

**SATISH S.S.PILGAONKAR**

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e-mail [advsatishp@yahoo.co.in](mailto:advsatishp@yahoo.co.in)**TITLE REPORT**

Having been engaged by **Shri Dattaprasad Ramnath Tirodkar** R/o H. No. 141, Tale Matha, Ambegal, Pali, Pale, Ponda Goa and hereinafter called as Developer/Promoter for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That **Shri Dattaprasad Ramnath Tirodkar** is Owner/Developer/Promoter of the said property described hereunder of the project constructed on the said property.
2. That the Owner/Developer has acquired the title by virtue of following documents:
  - a) Land Registration Certificate (Inscription and Description of the property)
  - b) Records and Proceedings in Inventory Proceedings,
  - c) Judgement and Decree in Civil Suit No. 29/1979 dated 31/10/1989,
  - d) Compromise Decree in R.C.S No. 278/2000/A dated 17/7/2001,
  - e) Deed of Sale dated 19/06/2003,

- f) Final NOC for Sub Division of Plots dated 12/4/2010 from TCP and 16/6/2010 from Village panchayat of Bethora,
- g) Deed of Sale dated 7/5/2012
- h) Form I & XIV and Survey Plan,
- i) N.A. Sanad dated 7/7/2005,
- j) Deed of sale dated 08/03/2023
- k) Technical Clearance from Town and Country Planning Department dated 30/11/2023
- l) NOC from Urban Health Centre dated 5/4/2022
- m) Construction License issued by Village Panchayat of Bethora Nirankal Conxem Codar dated 06/01/2024 alongwith approved Plans
- n) Certificate of Nil Encumbrance

3. The title history of the property is as under

**That** there exist at Betoda within limits of village panchayat of Betoda, Nirankal, Conxem, Codar, a property known as "CAZRACHI ADA" described in the Land Registration Office under no. 2039 of Book B- 24 (old), and is Registered in the Land Revenue Office under nos. 1266 to 1285 and 1292 to 1307 and shown in the old Government cadastral plan under no.3 and comprising seven pieces of land known as Cazar, Zorxeta, Devanxete, Catinia, Hernem, Setti Cunguea, and Bardegachi Bandurly and bounded on the East by a drain (Sangaria) and a Public Road, on the West by a public road which goes to Borim and Paddy field of one Joao Antonio de Aguiar, On the North by descending water of hill and South by the top of hill and owned by Shri. Pandurang Ramchandra Vaidya.

**That** in the Inventory Proceedings held in the civil court of Ponda, on the demise of Pandurang Ramchandra Vaidya and others, the

said property, with the exclusion of a residential house existing therein, was allotted in equal parts to Shri Sridhar Gopal Vaidya, Shri Hari Gopal Vaidya, Shri Srinivas Gopal Vaidya, Shri Anant Gopal Vaidya and Smt. Mina Vaidya.

**That** said Shridhar Gopal Vaidya expired and on his demise 1/4 share of the said property devolved upon his widow Smt. Savitribai Shridhar Vaidya and his daughter Smt. Anuradha Bhagwat married to Shri. Sharadchandra Bhagwat.

**That** on the demise of said Hari Gopal Vaidya, Inventory proceedings were instituted in the Civil Court of Ponda wherein the said right belonging to the said Hari Gopal Vaidya was allotted to his widow Smt. Sushilabai Vaidya.

**That** 1/4 share of the suit property belonging to Shrinivas Gopal Vaidya was allotted in equal parts, to his sons Ramchandra and Uday in the inventory proceedings held in the civil court of Ponda on the demise of the wife of the said Shrinivas Gopal Vaidya.

**That** as aforesaid the one fourth share in the said land were allotted and held jointly by said Smt. Savitribai Shridhar Vaidhya and Smt. Anuradha Bhagwat, one fourth jointly by Smt. Ramchandra and Shri Uday, one fourth jointly by Shri Anand Gopal Vaidya and Smt. Meena Vaidya and remaining one fourth by Smt. Sushilabai Hari Vaidhya.

**That** in the course of survey conducted under the Land Revenue Code, the said land was surveyed under new survey numbers 143, 144, 151, 152, 153, 154, 155/2, 156, 157/1, 158, 159, 162/1 and 163 of village Betoda, taluka Ponda,



Goa.

