

RUPA A.DUBLAY (KOTKAR)
ADVOCATE & NOTARY

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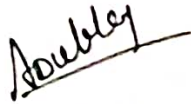
Date:-10/06/2023

CERTIFICATE OF TITLE CONCERNING

SURVEY NO. 65/0

VILLAGE- BORDEM, BICHOLIM-GOA.

I Adv. Rupa A. Dublay (Kotkar) being requested by Mr. Balasubramanian Thacharavalappil alias Balasubramanian TV, having office at Office No. 310, 3rd Floor, Gera Imperium Star, Patto, Panaji-Goa have scrutinized the Xerox copies of the documents furnished, and I am submitting the certificate of title in respect of Plot No. A-1, admeasuring 1080 sq. mtrs. which is the part of the property known as "GALVARIL DONGOR" or "LAKER", situated at Village Bordem, within the limits of Bicholim Municipality, Taluka and Sub District of Bicholim, District North Goa, State of Goa, inscribed under Inscription No. 11582 at page 33 back of Book, G-16 New and described in the Land Registration Office under No. 1965


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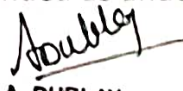
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of Book B-5 New, and not enrolled In the Taluka Revenue Office and surveyed under Survey No. 65/0 of Village Bordem. which is better described in the schedule and hereinafter referred to as **"THE SAID PLOT"**.

SCHEDULE

(Description of the said Plot)

All that Plot No. A-1, admeasuring 1080 sq. mtrs. which is the part of the property known as **"GALVARIL DONGOR"** or **"LAKER"**, situated at Village Bordem, within the limits of Bicholim Municipality, Taluka and Sub District of Bicholim, District North Goa, State of Goa, inscribed under Inscription No. 11582 at page 33 back of Book, G-16 New and described in the Land Registration Office under No. 1965 of Book B-5 New, not enrolled in the Taluka Revenue Office and surveyed under Survey No. 65/0 of Village Bordem and the said plot is bounded as under:-


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East:- By Road

West:- By Water pipeline and Road

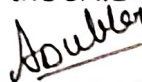
North:- By Open Space

South:- By Road

I have examined the following documents:-

1. Copy of Inscription Certificate bearing No. 11582 at page 33 back of Book, G-16 New and Copy of Description Certificate bearing No. 1965 of Book B-5 New.

This documents depicts that the property described under No. 1965 called as "GOLVAVORIL DONGOR" located at Bordem Village of Bicholim is inscribed in favour of Luis Joao Dias. (Hereinafter referred to as the SAID PROPERTY).


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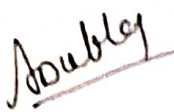
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2. Copy of Deed of Renunciation of Usufruct, Sale with Discharge of Price and Discharge of Debts and Obligations dated 24/01/1942 drawn in the office of Notary Jose Francisco Souza Coelho in Book No. 116 at folio 55 to 56 reverse.

This document depicts that one Mrs. Rucmini renounce her share in the above said property in favour of her son i.e. Mr. Demu Crisna Pol, and the said Mr. Demu Crisna Pol along with his wife Cashl had sold the said property to Mr. Luis Joao Dais or Luis Joao Santana Dias and accordingly the said property is inscribed in favour of Mr. Luis Joao Dais or Luis Joao Santana Dias.

3. Copy of Deed of Declaration and Partition dated 03/01/1963 was executed among the legal heirs of Luis Joa Dais registered under No. 555 at folio 91.


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This document depicts that the said Luis Joao Santana Dias died on 01/04/1960 and his wife Maria Oslinda D'Souza died on 11/07/1951 leaving behind them their five children's namely

- a) Ana Esperanca married to Agnelo Maria Pereira.
- b) Eufemiano Dias married to Filomena Luisa.
- c) Antonio (Bachelor)
- d) Filomena married to Francis
- e) Maria married to Antonio

Thereafter in the same document the two daughters namely Filomena along with her husband Francis and Maria along with her husband Antonio relinquished gratuitously in favour of co-heirs the right acquired by them upon the death of their late parents said Mr. Luis Joao Dais and Maria Oslinda D'Souza. Therefore the right upon the death of their late parents said Mr. Luis Joao Dais and Maria Oslinda D'Souza is inherited by their three children's namely:-


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- i. Ana Esperanca married to Agnelo Maria Pereira.
- ii. Eufemiano Dias married to Filomena Luisa.
- iii. Antonlo (Bachelor)

Therefore the above three legal heirs partitioned the assets acquired by them upon the death of their late parents said Mr. Luis Joao Dals and Maria Oslinda D'Souza. As per the above said document the said property listed in the list at No. 12 was allotted to his son Mr. Eufemiano Dias.

