



V. K. Harmalkar

ADVOCATE & NOTARY

E-101, First Floor, Saldanha Business Towers, At Court Circle, Altinho, Mapusa - Goa, 403 507.

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E-mail : advharmalkarassociates@gmail.com / vickyharmalkar@yahoo.com

Dated: 23/12/2020

To,

M/S. AQUARIUS DEVELOPERS,

A proprietorship firm, registered under the Goa, Daman and Diu Shops and Establishment Rule 1975, having registration no. S&E/II/MAP/Y2K/1768, having its registered office at House No.139/GGF5H4, Chaudi Vaddo, Marna, Siolim, Bardez-Goa, 403517, Represented by its Proprietor, MRS. DEEPTI RAHUL KAMAT DALAL, Wife of Rahul Kamat Dalal, aged 39 years, Housewife, married, Indian National, having Pan Card Bearing No. [REDACTED], resident of House No.1, Ward No.9, Ximer, Ansabhat, Mapusa, Bardez, Goa.

Dear Madam,

THE PRESENT TITLE SEARCH REPORT CONCERNS THE FOLLOWING PLOT.

All that Plot " C ", admeasuring 3013 sq.mts, presently surveyed under Survey No. 93 of Sub Division No. 2-C of Village Panchayat Marna, which plot was earlier forming part of a larger Property known as "VALADARICHEM BATA", admeasuring 29,898 sq. mts, surveyed under Survey No. 93/2 of Village Marna, situated within the limits of Village Panchayat of Marna,

...2/-


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NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

Siolim of Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, found to be registered under Land Registration No. 37.226 at folio 141 back of B -95, Matriz No. 418. The above property is hereinafter referred to as the "SAID ORIGINAL PROPERTY" and the Plot "C", admeasuring an area of 3013 sq.mts, is hereinafter for the sake of brevity referred to as the "SAID PLOT".

The said plot is bounded as under:

On the East: by existing internal road of developed property.

On the West: By remaining part of the same property

On the North: By remaining part of the same property now bearing survey No.93/2-B

On the South: by existing internal road of developed property

THE FOLLOWING DOCUMENTS HAVE BEEN FURNISHED FOR
SCRUTINY:

SR. NO.	NATURE OF DOCUMENTS
1.	Inscription Certificate No. 34033 at pages 84 reverse in the book G-38.
2.	Description Certificate No. 37226 at page 141 reverse of book B-95.

...3/-


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3. Deed of Gift dated 07/07/1945, drawn at page 37 reverse of Book No. 450 before notary of Bardez Camarca Licentiate Guilherme Lobo.
4. Deed of Gift, dated 31/3/1971, registered in the Office of Sub Registrar of Bardez, under No. 4788 at pages 135 to 141 Book No. 1, Volume no. 54 dated 28/9/1971.
5. Manual Form I and XIV of the property bearing Survey under No. 93/2 of Marna Village.
6. Agreement for Sale dated 05/04/2007 for development of the Said property Surveyed under No. 93/2.
7. Conversion Sanad No. RB/CNV/BAR/93/2006, Dated 13/2/2007, issued by Collector of North Goa, Panaji and Sanad bearing No. RB/CNV/BAR/148/2007, dated 12/5/2008, issued by office of the Additional Collector-II of North Goa District, Panaji – Goa.
8. Deed of Succession, dated 29/11/2010, executed before Office of the Notary Ex-officio, Bardez – Goa, under No. 832 at page 95V to 97 dated 29/11/2010.

