



Date: 24/06/2019

This Certificate of Title and Search is issued at the request of M/s Royal Developers, having its registered office at Shop No. 5, Royal Classic Building, Dongorim, Navelim, Salcete, Goa, in respect of Plot of land admeasuring an area of 1,000.00 Sq. Mts, surveyed under Chalta no. 18 P. T. Sheet No. 91 of City Survey Margao erstwhile forming part of the property "GOGOLA" alias "CULNA" surveyed under Chalta No. 13 of P. T. Sheet No. 91 of Margao City.

**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:**

A) Property under Scrutiny:

All that Plot of land admeasuring an area of 1,000.00 Sq. Mts, now forming an independent and separate unit in itself erstwhile forming part of the property "GOGOLA" alias "CULNA" (1/3<sup>rd</sup> part), which in turn formed part of the bigger property "GOGOLA" alias "CULNA".

This Property known as "GOGOLA" alias "CULNA" is hereinafter referred to as "SAID BIGGER PROPERTY"; the 1/3<sup>rd</sup> part of the Said Bigger Property is hereinafter referred to as "SAID PROPERTY" and while Plot of land admeasuring 1000.00 Sq. Mts under scrutiny is hereinafter referred to as "SAID PLOT".

B) Location:

The property under scrutiny is situated at Gogol, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of the Property:

The Said Bigger Property is described in the Land Registration office of Salcete under Description No. 13687 while the Said Property is described under Description No. 31663.

D) Survey Number of the property as per new Land Revenue Code:

The SAID PLOT under scrutiny is surveyed under Chalta no. 18 of P.T. Sheet no. 91 of City Survey of Margao.

E) Boundaries

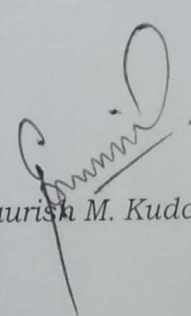
Of the Said Property

- East : by remaining 2/3<sup>rd</sup> part of the Property Gogola Culna belonging to Jose Bento Vaz and his wife Santana Vaz;
- West : by public road;
- North : by remaining 2/3<sup>rd</sup> part of the Property Gogola Culna belonging to Jose Bento Vaz and his wife Santana Vaz; and;
- South: By property belonging to Comunidade of Margao.

Of the Said Plot

- East : by property under Chalta No. 12 of P. T. Sheet No. 91 of Margao City;
- West : by public road;
- North : by property under Chalta No. 12 of P. T. Sheet No. 91 of Margao City; and
- South: by property under Chalta No. 13 of P. T. Sheet No. 91 of Margao City.

F) Area of the Property under scrutiny:

  
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The Said Plot under scrutiny admeasures 1000.00 Sq. mts.

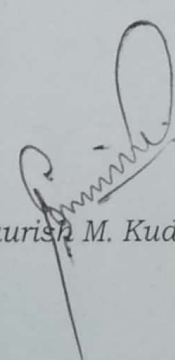
**II. Documents verified and scrutinized by me:**

- 1) Public Deed dated 27/12/1927;
- 2) Land Registration Certificate no. 31663 along with Inscription;
- 3) Matriz certificate no. 799;
- 4) Order dated 29/11/1982, passed Inventory Proceeding no. 35/72;
- 5) Deed of Sale dated 02/01/1984;
- 6) Deed of Sale dated 15/02/1984;
- 7) Order dated 29/11/1990 passed in SCS NO. 219/1990;
- 8) Deed of Succession dated 12/11/2003;
- 9) Deed of Sale dated 15/03/2007;
- 10) Deed of Sale dated 27/03/2018;
- 11) Conversion Sanad dated 28/09/2018;
- 12) Development Permission dated 02/04/2019;
- 13) NOC from health 18/04/2019;
- 14) Construction License 24/05/2019.

