



**K. D. SHETYE** B.A. (Hons.) L.L.B.  
**ADVOCATE**

Office : F4C, First Floor, Shankar Parvati Bldg., Opp. Education Dept.,  
18th June Road, Panaji - Goa. 403 001 (INDIA) Tel. : (Off.) 0832-2436886 (Mob.) 9960076696

Date : 10-12-2020

10/12/2020

**TITLE REPORT IN RESPECT OF THE PROPERTY  
SURVEYED UNDER CHALTA NO. 5 TO 19 AND 36 OF P.T.  
SHEET NO. 143 OF CITY SURVEY, PANAJI, SITUATED AT  
CARANZALEM, TISWADI, GOA**

I have been handed over the following documents in respect of the property surveyed under Chalta No. 5 to 19 and 36 of P.T. Sheet No. 143 of City Survey, Panaji, situated at Caranzalem, Tiswadi, Goa which is proposed for redevelopment with a view to give my opinion.

I have perused the following documents.

1. Copy of Deed of Sale dated 14/01/1966
2. Copy of Deed of Sale dated 01/12/1973
3. Copy of Certificate of Registration dated 27/3/1965 issued by Registrar of Co-op. Societies of Adarsh Co-pop. Housing Society Ltd.,
4. Copies of form 'D' of the property surveyed under Chalta Nos. 5 to 19 and 36 of P.T. Sheet No. 143.



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5. Approval for amendment to the bye laws of Adarsh Co-op.  
Housing Society issued by Asst. Registrar of Co-op.  
Societies, Central Zone, Panaji, dated 23<sup>rd</sup> April, 2012
6. Copy of Agreement for Redevelopment dated 10/09/2019
7. Copy of Power of Attorney executed by Adarsh Co-operative  
Housing Society Limited dated 10<sup>th</sup> September, 2019
8. Copy of letter dated 11/02/2020 issued by Goa State  
Impact Assessment Authority, recommending the  
Project proposal of redevelopment to Goa-SEIAA for grant of  
Environmental Clearance
9. Copy of Order dated 19 Feb. 2020 issued by Greater  
Planning and Development Authority granting development  
Permission in the property
10. Copy of No Objection Certificate dated 05/03/2020 issued by  
Urban Health Centre, Panaji, for development from the sanitary  
Point of view
11. Copy of letter dated 19.03.2020 issued by the Directorate of  
Fire & Emergency Services, Panaji, vetting the in-built fire  
Protection arrangements in the redevelopment project.



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12. Copy of letter dated 21/08/2020 issued by the P.W.D. St. Inez,  
Panaji conveying no objection for grant of construction  
License for the proposed redevelopment with regard to the  
Availability of water
13. Copy of letter dated 3/09/2020 issued by the Electricity  
Department, Sub Div.IV, Taleigao, from electrical point of  
View.
14. Copy of letter dated 12/08/2020 issued by A.E., SDIII,  
W.D.III (PHE), P.W.D., Tonca, Caranzalem, Goa stating  
That the area is already connected to the main sewer network.
15. Copy of letter dated 30/10/2020 issued by the Municipal  
Engineer, Gr.I, CCP, Panaji, to Adarsh Co-op. Hsg. Society  
For payment for the issue of construction license.
16. Copy of construction license No.401/1/CCP/ENG/CONST-  
LIC-09/2020-2021/34 dated 6<sup>th</sup> November, 2020
17. Approved construction plans.



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**DESCRIPTION OF THE PROPERTY:**

A) All that piece land parcel of land known as 'CAVANTIAMCHEM MOROD' admeasuring 5940 square metres, situated at Caranzalem, within the limits of the Corporation of the City of Panaji, Sub District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas, under description No. 1358 of Book B-16 (old), not enrolled in the Taluka Revenue Office of Ilhas for matríz.

B) All that piece and parcel of property known as 'NOVEM XETA' admeasuring 849 square metres situated at Caranzalem, within the limits of the Corporation of the City of Panaji, Sub District of Ilhas, North Goa District, State of Goa, not described in the Land Registration Office of Ilhas and enrolled in the Taluka Revenue Office under matríz no. 441.

C) All that piece and parcel of the property known as "MASCOTEM" admeasuring 98.00 sq. mts. situated at Caranzalem, within the limits of the Corporation of the City of Panaji, Sub District of Ilhas, North Goa District, State of Goa, which



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property is not described in the Land Registration Office of Ilhas but enrolled in the Taluka Revenue Office under matriz no. 441.

The above said properties totally admeasure 6887.00 square metres surveyed under Chalta No. 5 to 19 and 36 of P.T. Sheet No. 143 of City Survey, Panaji, and the entire property is bounded on the North by 25 metres wide road and by an access, on the South by properties bearing P.T. Sheet No. 143, Chalta No. 30 and 31 of City Survey, Panaji, on the East by properties bearing P.T. Sheet NO. 143, Chalta No. 20 and 27 of City Survey, Panaji, and on the West by properties bearing Survey NO. 3/1, 3/2 and  $\frac{3}{4}$  of Village Taleigao, Goa.