...4/-


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 STATE OF GOA - INDIA

9. By Deed of Gift, dated 25/2/2015, registered in the Office of Sub Registrar of Bardez, under Book-1 document Registration No.BRZ-BK1-04608-2015, CD Number BRZD762 on date 25/2/2015.
10. Power of Attorney dated 1/5/2010 executed before Notary Smt. Ranjana Salgaonkar under No.97/2010 dated 01/05/2010.
11. Order/development permission No. TPB/6278/MARNA/TCP-2020/3151 Dated 19/08/2020.
12. Provisional NOC from the Directorate of Health Services, Primary Health Centre vide letter No. PHC/NOC/Const/20-21/1175 dated 28/9/2020.
13. Construction License bearing No.VP/S.M./BAR/2020 21/27/2031, dated 21/11/2020, issued by Village Panchayat of Siolim-Marna,
14. From I and XIV of plot bearing No. Survey No. 93 of Sub Division No. 2-C of Village Panchayat Marna.
15. Survey plan of Survey No. 93 of Sub Division No. 2-C of Village Panchayat Marna.

...5/-


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16. Nil encumbrance Certificate, dated 15/12/2020.

I HAVE CAREFULLY PERUSED THE DOCUMENTS FURNISHED
FOR SCRUTINY AND OPINE AS UNDER:

The said property is found described in the Land Registration Office of Bardez, under No. 37226 at page 141 reverse of book B-95 and enrolled in the Taluka Revenue Office under matríz No.418, admeasuring an area 1,43,637 Sq. mts., was originally belong to Mr. Raiu Vassudeva Camotim Dalal and his wife Saraswati or Saraspoti Camotim Dalal.

The said Mr. Raiu Vassudeva Camotim Dalal and his wife Saraswati or Saraspoti Camotim Dalal gifted the said property described in the Land Registration Office of Bardez, under No. 37226 at page 141 reverse of book B-95 and enrolled in the Taluka Revenue Office under matríz No.418, admeasuring an area 1,43,637 Sq. mts along with other properties to Mr. Narana Camotim Dalal or Narana Raiu Camotim Dalal and his wife Jaiabai or Radhabai Camotim Dalal by Deed of Gift dated 07/07/1945, drawn at page 37 reverse of Book No. 450, before Notary of Bardez, Camarca Licentiate Guilherme Lobo.

...6/-


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STATE OF GOA - INDIA

The name of the said Mr. Narana Camotim Dalal or Narana Raiu Camotim Dalal and his wife Jaiabai or Radhabai Camotim Dalal is inscribed in the Inscription Certificate No. 34033 at page 84 reverse in the book G-38.

The said Mr. Narana Camotim Dalal or Narana Raiu Camotim Dalal and his wife Jaiabai or Radhabai Camotim Dalal by Deed of Gift, dated 31/3/1971, registered in the Office of Sub-Registrar of Bardez, under No.4788 at pages 135 to 141, Book No. 1, Volume No. 54, dated 29/9/1971, gifted the said property described in the Land Registration Office of Bardez, under No. 37226, at page 141, reverse of Book B-95 and enrolled in the Taluka Revenue Office under Matriz No. 418, admeasuring an area 1,43,637 Sq. mts along with other property to Shri. Balkrishna Narayan Kamat Dalal.

The property Survey under No. 93/2, admeasuring an area 29898 Sq. mts is part of the said property described in the Land Registration Office of Bardez, under No. 37226, at page 141 reverse of Book B-95 and enrolled in the Taluka Revenue Office under Matriz No. 418, admeasuring an area 1,43,637 Sq. mts and the name of the said Shri. Balkrishna Narayan Kamat Dalal is found recorded in the I and XIV form of the said property bearing Survey under No. 93/2.

...7/-


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That in view of above Late Mr. Balkrishna Narayan Kamat Dalal and his wife Smt. Rukmini Balkrishna Kamat Dalal became absolute owners in possession of the said original property.

That during his life time, Late Mr. Balkrishna Narayan Kamat Dalal, got two parts of the said original property admeasuring 8,325 square meters and another part admeasuring 21, 573 m2, converted for non agricultural purpose, and for that purpose obtained Sanad dated, 13/02/2007 and 12/05/2008 respectively.

That during his life time Mr. Balkrishna Narayan Kamat Dalal along with his wife Smt. Rukmini Balkrishna Kamat Dalal, entered into an agreement for sale, dated 5th April 2007 with AQUARIUS KAD DEVELOPERS Represented by its proprietor Mr. Rahul Kamat Dalal, and as per the agreement authorized AQUARIUS KAD DEVELOPERS Represented by its proprietor Mr. Rahul Kamat Dalal, to develop part of the said property admeasuring 8,325 square meters.