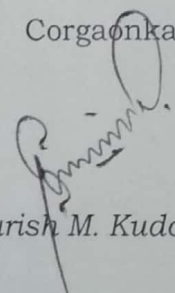
**III. Scrutiny of Documents-Search, Investigation and flow of title:**

From the perusal of the above documents and my investigation, I hereby narrate the flow of title since the year 1927:

- The Said Bigger Property is described as a whole in the Land Registration Office of Salcete under Description No. 13687 at page 84v of Book No. 35 B of new series and was owned by Jose Bento Vaz and his wife Santana Dias hailing from Margao.

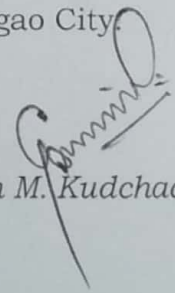
  
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- That 1/3<sup>rd</sup> part of the Said Entire Property was sold by said Mr. Jose Bento Vaz and his wife to Mr. Thomas Pereira hailing from Saligao via Public Deed drawn by Notary of Salcete Mr. Constancio Roque Bernardo Salvador da Costa on 27/12/1927 at page 23V upto 25V of Book No. 410.
- That this 1/3<sup>rd</sup> part of the Said Entire Property, came to be separated therefrom and was independently described in the Land Registration Office of Salcete under Description No. 31663 at page 130v of Book B-81 of New Series and came to be inscribed in favour of Mr. Thomas Periera on 22/05/1929 under Inscription No. 22316.
- That upon the death of said Mr. Thomas Pereira, his wife Mrs. Luizinha Moniz e Pereira instituted an Inventory Proceeding for partition of the assets left behind by him, being Inventory proceeding No. 35/72 and vide Order dated 29/11/1982, the Said Property described under Item No. 110 of the Said Inventory came to be allotted to Mr. Thomas Agnelo Pereira alias Thomas John Agnelo Pereira alias Thomas Pereira (Junior), son of Mr. Camilo Pereira and the grandson of said Mr. Thomas Pereira.
- That during the Government Survey conducted in the State of Goa, the Said Property came to be surveyed under Chalta No. 13 of P. T. Sheet No. 91 of Margao City.
- That said Mr. Thomas Agnelo Pereira alias Thomas John Agnelo Pereira sold an area admeasuring 1000.00 Sq. meters of the Said Property unto Mr. Shantaram Pandurang Corgaonkar, Mr.

  
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Damodar Pandurang Corgaonkar, Mr. Dipu Pandurang Corgaonkar, Mr. Sitaram Pandurang Corgaonkar and Mr. Vasant Pandurang Corgaonkar, vide Deed of Sale dated 02/01/1984, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 1263 at pages 348 to 353 of Book No. I, Vol. No. 302 dated 02/06/1984.

- That in the Survey records of Said Property i.e. Chalta No. 13 of P. T. Sheet No. 91 of Margao City, the names of heirs of late Thomas Pereira (Sr.) came to be erroneously recorded overlooking the Order dated 29/11/1982 passed in the Inventory Proceeding by which the Said Property was allotted exclusively to Mr. Thomas Agnelo Pereira alias Thomas John Agnelo Pereira alias Thomas Pereira (Junior)
- That Mr. Clifford Anthony Pereira, Mr. Clarence Baptista Pereira and Mr. Thomas John Agnelo Pereira and his wife (the first two brothers of third one and owned 2/3<sup>rd</sup> part of the Said Property having purchased the same from Mr. Thomas John Agnelo Pereira) filed a Civil Suit against the heirs of late Shri. Thomas Pereira (Senior) being Special Civil Suit No. 219/1990/A before Civil Judge, Senior Division, Margao for declaration that the Plaintiffs alone are the sole owners of the Said Property described under Schedule A herein being Chalta No. 13 of P. T. Sheet No. 91 of Margao City and further the Said Property having been allotted to Mr. Thomas Pereira on the basis of the allotment made in the Inventory Proceeding No. 35/72, sought declaration that the names of defendants therein erroneously appearing be deleted from the Chalta No. 13 of P. T. Sheet No. 91 of Margao City.

