

Smt. SHUBHLAKSHMI NAIK
ADVOCATE

3rd Floor, Velho Building
Panaji, Goa 403 001
Phone : (0832) 2228904, 6644682
E-mail : advssnak@gmail.com

CERTIFICATE OF TITLE

I. - DESCRIPTION OF THE PROPERTY

All that PLOT no.CS-1 admeasuring 2431.50m², being a part and parcel of property admeasuring 97,575m², bearing survey no.130/1-A, identified as **BRAMAPUR**, situated at Ella, within the limits of Village Panchayat Ella, Taluka Tiswadi and Registration Sub District of Ilhas, District North Goa in the State of Goa, which property is described as whole under no.6148 at folio 148 of Book B-16(New) and 3/4th portion of Third Division of the same independently described under no.6152 at folio 148(R) of Book B-16(New) and 1/4th of the same Third Division being described under no.6153 at folio 149 of Book B-16 not enrolled in the Taluka Revenue Office.

The said Plot CS-1 is bounded as under:

ON the North:- By 10 mts wide Road.
ON the South:- By 8 mts wide Road.
ON the West:- Open Space
ON the East:- By 10 mts wide Road.

II. - LIST OF DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

1.- Certificate of Description and Inscription from Land Registrar Ilhas.

Smt 2.- I and XIV concerning survey no.130/1 and 130/1-A of Ella.

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3.-Agreement for Sale between Shivanand Dhumatkar and Eric Sequeira.

4.-Extract of Inv.Pro. 60/1993 from Civil Judge Senior Division Panaji.

5.-Deed of Sale 23-02-1995 registered under no.1099 of Book I Vol.427 in the office of Sub-Registrar Ilhas.

6.-Sanad under No.CNV/TIS/10/97 dated 01-07-1997 from Dy.Collector Mapusa.

7.-Final Development Certificate under No.VP/SOG/75/15/2000-2001 dated 02-05-2000 from Village Panchayat Se-Old- Goa.

8.-Agreement dated 01-01-1999 between Pascal Trindade and M/S.Pastina Developers with its addendum dated 15-05-1999.

9.- Final Development Certificate under No.VP/SOG/599/15/2002-2003 dated 16-10-2002 from Village Panchayat Se-Old- Goa.

10.-Technical Clearance no.TIS/959/Ella/TCP/12/149 dated 02-11-2012 from Town Planner.

11.- Technical Clearance no.TIS/959/TLP/2016/1698 dated 30-12-2016 from Dy.Town Planner.

12.-Construction Licence under No.VP/SOG/TIS2016-2014/80 dated 09-04-2013 from Village Panchayat Se-Old- Goa along with its renewal.

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13.-Renewal of Construction Licence under
no.VP/Sog/TIS/2015-16/133 dated 28-04-2016 from
Village Panchayat Se-Old- Goa.

14.-M.O.U. dated 25-06-2015 between Pascal Trindade
with his wife and Prakash Jalan confirmed by
M/S.Pastina Developers.

15.-Deed of Conveyance dated 24-09-2015 registered
under Book I Doc.Reg.No.PNJ-BK1-02471-2015 CD No.
PNJD43 in the office of Sub-Registrar Ilhas.

16.-Deed of Partnership dated 17-06-1998 of
M/S.Pastina Developers.

17.-Survey Plan.

III.- OFFICES SEARCHED

I have given searches in the offices of Land
Registrar Ilhas, Sub Registrar Ilhas, court of Civil
Judge Panaji.

IV.-FLOW OF TITLE

On having perused the above listed documents and on
giving searches in the relevant offices I confirm that
on 05-11-1894 the said property stood inscribed in
favour of Ramchandra Venctesa Sinai Dumatkar under
n.3361 of Book G-9.

The said property described under 6152 was earlier
described under no.6148.

