

PAVITHRAN. A. V.

B.A., LL.M.

ADVOCATE

S-3, 11th Floor, Bhanav Apartments,
Next to Axis Bank, Near Mahalaxmi
Temple, Panaji-Goa 403 001. Tel No-
0832-2227773, 9552590929

Date: 30/05/2019

CERTIFICATE/TITLE REPORT

M/S.BALAJI REALTORS, a Partnership firm, having its registered Office No.206, 2nd Floor, Adwalpalkar Avenue, St.Inez, Panaji, Goa, has referred to me the property documents, to verify the title, in respect of Plot of Land admeasuring 950 sq.mts. along with a existing house in dilapidated condition bearing House No.1274, with built up area of 100 sq.mts., surveyed under Survey No.557/14 of Village Tivim, situated at Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa

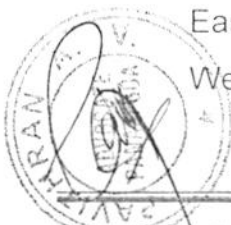
DESCRIPTION OF THE PROPERTY UNDER SCRUTINY:

PLOT

All that Plot of Land admeasuring 950 sq.mts. along with a existing house in dilapidated condition bearing House No.1274, with built up area of 100 sq.mts., together with water Well, trees and all other appurtenances, surveyed under Survey No.557/14 of Village Tivim, situated at Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa. The said plot is bounded as follows:

East: By property surveyed under Survey No.557/15;

West: By property surveyed under Survey No.557/3;



Res.: Flat No.HEG-25, Ground Floor, "E" Building "Navodaya Co-Op. Housing Society Ltd.", Behind Hero Honda Showroom, Alto-Porvorim, Bardez, Goa

E-mail: pavi3233@gmail.com, pavi_3233@rediffmail.com

North:By properties surveyed under Survey No.557/3 and
557/4;

South:By Mapusa – Bicholim Main road.

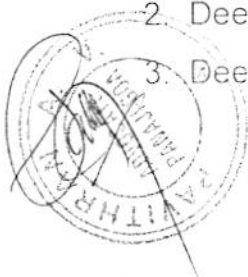
**PROPERTY "ZUNVEAVELEM BATA" or "CHAMALACHA
XENDEAVELEM BATTATA" or "CHAMLACHA
XENDEAVELEM BATTATA" alias "AWCHIT WADDO"**

All that larger property known as "ZUNVEAVELEM BATA" or "CHAMALACHA XENDEAVELEM BATTATA" or "CHAMLACHA XENDEAVELEM BATTATA" also called as "AWCHIT WADDO" described in the Land Registration Office of Bicholim under No.17784 at folio 19 of Book No.B-46 (new) and inscribed under Inscription No.14829 at folio 24V of Book No.G-20 of Registration of Transfers, on 15th January, 1962 in the Land Registration Office of Bicholim, and enrolled in the Taluka Revenue Office of Bardez under Matriz No.15 of 3rd Circumscription of Tivim Village, surveyed under Survey No.557/14 of Village Tivim, situated at Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa (hereinafter referred to as the said "PROPERTY").

DOCUMENTS VERIFIED

The following documents have been placed before me for verification of title:-

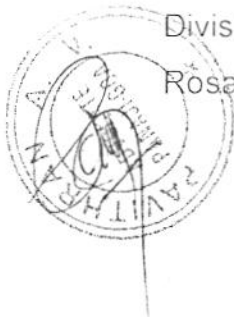
1. Inscription and description of the property
2. Deed of Sale and Discharge dated 09/08/1960
3. Deed of Gift dated 12/09/1983



4. Approved building plan;
5. Technical Clearance Order of Town and Country Planning Dept. dated 25/01/2019;
6. NOC dated 20/02/2019 issued by Directorate of Health Services, Primary Health Centre Colvale.
7. Form I & XIV bearing Survey No.557/14 of Village Tivim
8. Survey plan of the property
9. Deed of Sale dated 15/12/2017;
10. Construction License dated 03/04/2019;

The said property known as "ZUNVEAVELEM BATA" or "CHAMALACHA XENDEAVELEM BATTA" or "CHAMLACHA XENDEAVELEM BATTA" also called as "AWCHIT WADDO" originally belonged to Mr.Domingos Joao de Melo and the same is described in the Land Registration Office of Bicholim under description No.14155 of Book No.B-36 at page 142 and inscribed under Inscription No.8584 at folio 24V of Book No.G-13 of Registration of Transfers in the land Registration Office of Bicholim.

The said Mr.Domingos Joao de Melo and his wife Mrs.Maria Joana Coutinho sold a portion admeasuring 1000 sq.mts. from the said property to Mr.Marcal Siqueira also known as Marshall Sequeira, vide Deed of Sale and Discharge dated 09/08/1960, found drawn up at folio 13 overleaf onwards of Book No.603 of the records of the Notary Public of the Judicial Division of Bardez, Camilo Manuel Antonio Henrique do Rosario e Souza (hereinafter referred to as the said "Plot").