That the said Mr. Balkrishna Narayan Kamat Dalal along with his wife Smt. Rukmini Balkrishna Kamat Dalal also sold two parts of the above property admeasuring 4,000 Sq. mts. and 2,000 Sq.mts, respectively to two different persons, vide sale deeds, dated, 6/01/2009.

...8/-


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That subsequently one more agreement of development and sale, dated 27th March 2009, came to be executed with the AQUARIUS KAD DEVELOPERS, Represented by its proprietor Mr. Rahul Kamat Dalal, wherein one more part of the said property was allowed to be developed.

That out of the total area of 29,898 Sq.mts converted for non agricultural purpose, an area of 2,000 Sq.mts and 4,000 Sq.mts, was sold out right to two different persons and AQUARIUS KAD DEVELOPERS, Represented by its proprietor Mr. Rahul Kamat Dalal, developed an area of 15,948 Sq.mts thus leaving behind an area of 7,950 sq.mts plus access area for the Road.

That late Mr. Balkrishna Narayan Kamat Dalal expired on 19/4/2010, leaving behind his widow, Smt. Rukmini Balkrishna Kamat Dalal one son, Mr. Rahul Balkrishna Kamat Dalal married to Mrs. Deepti Rahul Kamat Dalal and one daughter, Mrs. Harsha Yogish Kulkarni married to Mr. Yogish Mangesh Kulkarni.

That by virtue of Deed of Qualification and Succession of Heirs, dated 29th November 2010, registered before the Sub Registrar and Notary Ex-Officio of Bardez of Notarial Book for deeds Under No. 832, Folio 95-V -97, 1)Mr. Rahul Balkrishna

...9/-


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Kamat Dalal, 2) Mrs. Harsha Yogish Kulkarni, 3) Mr. Yogish Mangesh Kulkarni, and 4) Mrs. Deepti Rahul Kamat Dalal, came to be declared as sole and universal heirs of the Mr. Balkrishna Narayan Kamat Dalal.

That in view of above, 1) Smt. Rukmini Balkrishna Kamat Dalal, 2) Mr. Rahul Kamat Dalal, 3) Mrs. Harsha Yogish Kulkarni, 4) Mr. Yogish Mangesh Kulkarni and 5) Mrs. Deepti Rahul Dalal became lawful owners of the said balance area of the said property admeasuring 7,950 Sq. meters.

That 1) Smt. Rukmini Balkrishna Kamat Dalal, 2) Mr. Rahul Kamat Dalal, 3) Mrs. Harsha Yogish Kulkarni, 4) Mr. Yogish Mangesh Kulkarni, along with AQUARIUS KAD DEVELOPERS, Represented by its proprietor Mr. Rahul Kamat Dalal, by way of gift Deed, dated 25/2/2015, gifted a portion of the said property denominated as PLOT "C" admeasuring 3012.98 sq.mts. to MRS. DEEPTI RAHUL KAMAT DALAL. The said gift deed is dated 25th February 2015, duly registered before, sub registrar Bardez under Book No.1, Document, Registration No. BRZ-BK1-04608-2015, CD Number BRZD762 on date 25/2/2015.

...10/-


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That the said MRS. DEEPTI RAHUL KAMAT after acquiring ownership of the "SAID PLOT" has carried out mutation in her name and has also partitioned the said plot from the remaining property and is lawful owner in exclusive possession and enjoyment of the "SAID PLOT".

That upon partition PLOT C. is newly surveyed under Survey No. 93 of Sub division no. 2-C of Village Panchayat Marna and the name of MRS. DEEPTI RAHUL KAMAT DALAL is found appearing in the Occupants column of form I & XIV with respect to the said Plot.

