

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that PLOT No.67 admeasuring 623m² forming a part of the whole property admeasuring 97,575m² bearing survey no. 130/1-A, identified as BRAMAPUR, on which stands the project 'VELLA CREST', 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 a whole under no.6148 at folio 148 of Book B-16 (New) and 3/4th portion of the 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 Plot no.67 is bounded as under:

ON the North:- By 8mts. Wide road.

ON the South:- By 10 mts. Wide road.

ON the West:- By 10 mts.wide road.

ON the East:- By Plot no.68 and 70 of the same project

II.-LIST OF DOCUMENTS SCRUTINISED

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

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

- 2.- I and XIV concerning survey no.130/1-A of Ella.
- 3.- Order in Inventory Proceeding no.60/1993 of the court of the Civil Judge Senior Division Panaji.
- 4.- Deed of Sale dated 23-2-1995 registered under no.1099 of Book I Vol.427 in the office of Sub-Registrar Ilhas.
- 5.- Saned under no. CMV/TIS/10/97 dated 1-7-1997 from the Dy Collector Panaji.
- 6.- Final Development Certificate dated 02-05-2000 under no.VP/SOG/75/15/2000-02 from Village Panchayat Se Old Goa.
- 7.-Deed of Partnership dated 17-06-1998 of M/S. Pastina Developers along with its certificate of registration from the Registrar of Firms at Panaji.
- 8.- Agreement dated 01-01-1999 executed between Pascoal Trindade, Albertina Trindade and M/S Pastina Developers.
- 9.- Addendum dated 15-05-1999 executed between Pascoal Trindade, Albertina Trindade and M/S Pastina Developers.
- 10.-Deed of Sale dated 25-04-2013 registered under Book I Doc. Reg.No.PNJ-BKI-01086-2014 CD No.PANJ30 in the office of Sub-Registrar Ilhas.

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11.- Deed of Sale dated 27-08-2015 registered under no. Book I Doc.Reg. no. PNJ-BKI-2258-2015 CD NO.PMJD43 in the office of the Sub-Registrar Ilhas.

12.-Nil Encumbrance Certificate no.939/16 dated 15-09-2016 and no.NIL dated 02-08-2015 from Sub-registrar Ilhas produced on record confirms that there is no charge on the said plot from 25-04-2015 to 12-09-2016.

13.-Nil Encumbrance Certificate no.1161 dated 02-08-2013 is produce on record confirming that the whole property is free of any registered charge from 23-02-1995 to 14-12-2012.

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 5-11-1894 the said whole property described under no.6152 stands inscribed in favour of Ramchandra Venctexa Sinai Dumotcar under no.3361 at folio 79(R) of Book-G-9 in the office of Land Registrar Ilhas.

On 15-10-1920 the said property described under no.6153 stands inscribed under no.11400 at folio 155 of Book F-19 in favour of Vinseca Ramchandra Sinai Dumotcar in the office of Land Registrar Ilhas.

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By order of Homologation in the Inventory Proceedings no.60/1993 conducted in the court of the Civil Judge Senior Division at Panaji on the demise of the abovenamed Ramchandra Venctexa Sinai Dumotcar who died on 7-5-1901 and his widow Indirabai having died subsequently on 31-12-1941 and his son Vinayak who died on 7-2-1969 the following were declared to be the Legal heirs of the deceased:-

- 1.- Laxmibai, widow and moiety holder of Vinayak Dhumatker.
- 2.- Shivanand alias Suhaz Vinayak Dhumatker with his wife Supriya.
- 3.- (a)-Snehalata, widow of Suresh Vinayak Dhumatker
(b)- Abhida Suresh Dhumatker
(c)- Samida Suresh Dhumatker
- 4.- Mangalesh Vinayak Dhumatker
- 5.- Ujwala daughter of Vinayak Dhumatker with her husband Vijay Pakti.
- 6.-Ganesh Vinayak Dhumatker with his wife Kalpita.
- 7.- Legal heirs of Laxmibai alias Durgabai, daughter of Vinayak Dhumatker and wife of Vaikunth Kamat.
 - (a) Ramnath Vaikunth Kamat.
 - (b) Vasant Vaikunth Kamat.
 - (c) Sushila and her husband Madhav Kamat.
 - (d) Sunanda and her husband Sripad Sanzigiri.
 - (e) Raghuvir Vaikunth Kamat.

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(f) Ramesh Vaikunth Kamat having died on 29-1-1993 being survived by his widow Seema and his daughter Shilpa R.Kamat.

By a Deed of Sale dated 22-2-1995, the abovenamed co-owners of the said property sold the same to Shri.Pascoal Trindade, which Deed is registered under no.1099 of Book I Vol.427 in the office of Sub Registrar Ilhas.

On 1-8-1997 Dy.Collector Panaji issued Sanad for conversion of the said land.

On 01-01-1999 Pascoal Trindade with his wife Albertina Trindade executed an Agreement with M/s Pastina Developers for development of the said whole property and in lieu of the same delivered all those sub-divided Plot nos. 01 to 73 to M/s Pastina Developers, by executing Addendum dated 15-05-1999 between Pascoal Trindade, Albertina Trindade and M/s Pastina Developers.

On 02-05-2000 Village Panchayat Se-Old-Goa issued Final Development Certificate under no. VP/SOG/75/15/2000-02 for the said Plots.

BY a Deed dated 25-04-2015, Shri.Pascoal Trindade, with his wife Smt.Albertina Trindade sold the plot 67 to Shri.Shehan Chris Menezes and Smt.Sabita Pinto which Deed is duly confirmed by M/S Pastina Developers, which Deed is duly registered in the office of the Sub-Registrar Ilhas.

Smt.

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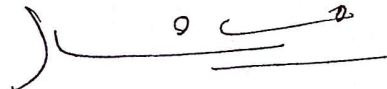
By another Deed dated 27-08-2015 Shri. Shehan Chris Menezes with his wife and Smt. Sabita Pinto with her husband sold the said plot to Shri. Vivek Kamalakant Aakhadkar, which Deed is duly registered in the office of the Sub-Registrar Ilhas.

On 09-04-2013, the Village Panchayat Se Old Goa issued Construction Licence under no. VP/SOG/TIS/ 2013-2014/80, for construction in the said plots.

V-OPINION

In the above circumstances I confirm that Shri. Vivek Kamalakant Akhadkar, have and hold absolute, Clear, valid and marketable title to the said plot.

Panaji-Goa, 16-09-2016



Adv. S.S. Naik

Shubhalakshmi Naik
Advocate
Panaji-Goa