4. Copy of Deed of Succession dated 10-12-2003 drawn in the office of the Notary -Ex- officio of Ilhas under No. 680 at page 81 onwards.

This document depicts that on 12-4-2003 the said Mr. Eufemiano Constancio Dals died being survived by his widow Filomena Luisa de Souza Menezes and his following heirs Luis Lan Dias and Lois De Menezes e Dias which is confirmed by the above said Deed of Succession.



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5. Copy of Deed of sale dated 18th December 2008, registered before the Sub Registrar of Bicholim, Under No. 1104/2008 at pages 194 to 220, Book I, Vol. 659, dt. 18th December 2008.


This document depicts that the said Filomena Luisa de Souza Menezes, Luis Lan Dias along with his wife Mrs. Ana Maria Olga Afonso, Lois De Menezes e Dias along with her husband Dr. Shailesh Ratilal Parmar have sold the half part of the said property admeasuring 39950 sq mtrs. to Mr. Vinayak Dadu Pal alias Mr. Vinaeca Dadu Pol, and Mr. Jaiwant Dadu Pal alias Mr. Zoivonta Dadu Pol.


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6. Copy of Sanad dated 11/02/2009, bearing Reference No. RB/CNV/BICH/10/2008 issued by the Office of the Collector, North Goa District at Panaji Goa. This document depicts that the said Mr. Vinayak Dadu Pal alias Mr. Vinaeca Dadu Pol, and Mr. Jaiwant Dadu Pal alias Mr. Zoivonta Dadu Pol obtained the said Sanad for the survey No. 65/0 of Village Bordem, Bicholim Goa.
7. Copies of Three Deed of Sales i.e. Deed of sale dated 10/02/2009, registered before the Sub Registrar of Bicholim, Under No. 162/09 at pages 71 to 101, Book I, Vol. 673, dt. 16/02/2009 and Deed of Sale dated 10/02/2009, registered before the Sub Registrar of Bicholim, Under No. 163/09 at pages 102 to 130, Book I, Vol. 673, dt. 16/02/2009 and Deed of Sale dated 10/02/2009, registered before the Sub Registrar of Bicholim, Under No. 164/09 at pages 131 to 160, Book I, Vol. 673, dt. 16/02/2009.


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This document depicts that the said Mr. Vinayak Dadu Pal alias Mr. Vinaeca Dadu Pol along with his wife Mrs. Premavati Vinayak Pal and Mr. Jalwant Dadu Pal alias Mr. Zoivonta Dadu Pol along with his wife Mrs. Dwarki Jalwant Pal sold the said property to M/S Mayfair Resorts (India) Ltd.

8. Copy of Final NOC for Phase II for Plots A-1 to A-8, B-14, B-16, B-18, B-20, B-22 and for plot Nos. C-11 to C-17 issued by Deputy Town Planner, Town and Country Planning Dept. Bicholim bearing Reference No. DC/5670/BICH/TCP-11/441 dated 08/06/2011.

This document depicts that M/S Mayfair Resorts (India) Ltd has developed the said property and the Deputy Town Planner, Town and Country Planning Dept. Bicholim has granted Final NOC for Phase II for Plots A-1 to A-8, B-14, B-16, B-18, B-20, B-22 and for plot Nos. C-11 to C-17 bearing No. DC/5670/BICH/TCP-11/441 dated 08/06/2011.




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9. Thereafter Bicholim Municipal Council has granted Final NOC for Phase (II) BMC/TECH/11-12/56 dated 17/12/2011 for sub-division of Plots bearing Nos. for Plots A-1 to A-8, B-14, B-16, B-18, B-20, B-22 and for plot Nos. C-11 to C-17.
10. Copy of Deed of sale dated 29/05/2012, registered before the Sub Registrar of Bicholim, Under No. 863/2012 at pages 65 to 83 of Book I, Vol. 997, dt. 04/09/2012.

This document depicts that the said M/S Mayfair Resorts (India) Ltd have sold Plot No. A-1, admeasuring 1080 sq mtrs. to Mr. Vikas Siwach.


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11. Copy of Deed of sale dated 24/03/2014, registered before the Sub Registrar of Bicholim, Under No. 309/2014 at pages 209 to 221 of Book I, Vol. 1138, dt. 26/03/2014.