That the said MRS. DEEPTI RAHUL KAMAT DALAL, registered a proprietorship firm in the name an style of M/S. AQUARIUS DEVELOPERS, registered under the Goa, Daman and Diu Shops and Establishment Rule 1975, having Registration no. S&E/II/MAP/Y2K/1768, having its registered office at House No.139/GGF5H4, Chaudi Vaddo, Marna, Siolim, Bardez-Goa, 403517, for running Real Estate Business and has also obtained NOC from the village Panchayat of Siolim-Marna, dated 4/02/2016, bearing No VP/S.M/15-16/2474 to start Real Estate Business.

...11/-



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That the said M/S. AQUARIUS DEVELOPERS, Represented by its proprietor MRS. DEEPTI RAHUL KAMAT DALAL with an intention to construct a residential complex in the said Plot has obtained necessary permission, approvals and Licenses from the competent authorities namely:

Order/development permission No. TPB/6278/MARNA/TCP-2020/3151 Dated 19/08/2020 along with approved plan.

Provisional NOC from the Directorate of Health Services, Primary Health Centre vide letter No. PHC/NOC/Const/20-21/1175 dated 28/9/2020.

Construction License bearing No. VP/S.M./BAR/2020-21/27/2031, dated 21/11/2020, issued by Village Panchayat of Siolim-Marna for block A and B and part compound wall

I have also gone through the Nil Encumbrance certificate dated 15/12/2020 issued by Sub Registrar of Mapusa and as such I found that the said plot is un-encumbered and upon making search as on today in the sub registrar of Mapusa, I did not find any encumbrances over the said plot registered in the said office and therefore the above said plot is free from all encumbrances and charges.

...12/-



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STATE OF GOA - INDIA

Accordingly, the link in chain of transactions for last over 30 years has been properly established till this date.

All the relevant documents of title which have been mentioned hereinabove in connection with the said plot which are placed before me are originals and certified copies.

I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said plot is transferable and the transferors have right to transfer the said plot.

I hereby certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up to date.

I have *also verified* that the said plot is not attached by court of law as per the inspections carried out by me in the respective offices.

No tenancy laws and no minor's interest are involved in the said plot which exclusively belongs to MRS. DEEPTI RAHUL KAMAT DALAL and her title is clean, clear and marketable.

...13/-


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CERTIFICATE

I, therefore certify that the title of MRS. DEEPTI RAHUL KAMAT DALAL proprietor of M/S. AQUARIUS DEVELOPERS to the above said plot is clean, clear and marketable and she hold all valid permission for development and she is entitled to develop and enter into agreement for sale with respect to the apartments to be constructed in the said plot.

This certificate is made in favour of MRS. DEEPTI RAHUL KAMAT DALAL proprietor of M/S. AQUARIUS DEVELOPERS based on the documents placed and produced before me, which are originals and the same are compared in Sub- Registrar and I found the same are genuine.

(Adv. V. K. Harmalkar)

Advocate

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA



100010511935

FORM I & XIV

नमुना नं १ व १४

Date 16/06/2020

Page 1 of 1

Taluka **BARDEZ**
तालुका
Village **Marna**
गांव
Name of the Field **Valadarich Bhat**
शेताने नांव

Survey No. **93**
सर्वे नंबर
Sub Div. No. **2-C**
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.19.30	0000.10.83	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.30.13

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.00.00	0000.00.00	0000.00.00

Remarks शेरा

Order no. 15/155/2015/PART/LAND dated
26/10/2015 of the Dy. Coll. And SDO Mapusa
Goa and Area Adjustment Statement no.

Assessment : Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
आकः	फोर	प्रेदियाल	रेंट

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Deepti Rahul Kamat Dalal		54779	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year इ.स.	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राति	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

CERTIFIED COPY

Copy applied for on
Copy ready for delivery on
Copy delivered on
Copying Fees Rs. (Rupees)
(Paid) Rs. (Rupees)
Dated 16/6/2020

[Signature]
Mamlatdar of Barder
Mapusa - Goa

Dated: 12/05/2008

Read: Application dated Nil from Shri Balkrishna N. Kamat Dalal, Mapusa Bardez-Goa.