**That** said Smt. Sushilabai, Savitribai, Smt. Anuradha Bhagwat and said Shri. Sharadchandra Bhagwat sought to partition the said property by metes and bounds and for that purpose filed a civil suit in the court of the Civil Judge, Senior Division Panaji, being Special Civil Suit No. 149/1977, which was subsequently transferred to Ponda and Registered as Special Civil Suit No. 29/1979 of the Court of the Civil Judge Senior Division at Ponda.

**That** said Suit No. 29 of 1979 was finally decreed by decree dated 31/10/1989 and the said property was finally partitioned by subdividing the said property into smaller plots and allotment thereof was made by lots.

**That** one of the Co-Owner Viz. Smt Minaxi Uday Vaidya apparently was not satisfied with the said allotment made pursuant to decree in the said Special Civil Suit No. 29/1979 and by virtue of Special Civil Suit No. 47/95/A which was renumbered as Regular Civil Suit No. 278/2000/A the partition of the said property was challenged.

**That** said Special Civil Suit No. 47/1995/A was finally compromised and in terms of Compromise Decree dated 17/7/2001, said property was amicably partitioned afresh and towards the share of the said Smt Sushilabai, was allotted a total area of 134094.25 sq. mts which area was demarcated in the plan prepared for partition in the court as plots 1, 1A, IB and IC and some portions of said property was kept in common.

**That** pursuant to the said decree, the co-owners sought partition of the said land through the court of The Dy. Collector Ponda, which was accordingly done and the areas/plots allotted to individual co-owners were allotted separate new survey numbers and in terms thereof the portions of land allotted to said Smt. Sushilabai were distinctly surveyed under new survey numbers 144/1-A, 144/1-B, 151/1-A, 151/1-B and 162/1-D of village Betoda, Taluka Ponda and the portions which were kept common were surveyed distinctly under new survey numbers 153/1-C, 162/1, 156/1-C and 153/1A of village Betoda.



**That** by Deed of Sale, dated 19th June 2003 and presented in the office of Sub Registrar Ponda under serial No.948, and registered in the office of Sub Registrar Ponda under no 95 at pages 37 to 59 of Book I volume 681, said Smt. Sushilabai Hari Vaidya who owned a portion of the said land sold and conveyed to Shri Vishwanath, Shri Rudresh, Shri Purushottam and Smt. Sangeeta one of such plot allotted to her viz. the portion under new survey no.151/1-A of village Betoda, Ponda, Goa, which portion is more particularly described in schedule-I written hereunder and hereinafter referred to as THE SAID PORTION and as such Shri Vishwanath Tukaram Prabhu, Shri Rudresh Sadashiv Prabhu, Shri Purushottam Prabhu and Shri Tukaram Dattu Raikar acquired ownership rights in said portion.

**That** after its purchase the vendors have sub divided the said land into smaller plots after obtaining approval from the Town and Country Planning Department vide letter no. TPP/SUB-DIV/et/151/10/49, dated 12/4/2010 and from village Panchayat vide approval no. VP/BNCC/SD.PLOT-NOC/10-11/297, DATED



16/6/2010 and have offered to sell such plots to the prospective purchasers.

**That** in terms of Deed of Sale dated 7/5/2012 and registered before Sub Registrar Ponda and bearing Registration No.1310/12/ at pages 214 to 242 of Book I Volume 2052 dated 25/7/2012, said Shri Vishwanath Tukaram Prabhu and his wife Smt Vaishali Prabhu, Shri Rudresh Sadashiv Prabhu and his wife Smt Rachana Prabhu, Shri Purushottam Prabhu and his wife Smt Poornima Prabhu and Shri Tukaram Dattu Raikar and his wife Smt Sangeeta Raikar sold and conveyed in favour of Dromos Technology Private Limited, a private limited company and Vendors herein, two of such sub divided plots being Plot Nos. 80 and 81 and more particularly described in Schedule-II written hereunder.

**That** the name of the Company M/s Dromos Technology Private Limited has now been changed as M/S Dromos Infracon Private Limited vide SRN B42847186 dated 9/9/2012 and accordingly Certificate has been issued under section 23(1) of the Companies Act.

**That** in terms of Deed of Sale dated 08/03/2023 and Registered before Sub Registrar of Ponda and bearing Registration No. PON-1-328-2023 dated 09/03/2023, M/S Dromos Infracon Private Limited have sold and conveyed said Sub Divided Plots No. 80 and 81 to Shri Dattaprasad ramnath Tirodkar, Owner/Developer/ Promoter herein.