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The said Ramchandra expired on 17-05-1901 and his widow Indirebai expired on 31-12-1941, both being survived by the following:-

A.-Vinayak who died on 07-02-1969 married to Laxmibai following the legal heirs:-

(i).-Premnanda who died on 31-03-1980

(ii).-Suresh who died on 19-03-1980 leaving behind his widow Snehalata and his following children:-

(a).-Abhida

(b).-Samidha

(iii).-Shivananda alias Suhas married to Supriya

(iv).-Smt. Rekha married to Sudhakar Sinari

(v).-Mangalesh

(vi).-Savita married to Subhash Dessai who died on 25-09-1972 and Subhash Dessai died on 22-07-1992 without any issue.

(vii).-Ujwala married to Vijay Patki

(viii).-Vidhyadhar who died on 08-12-1982

(ix).-Ganesh married to Kalpita

B.-Laxmibai married to Vaikunth Yeshwant Kamat, Laxmibai expired on 27-08-1989 and Vaikunth died on 29-09-1982, both being survived by (i).-Ramnath Vaikunth Kamat married to Anusuyabai who died on 31-02-1982

(ii).-Vasant Vaikunth Kamat

(iii).-Sunanda married to Sripad Sanzgiri

(iv).-Sushila married to Madhav M. Kamat

(v).-Raghuvir married to Vinadini

(vi).-Ramesh who died on 29-01-1993 married to Seema

and his legal heirs (a).-Shilpa

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By Order of Homologation dated 18-02-1994 the said property divided among the above as per their respective share.

On 28-04-1992 the said Shivanand Vinayak Dhumatkar entered into an agreement with Shri. Eric Sequeira and Pascoal Trindade for the sale of the said property.

By a Deed dated 23-02-1995 Lakshmi Vinayak Dhumatkar along with all the Co-Owners executed a Deed of Sale in favour of Pascoal Trindade which is confirmed by Eric Sequeira, which Deed is duly registered in the office of Sub-Registrar Ilhas.

In terms of the above the name of Pascoal Trindade and his wife Albertina Trindade entered into an Agreement with M/S Pastina Developers for development of the said property to which an addendum were drawn on 10-05-1999 which specified the plots to be allotted to M/S Pastina Developers.

On 01-07-1997 the Dy. Collector Ilhas issued an Sanad under No. CNV/TIS/10/97 for conversion of 80,69,600m² to Non Agricultural use.

On 02-05-2000 the Village Panchayat Se-Old- Goa, Final Development Certificate under No. VP/SOG/75/15/2000-2001.

On 02-11-2012 Town Planner issued Technical Clearance no. TIS/959/Ella/TCP/12/149 to construct of commercial building in plot CS-1 in Sy. no. 130/1-A of Ella.

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On 09-04-2013 the Village Panchayat Se-Old-Goa, issued Construction Licence under No.VP/SOG/TIS2013-2014/80 for construction in plot CS-1 of Sy.no.130/1-A, which is renewed on 28-04-2016 for Renewal of Construction Licence under no.VP/Sog TIS/2015-16/133 for construction in plot CS-1 of Sy.no.130/1-A of Ella from Village Panchayat Se-Old- Goa.

On 25-06-2015 Shri.Pascal Trindade with his wife Smt.Albertina executed one Memorandum of Understanding with Shri.Prakash Jalan for Sale of Plot CS-1 admeasuring 143.50m2 which M.O.U. is confirmed by M/S.Pastina Developers.

By Deed of Sale dated 24-09-2015 Shri.Pascal Trindade with his wife Smt.Albertina sold the Plot admeasuring 2431.50m2 to Dr.Ram Manohar Lohia Co-Operative Housing Society; which Deed is confirmed by Shri.Prakash Jalan and M/S.Pastina Developers which Deed is duly registered in the office of Sub-Registrar Ilhas.

On 30-12-2016 the Dy. Town Planner issued Technical Clearance no.TIS/959/TLP/2016/1695 to construct commercial guest house in plot CS-1 of Sy.no.130/1-A of Ella.

V-OPINION

In the above circumstances I confirm that Dr Ram Manohar Lohia Co-Operative Housing Society; has and holds absolute, Clear, valid and marketable title to the said plot.

Panaji-Goa, 15-02-2018


Adv. S.S. Naik