  
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- That the defendants to the said suit whose names were erroneously appearing in the Survey Records of Chalta No. 13 of P. T. Sheet No. 91 of Margao City, filed written statement on 01/11/1990 in the said suit admitting that the Suit Property (viz Chalta No. 13 of P. T. Sheet No. 91 of Margao City) was allotted to Mr. Thomas John Agnelo Pereira in the Inventory Proceeding initiated on the death of Thomas Pereira (senior) and his wife and that they the defendants have no right of whatsoever nature to the Suit Property.
- That vide Judgment and Order dated 29/11/1990 the said Civil Suit was decreed thereby ordering the correction of the Survey Records of Chalta No. 13 of P. T. Sheet No. 91 by deleting the names of the defendants appearing therein.
- That a portion of land admeasuring 1000.00 Sq. meters of the Said Property under Chalta No. 13 of P. T. Sheet No. 91 of Margao City, came to be separately plotted and demarcated under Chalta No. 18 of P. T. Sheet No. 91 of Margao City.
- That said Mr. Shantaram Corgaonkar and his brothers along with their respective spouses, vide Deed of Sale dated 15/02/1984, duly registered in the office of the Sub-Registrar, Salcete under No. 2225 at pages 211 to 217 of Book No. I, Vol. No. 319 dated 01/10/1984, sold the SAID PLOT to Shri. Prakash S. Panandikar.
- That said Mr. Prakash S. Panandikar expired on 20/02/2003 leaving behind his widow Mrs. Asha alias Ashalata Panandikar and two children namely Shailen Panandikar married to Sucheta

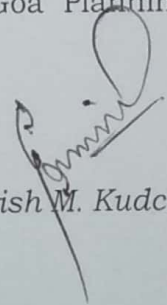
  
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Panandikar and Nandita Panandikar married to Sachin Bendale, as is declared vide Deed of Succession dated 12/11/2003 drawn in the office of the Ex-officio Notary Public Salcete at folio 43V of Deeds Book No. 1455.

- That vide Deed of Sale dated 15/03/2007, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 1442 at pages 91 to 111 of Book No. I, Vol. No. 2287 dated 27/03/2007, said Asha alias Ashalata Panandikar, Shailen Panandikar, his wife Sucheta Panandikar, Nandita Panandikar alias Nandita Sachin Bendale and Sachin Bendale, sold unto Mr. Bhushan Kadam, the SAID PLOT along with incomplete house standing therein.
- That vide Deed of Sale dated 27/03/2018 duly registered in the Office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-01416-2018, CD Number MGOD122, dated 27/03/2018, said Mr. Bhushan Kadam and his wife Mrs. Samrudhi Kadam, sold the SAID PLOT unto M/s Royal Developers.

**Permissions, Licences and approvals:**

- Vide Conversion Sanad No. AC-II/SAL/SG/CONV/66/2018 dated 28/09/2018 issued by Office of the Collector, South Goa, permission has been granted to M/s Royal Developers to use an area admeasuring 1000.00 Sq. metres from the property surveyed under Chalta no. 18 of P.T. Sheet no. 91 of Margao City Survey for commercial use.
- Vide Development Permission Order No. SGPDA/P/6095/13/19-20 dated 02/04/2019 issued by the South Goa Planning and

  
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Development Authority, Margao-Goa, development permission has been granted to Royal Developers to carry out work of construction of building in the Plot surveyed under Chalta no. 18 of P.T. Sheet no. 91 of Margao City.

- Vide Construction Licence under No. A/13/19-20 dated 24/05/2019 issued by the Margao Municipal Council permission has been granted to Royal Developers for the construction of building in the Plot surveyed under Chalta no. 18 of P.T. Sheet no. 91 of Margao City.

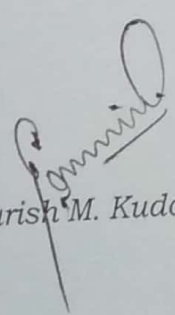
**Certificate:**

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that M/s Royal Developers are the owners in possession of the Said Plot under scrutiny and holds clean, clear and marketable title thereto.

This Title Report is issued at the request of M/s Royal Developers and is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Yours in Service,

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

  
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