**SANAD
SCHEDULE - II**

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969].

Whereas an application has been made to the Collector of North Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the rules and orders thereunder) by Balkrishna N. Kamat Dalal, being the occupant of the plot registered under Survey No.93/2 known as "Valadariche Bhat" situated at Marna- Bardez registered under Survey No.93/2 (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of Survey No.93/2 measuring 21573.00 square metres be the same a little more or less for the purpose of residential

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and cleaning - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.
2. Assessment - The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this sanad.
3. Use - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.
4. Building time limit - The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.
5. Liability for rates - The applicant shall pay all taxes, rates and cesses leviable on the said land.
6. Penalty clause - (a) if the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

7. Code provisions applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX – I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
186.00 mts.	99.00 mts	15119 m ²	Survey No. 93/2 Part	North : Survey No.93/2 South : Survey No.93/2 East : Survey No.93/2 West : Survey No.93/1 & Survey No.99/1	There are following trees 18-Cashew 8-Mango 10-Wild trees
87.00 mts	118.00 mts	6454 m ²	Survey No.93/2 Part	North : Survey No.93/6,7,8,11,12 South : Survey No.93/2 East : Survey No.93/11 West : Survey No.93/2	
	<u>Total Area</u>	<u>21573 m²</u>			
			<u>Village : Marna</u> <u>Taluka : Bardez</u>		



Remarks:-

1. The applicant has paid the conversion fees amounting to Rs. 4,31,460/- (Rupees Four lakh thirty one thousand four hundred sixty only) vide Challan No.144/2008 dated 22/04/2008 & an amounting to Rs.1,680/- (Rupees One thousand six hundred eighty only) vide Challan No.145/2008 dated 22/04/2008 towards fine.
2. The conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide report No DB/20830/08/331 dated 31/01/08.
3. The development / construction in the plot shall be governed as per rules in force.
4. Traditional access passing through the plot, if any, shall be maintained.
5. No trees shall be cut except with prior permission of the competent authority.
6. 15% open space as applicable under the rules and regulations should be maintained at the time of development of the land.

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant Balkrishna N. Kamat Dalal, here also hereunto set his hand this 12th day of April, 2008.

Balkrishna N. Kamat Dalal
(Signature of the applicant)

(N. B. Narvekar)
Additional Collector-II
Collectorate of North Goa

Signature and designation of witnesses

1. Ratnak. Kamat Dalal (Signature) Mapusa, Goa
2. MANDAR D LAWANDE (NOC) Panaji-40a

Signature and designation of Witnesses

1. _____
2. NOC

We declare that Balkrishna N. Kamat Dalal, who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1. _____
2. NOC

To,

1. The Town Planner, Town and Country Planning Department, Mapusa
2. The Mamlatdar of Bardez
3. The Inspector of Surveys and Land Records, City Survey, Mapusa
4. The Sarpanch, Village Panchayat Marna, Bardez, Goa.

