23/02/2021.

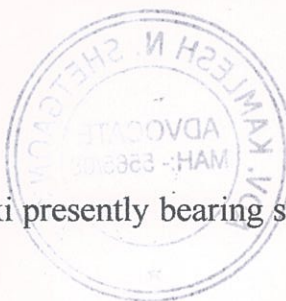
I therefore certify that Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar and **M/S R. K. CONSTRUCTION** have derived valid, clear and marketable title to the said property and said project.

**SCHEDULE NO. I**  
**“THE SAID PROPERTY”**

All that property known as “MOLLY ROSCOTEM” also known as “MALLY RASKHATEM” totally admeasuring 1438.00 Sq. mts., bearing Survey no. 3/2 situated at Mandrem, including old residential house bearing Village Panchayat house no. 92, within the limits of Village Panchayat of Mandrem, Taluka, and Sub District of Pernem, District North Goa and State of Goa which is neither registered in the Land registration office either at Pernem or Mapusa, recorded in the record of taluka Revenue office at Pernem under Matriz no. 3331,, being bounded as follows;

EAST: - by the property of Ashok Mandrekar presently bearing survey No. 302/21.

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NORTH:- by the property Molly, belonging to Smt. Indirabai Dessai presently by public road.

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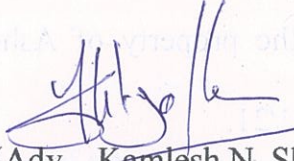
**SCHEDULE NO. II**  
**“THE SAID PROJECT”**

All that modern residential cum commercial project, comprising of 12 flats, two shops, and two Villa, along with basement apartment known as “SAARANG” constructed on the property mentioned in the schedule no. I herein, comprising of Two Villas, Two shops, eight in Block “A”, Six flats in Block “B” car parking for each flats in basement and also includes compound wall, and other amenities/facilities strictly as per approved design and other amenities as Per Annexure to this agreement and more particularly described in the schedule writing herein under;

Place: Mapusa, Goa.

Dated: 25.04.2022



  
(Adv. Kamlesh N. Shetgaonkar)

OFFICE:

410, 4<sup>th</sup> floor, Soares  
Sapphire, Angod, Mapusa,  
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**ADV. KAMLESH N. SHETGAONKAR  
& ASSOCIATES**



**Mrs. Kalpana C. Toraskar**  
**Miss. Atrusha Khorjuvekar**  
**(ADVOCATES)**

**CERTIFICATE:**

I have scrutinized documents of title relating to the said property and that the documents of title referred to above are perfect evidence of title and therefore I certify that Mr. Liladhar Narayan Nirlikar and Mrs. Vaishali Liladhar Nirlikar and M/S R. K. CONSTRUCTION have derived valid, clear and marketable title to the said property and the said project more particularly described in the schedule no. I and II written hereinabove.

Place: Mapusa, Goa.

Dated: 25.04.2022.



*[Handwritten Signature]*  
Adv. Kamlesh N. Shetgaonkar)