This document depicts that the said Mr. Vikas Siwach along with his wife Rishwant Kaur have sold Plot No. A-1, admeasuring 1080 sq mtrs. to Dr. Vishal Siwach and his wife Mrs. Sangeeta Siwach.

12. Copy of Deed of sale dated 07/10/2021, registered before the Sub Registrar of Bicholim, Under No. BHC-1-785-2021 dt. 07/10/2021.

This document depicts that the said Dr. Vishal Siwach and his wife Mrs. Sangeeta Siwach have sold Plot No. A-1, admeasuring 1080 sq mtrs. to Mrs. Shrutika Sham Shetye proprietor of M/S Shetye Builders and Developers.


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13. Copy of Deed of sale dated 03/08/2022, registered before the Sub Registrar of Bicholim, Under No. BCH-1-774-2022 dt. 04/08/2022.

This document depicts that the said Mrs. Shrutika Sham Shetye proprietor of M/S Shetye Builders and Developers along with Mr. Sham Anant Shetye as a Confirming Party sold Plot No. A-1, admeasuring 1080 sq mtrs. to Mr. Balasubramanian Thachara Valappil alias Balasubramanian TV.

14. Upon purchase of the said Plot No. A-1 admeasuring 1080 sq. mtrs. the above purchaser Mr. Balasubramanian Thachara Valappil alias Balasubramanian TV with an intention to construct a residential building along with Swimming Pool and


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compound Wall the said Mr. Balasubramanian Thachara Valappil alias Balasubramanian TV obtained the following permissions:-

a. Technical Clearance dated 07/10/2022 bearing Reference No. DC/7935/BORDEM/BICH/TCP/22/1904 from the Office of the Dy. Town Planner, Town and Country Planning Department Bicholim/Sattari, Goa, for carrying out the proposed Construction of Residential Building, Swimming Pool and Compound Wall in the said plot A-1.

b. NOC for proposed construction of residential building Swimming Pool and Compound Wall from Sanitary Point of View dated 11/10/2022 bearing Reference No. CHCB/NOC/Const./2022-23/1135 from the Office of the Directorate of Health Services, Community Health Centre, Bicholim-Goa.


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- c. NOC for proposed construction of residential building Swimming Pool and Compound Wall in the said Plot A-1 issued by the Office of the Assistant Engineer Sub Div-I (WS), D.XXIV (PHE), PWD, Bicholim-Goa dated 01/11/2022 bearing Reference No. PWD/D.XXIV/SDI(WS)/F.40/530/22-23.
- d. NOC for proposed construction of residential building Swimming Pool and Compound Wall in the said Plot A-1 issued by the Electricity Department of the Sub-Divisional Engineer, Sub-Division No. I (U), Bicholim-Goa dated 03/11/2022 bearing Reference No. AE/V-I(U)/Tech-33/2022-23/1047.
- e. Construction License for the residential building Swimming Pool and Compound Wall in the said Plot A-1 issued by Bicholim Municipal Council, Bicholim Goa dated 02/01/2023, bearing Reference No. CONSTLIC/BICHOLIM/2022-2023/29.


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OPINION

After perusing the Xerox copies of the aforesaid documents thoroughly and to the inquiries and searches made and after necessary investigation to the title, I am of the opinion that Mr. Balasubramanian Thacharavalappil alias Balasubramanian TV is the owner of the SAID PLOT A-1 admeasuring 1080 sq. mtrs. with a very strong semblance of ownership in his favour for the said Plot A-1 and for the construction of the residential premises and have the capacity to convey its title unto a willing Purchaser(s), provided that there are no other documents or material that contradicts or conflicts with the documents or material given to me for scrutiny.

All the necessary parties have been joined in the documents and the documents have desired effect. The facts and events material to the title have been satisfactorily proved.


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In the result I have to state that I have done necessary searches of the concerned offices up-to-date and as a result of such searches, I am satisfied that the said plot A-1 is free all types of encumbrances subject to (Party required to obtain Nil Encumbrance Certificate).

I have also verified that the said Plot A-1 is not attached by any court of law as per the inspection carried out by me in the respective offices.

No tenancy laws are involved in the said Plot A-1 as also no minor share is involved in it. The said Plot A-1 is also not affected by the Land Ceiling Act since it is not applicable to the State of Goa.


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NOTE:- This report is prepared strictly on the basis of Certified Xerox copies of documents furnished to me.

Place: Panaji-Goa.

Dated: -10/06/2023



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