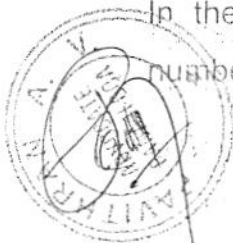


Subsequently, the said Mr. Marçal Siqueira alias Marshall Sequeira, got the said property described under Description No. 17784 at folio 19 of Book No. B-46 (new) in the Land Registration Office of Bicholim and inscribed in his favour under Inscription No. 14829 at folio 24V of Book No. G-20 of Registration of Transfers, on 15th January, 1962 in the Land Registration Office of Bicholim.

The said Mr. Marçal Siqueira alias Marshall Sequeira, thereafter constructed a house bearing House No. 1274 in the said plot admeasuring 1000 m² and thus his name was recorded in Form I & XIV of record of rights in respect of the said plot.

The said Mr. Marçal Siqueira alias Marshall Sequeira being a bachelor and having no children, gifted the said plot admeasuring 1000 sq. mts. vide Deed of Gift dated 12/09/1983 to Mr. Leonardo Rafael De Souza alias Leonardo Rafael D'Souza alias Lennie D'Souza thereby keeping usufruct right till his life time, which deed was registered before the Sub-Registrar of Bicholim, under No. 39 at pages 235 to 238 of Book No. I, volume No. 81 on 30/01/1984.

In the above Deed of Gift, the inscription and description numbers of the property were wrongly mentioned as



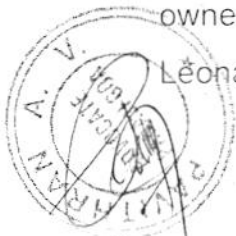
described under No.14155 of Book B-36 new and inscribed under no.17684 of Book B-46 and the same should be corrected as described under No.17784 at folio 19 of Book No.B-46 (new) and inscribed under Inscription No.14829 at folio 24V of Book No.G-20 of Registration of Transfers, on 15th January, 1962 in the Land Registration Office of Bicholim.

The said Mr.Marcial Siqueira alias Marshall Sequeira expired on 04/06/1984, and upon his death his usufruct right was extinguished and thus the said Mr.Leonardo Rafael De Souza alias Leonardo Rafael D'Souza alias Lennie D'Souza became the absolute owner of the said Plot admeasuring 1000 m2.

The name of Mr.Leonardo Rafael De Souza alias Leonardo Rafael D'Souza alias Lennie D'Souza was recorded in Form I & XIV and the survey records of the said plot, the area was shown as 1025 sq.mts. in Form I & XIV.

The Govt. of Goa P.W.D. has acquired a small strip of land admeasuring 75 sq.mts. along the main Mapusa to Bicholim road from the said plot for the purpose of water pipeline and has got its name included in Form I & XIV.

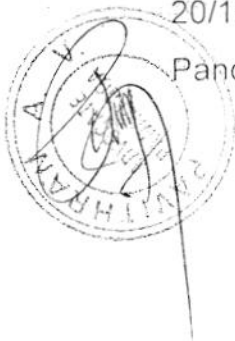
After the said acquisition by the Government of Goa P.W.D., the balance land area available at loco is 950 sq.mts. which is owned and possessed by Mr.Leonardo Rafael De Souza alias Leonardo Rafael D'Souza alias Lennie D'Souza.



Vide Deed of Sale dated 15/12/2017, the said Mr. Leonardo Rafael De Souza alias Leonardo Rafael D'Souza alias Lennie D'Souza and his wife Mrs. Rekha de Souza sold and conveyed the said plot of land admeasuring 950 sq.mts. along with an existing house in dilapidated condition bearing House No.1274, with built up area of 100 sq.mts. together with water Well, trees and all other appurtenances, situated at Tivim, Bardez, Goa, to M/s. Balaji Realtors, a Partnership firm, represented by its Partners (1) Smt. Kalpana Madhavrao Chavan, And (2) Mr. Sanjay Madhavrao Chavan, which deed was registered before the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00088-2018, CD Number BRZD792 on 05/01/2018, and by virtue of which M/s. Balaji Realtors became the absolute owners of the said plot.

The said M/s. Balaji Realtors, thereafter intended to develop the said plot by constructing residential building with shops and thus obtained the following permissions/ approvals from the concerned authorities:

1. Approved building plan;
2. Technical Clearance Order under Ref.No. TPB/4924/TIV/TCP-19/641, dated 25/01/2019, issued by Town and Country Planning Dept. Mapusa, Goa.
3. NOC dated 20/02/2019 issued by Directorate of Health Services, Primary Health Centre Colvale.
4. Construction License under No. VP/TIV/BAR/F.2/2019-20/15, dated 03/04/2019, issued by the Village Panchayat Tivim, Bardez, Goa.



I am therefore, of the opinion that M/s.Balaji Realtors, a Partnership firm, represented by its Partners (1) Smt.Kalpana Madhavrao Chavan, And (2) Mr.Sanjay Madhavrao Chavan, having its registered Office No.206, 2nd Floor, Adwalpalkar Avenue, St.Inez, Panaji, Goa, are the absolute owners of plot of land admeasuring 950 sq.mts. along with a existing house in dilapidated condition bearing House No.1274, with built up area of 100 sq.mts. together with water Well, trees and all other appurtenances, situated at Tivim, Bardez, Goa, by virtue of Deed of Sale dated 15/12/2017, registered before the Sub-Registrar of Bardez at Mapusa, Goa, under No.BRZ-BK1-00088-2018, CD Number BRZD792 on 05/01/2018, and have valid and marketable title to the said plot.