**That** said Plots forming part of the larger property is converted to Non Agricultural use vide Sanad dated 07/07/2005 bearing No.

RB/CNV/PON/6/2005 issued by the Office of the District Collector North Goa at Panaji.

**That** Owner/Developer/ Promoter herein with the intention of developing the said property has obtained Technical Clearance Order dated 30/11/2023 bearing No. TPP/227/Bethora/151/1-A/Plot-80/23/2655/2022/511 issued by the Town and Country Planning Department, Ponda, Goa and has also obtained No Objection Certificate from Primary Health Centre, Ponda bearing No. DHS/2023/DHS0901/00052/1951 dated 01/12/2023, with respect to Plot No. 80 admeasuring 851 sq. mts.

**That** Village Betoda Nirankal Conxem Codar, Ponda Goa has issued Construction License bearing No. VP/BNCC/Const. Licence/16/2023-24/237 dated 06/01/2024 for construction of Residential Cum Commercial Building.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is Owned by Shri Dattaprasad Ramnath Tirodkar in terms of Deed of Sale dated 08/03/2023.

6. By virtue of Deed of Sale dated 08/03/2023 said property is exclusively owned and possessed by Shri Dattaprasad Ramnath

Tirodkar and is entitled for development and is authorised to develop the same.

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said Plot No. 80 is Owned by Shri Dattaprasad Ramnath Tirodkar in terms of Deed of Sale dated 08/03/2023.



**SCHEDULE-I**

**ALL THAT LANDED** property admeasuring an area of 41894m<sup>2</sup> or thereabouts and distinctly surveyed under new survey no.151/1-A of revenue village Betora, Taluka Ponda, Goa with name Kollya Khali and as per the new survey is bounded as under:.

East: By Bye pass road under survey no. 156/1 and partly

by land under new survey no. 144/1-A,

West: By land under new survey no. 150 of village Betoda,

North: By land under new survey no. 156/1-B of village Betoda,

South: By land under new survey no. 145 of village Betoda

**SCHEDULE-II**

All those plot or pieces of land being plot nos.80 being:

**a) Plot no 80 admeasuring 851sq.mts.**

Dimensions

East: 17.00mts.

West: 23.25mts.

North: 36.00mts.

South: 38.50mts.

And bounded as under :

East: by Highway Bye pass

West: by 6 mts wide Internal Road,

North: by 10mts. Wide internal road,

South: by plot no 81 hereby sold

Ponda Goa

Date: 10/09/2024



Satish S. S. Pilgaonkar  
Advocate.

**Satish S.S. Pilgaonkar***Advocate**410/411, 4<sup>th</sup> floor,,**Rajdeep Galleria,**Above Axis Bank,**Sadar, Ponda, Goa 403401**Ph. no. (off) 2314434**(M) 9822155647**e-mail [advsatishp@yahoo.co.in](mailto:advsatishp@yahoo.co.in)***SEARCH REPORT (FOR NON ENCUMBRANCE  
CERTIFICATE)**

I Have Inspected the Inbox record as available in the office of Sub-Registrar, Ponda, Taluka Ponda of South Goa district of State of Goa Relating to property more particularly described in schedule written hereunder.

It is stated that the above said property is Owned by Shri Dattaprasad Ramnath Tirodkar in terms of Deed of Sale dated 08/03/2023 and Registered before Sub Registrar of Ponda and bearing Registration No. PON-1-328-2023 dated 09/03/2023, having purchased the same from M/S Dromos Infracon Private Limited.

After making necessary search on the basis of the documents furnished and on certain inspection, I reached the following conclusion that the above said property till dated is Owned by Shri Dattaprasad Ramnath Tirodkar in terms of Deed of Sale dated 08/03/2023 and Registered before Sub Registrar of Ponda and bearing Registration No. PON-1-328-2023 dated 09/03/2023.

It is submitted that Owned by Shri Dattaprasad Ramnath Tirodkar and hence the said property is free from all sorts of encumbrances such as Sale, Gift, Mortgage etc. and in record Owned by Shri



Dattaprasad Ramnath Tirodkar have a clean clear and better marketable title of the above said property with all rights.

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