**TRACING OF TITLE:**

Originally the property known as 'CAVANTIAMCHEM MOROD' admeasuring 5940 square metres, described at (A) above belonged to Mr. Krishna Waman Kenny and his wife Mrs. Radhabai Krishna Kenny, who vide Deed of Sale dated 14/01/1966 duly registered in the office of the Sub Registrar, Ilhas, Panaji, Goa under No. 106, Volume No. 5 of Book NO.I, pages 56 to 60 dated 20/06/1966 sold the same to Adarsh Co-operative Housing Society Ltd.,



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Property described at (B) and (C) above, originally belonged to Miss Agnes Theresa Elisinha D'Costa alias Theresa D'Costa, who vide Deed of Sale dated 01/12/1973 duly registered in the office of the Sub Registrar, Ilhas, Panaji, under No. 741 at pages 131 to 136 of Book NO.I, Volume NO. 80 dated 27/12/1973 sold the same to said Adarsh Co-operative housing Society Ltd.

Adarsh Co-operative Housing Society Ltd., having acquired ownership of the above said properties, undertook the development of construction of residential flats for its members and accordingly after obtaining necessary permissions and licenses constructed 7 buildings in the said property and allotted residential flats in the said building to its 56 members.

The existing building constructed in the said property by the said Housing Society needs major repairs and maintenance as per the Stability Certificate obtained by the society and therefore in view of the said Stability Certificate, the Society decided to redevelop the said property and accordingly passed a resolution in the Special General Body Meeting held on 1<sup>st</sup> April, 2012 for amending the bye laws of the society whereby inserting the provision of redevelopment/reconstruction of the said property.





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The said amendment of bye law has been approved by the Asstt. Registrar of Co-op. Societies, Panaji, vide his letter dated April, 2012.

Subsequently another resolution was passed by the members of the Society in Special General Body Meeting held on 3<sup>rd</sup> February, 2019 agreeing to entrust the redevelopment of the said property to Milroc Good Earth Developers, a partnership firm duly constituted under the Indian Partnership Act, 1932 having its office at 501, Milroc Lar Menezes, S.V. Road, Panaji, Goa.

Accordingly vide Agreement for Redevelopment dated 10<sup>th</sup> September, 2019 duly executed before Ujwala T Kouthankar, Advocate & Notary, Panaji, registered under No.1248/AGR/2019 date 10/9/2019, Adarsh Co-op. Housing Society entrusted the redevelopment of the said property to said Milroc Good Earth Developers on the terms and conditions set out thereunder.

As per the Zoning Certificate dated 03/05/2019 issued by the Greater Panaji Planning and Development Authority, the said property is zoned under "Commercial (C1)" Zone, with Floor Area Ratio (FAR) of 200 in the New Outline Development Plan.



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As per the plans prepared by the Builder Milroc Good Earth Developers, it is proposed to construct six buildings consisting of 112 flats and reallocate 68 flats and parking slots to its existing 56 members as specified in the said Agreement for Redevelopment dated 10/9/2019.

Adarsh Co-operative Housing Society Ltd., has also executed Power of Attorney in favour of Shri Allaparthi Durga Prasad and Smt. Allaparthi Nagamanga, executed before Ujwala T. Kouthankar, Advocate & Notary, Panaji, registered under No. 1249/POA/2019 dated 10/9/2019 giving powers to do all acts, deeds and things pertaining to the redevelopment of the said property.

Greater Panaji Planning and Development Authority, Panaji, issued Order dated 19<sup>th</sup> February, 2020 granting permission for development of the said property.

Goa State Environment Impact Assessment Authority, has recommended the project proposal for grant of environmental clearance.





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Urban Health Centre, Panaji, has issued No Objection Certificate dated 05/03/2020 for the proposed redevelopment/construction from sanitary point of view.

Directorate of Fire & Emergency Services, Panaji, vide letter dated 19.03.2020 has vetted the arrangement of fire protection proposed in the redevelopment project.

Assistant Engineer, Sub Div. I, Div.II, PHE-N, St. Inez, Panaji, has granted no objection vide letter dated 21/8/2020 with regard to the availability of water for the proposed residential buildings in the said property.

Assistant Engineer, (Elect), S.D.IV, Taleigao, Goa has issued letter dated 3/09/2020 conveying feasibility from electrical point of view.

Assistant Engineer, S.D.III, W.D.III (PHE), P.W.D., Tonca, Caranzalem, issued letter dated 12/08/2020 stating that the said property is already connected to the main sewer network.

Corporation of the City of Panaji, has issued construction license dated 6<sup>th</sup> November, 2020 for the proposed redevelopment/construction the said property.



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The proposed construction plan of the buildings in the said property has been approved by the concerned authorities.

Form 'D' of the above said properties issued by the Inspector of Survey and Land Records, Panaji, shows that Adarsh Co-operative Housing Society is the title holder of the said property.

**CERTIFICATE OF TITLE:**

Upon perusal of the documents, this is to certify that the surveyed under Chalta No. 5 to 19 and 36 of P.T. Sheet No. 143 of City Survey, Panaji, situated at Caranzalem, within the limits of the Corporation of the City of Panaji, Sub District of Ilhas, Taluka Tiswadi, North Goa District, State of Goa is the exclusive and absolute ownership of Adarsh Co-operative Housing Society Ltd., having clear, valid and marketable title who has entrusted the redevelopment of the said property to Milroc Good Earth Developers in terms of Agreement for Redevelopment dated 10<sup>th</sup> September, 2019.

  
(K.D. Shetye) 10-12-2020  
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