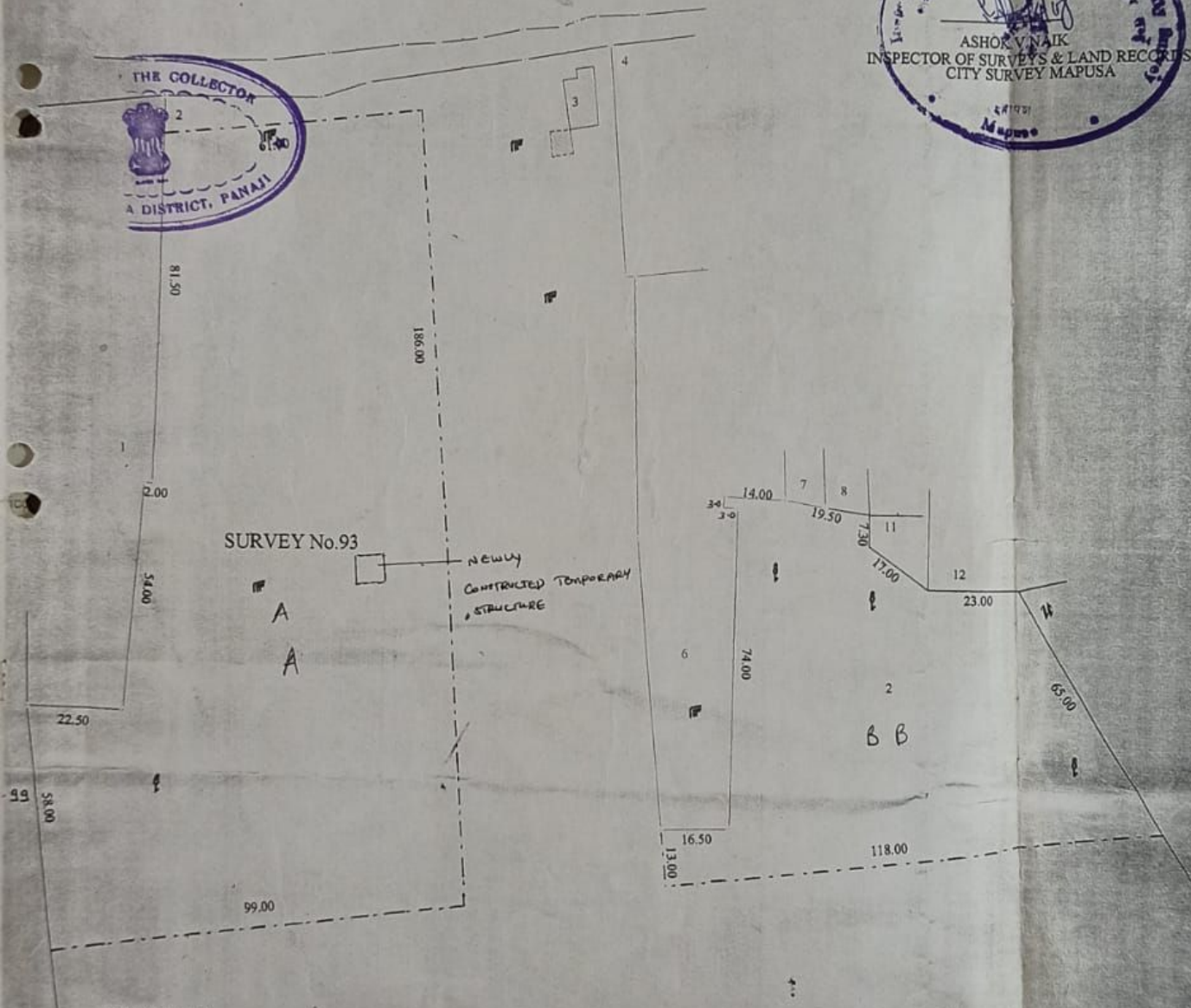
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA

PLAN

Of the Land bearing Sub. Div. No. 2 part of Survey No. 93 situated at Marna village of Bardez Taluka, applied by shri Balkrishna N Kamat Dalal For Conversion of use of land from agricultural into non-agricultural purpose, vide Case No.RB/CNV/BAR/148/07 dated 26-02-2008 from the Office of the Collector North Goa District Panaji-Goa

SCALE 1:1000

- | | | |
|--------------------------|---------------------------------------|----------------------|
| ☐ | AREA PROPOSED TO BE CONVERTED UNDER A | ----- 15119 sq. Mts. |
| ☐ | AREA PROPOSED TO BE CONVERTED UNDER B | ----- 6454 sq. Mts. |
| ☐ | TOTAL AREA PROPOSED TO BE CONVERTED | ----- 21573 sq. Mts. |



PREPARED BY

D.M. Parab
D.M. Parab
Field Surveyor

SURVEYED ON : 06-03-2008

Verified by:

J. Nazareth
J. Nazareth
Head Surveyor

FILE NO. 8/CNV/MAP/100/08