



Mrs. Swati (Karpe) Kerkar
ADVOCATE

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Ref. No.:

Date :

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PLOT OF LAND, ADMEASURING 2,407.00 SQ. MTS., BEARING NEW SURVEY NO. 59/1-10 OF VILLAGE HARVALEM, TALUKA BICHOLIM, DESCRIBED HEREIN BELOW FOR: SATERMAI SPACE INFRA LLP, a Limited Liability Partnership Firm of MR. CHANDAN NARSINHA CHARI AND MR. UDAY CHANDRAKANT JOSHI, WITH OFFICE AT: Plot No. 12/5, 3rd Floor, Gokulwadi, Sanquelim, Taluka Bicholim, Goa - 403505.
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I. DESCRIPTION OF THE PROPERTY: -

SCHEDULE (I)

ALL THAT piece and parcel of land admeasuring 2,407.00 sq. mts., bearing New Survey No. 59/1-10 of Village Arvalem and forming part of the larger property admeasuring 1,88,354.00 sq. mts., known as "LAMAM MALI" which is also known as "LOMONACHI MOLLY" situated at Village Arvalem, within the local limits of the Sakhal Municipal Council, Taluka, and

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Registration Sub- District of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B 13 (New) and enrolled in the Taluka Revenue Office of Bicholim under Matriz No. 88 and surveyed under New Survey No. 59 Sub-Division No. 1 of the Revenue Village of Arvalem and being bounded as under:-

On or towards the North: by state highway proceedings from Sankhali to Honda,

On or towards the South: by property bearing Survey No. 58/1 of Village Arvalem and partly by Survey No. 63 of Village Arvalem.

On or towards the East: by road, and,

On or towards the West: by property bearing Survey No. 63 of Village Arvalem.

The said Plot admeasuring 2407.00 sq. mts., surveyed as a separate holding under New Survey No. 59/1-IO, being bounded as an independent and distinct entity as follows:-

On or towards the North: by public road,



On or towards the South: by Plot No. A11, bearing New Survey No. 59/1-IN of Village Arvalem.

On or towards the East: by Plot No. A3 bearing New Survey No.59/1-IF of Village Arvalem, and,

On or towards the West: by Plot No. A1, bearing New Survey No. 59/1-IE of Village Arvalem.

II. LIST OF DOCUMENTS EXAMINED :-

1. Certificate of Description No. 4949 at page 177 of Book No. B-13 (New) of the Land Registration Office of Comarca of Bardez along with its English Translation.
2. Certificate of Inscription No. 15326 at page 14 of Book No. G 21 of the Land Registration Office of Bicholim.
3. Deed of gift drawn on 07/03/1964 at folios 13 to 53 (v) of Book No. 652 of the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio of Bardez, at Mapusa with its English translation.
4. Index of Land in Form III, with respect of Survey No. 59 sub-division No. 0 of Village Arvalem, Taluka Bicholim.
5. Records of Right Certificate, in Form No. I and XIV in respect of Survey No. 59 sub-division No. 0 of Village Arvalem, Taluka Bicholim. (Hand Written).

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6. Final Order passed on 04/12/2018 in Inventory Proceedings No. 84/2013/B, by the Court of Civil Judge, Junior Division "C" Court, at Bicholim, along with the entire proceedings therein.
7. Nil Encumbrance Certificate dated 18/06/2019, issued by the Sub Registrar's Office of Bicholim.
8. Letter bearing Ref No. 9/ISLR/BICH/CORR/103/3/19/398, dated 26/03/2019, issued by the Inspector of Surveys & Land Records, Bicholim, favouring the Deputy Collector and S.D.O. Bicholim, Sub-Division, Bicholim.
9. Government Notification published in Official Gazatte, published on 02/07/2020.
10. Government Notification published in Official Gazatte, published on 10/09/2020
11. Deed of Partnership, M/s. Bhumi Developers executed on 21/11/2019 before the Notary Adv. S. A. Parab, at Bicholim, under Registration No. 22311/19 on 23/11/2019.
12. Deed of Sale dated 13/07/2022, registered before the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-664-2022, dated 13/07/2022.
13. Latest Records of Right Certificate, in Form No. I and XIV in respect of Survey No. 59 sub-division No. 1 of Village Arvalem, Taluka Bicholim.



14. Conversion Sanad issued by the Additional Collector-II, vide its Order bearing Ref No. RB/CNV/BICH/AC-II/03/2022/589, dated 23/02/2023.
15. Provisional NOC for proposed sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Sankhali Municipal Council, vide its NOC bearing Ref. No. SMC/Tech/Prov.Sub.Div.NOC/2022-23/2652 dated 08/12/2022.
16. Provisional NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Dy. Town Planner, Town and Country Planning Department Bicholim/Sattari at Bicholim, in respect of Survey No. 59/1 issued vide its letter bearing Ref. No. DC/7994/ARVALEM/TCP-22/2254, dated 17/11/2022.
17. Provisional NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, Elect, (O&M), S/D-II-(R) Sankhali, vide its letter bearing Ref. No. AE/V-II(R)//TECH-4(D)2022-23/2063, dated 18/11/2022.
18. Judgment and Order passed by the Deputy Collector & S.D.O. Bicholim, in Case No. 21/2022-23/LRC/BICH/337 on 14/02/2023.
19. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Dy. Town Planner, Town and Country Planning Department Bicholim/Sattari at Bicholim, in respect of Survey No.

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59/1, issued vide its letter bearing Ref. No. DC/7994/ARVALEM/TCP-23/561, dated 08/03/2023.

20. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, Elect, (O&M), S/D-II-(R) Sankhali, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4(D)2022-23/3211, dated 09/03/2023.
21. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, SUB-DIV.I(W.S), D XXIV(PHE), PWD, Bicholim, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. PWD/D.XXIV/SD i(ws)/F.40/768/22-23, dated 10/03/2023.
22. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Medical/Health Officer, Community Health Centre, Sankhali, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. DHS/2023/DHS0901/O0021/371, dated 11/03/2023.
23. Final NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Sankhali Municipal Council, vide its NOC bearing Ref. No. SMC/Tech/Final Sub.Div.NOC/2022-23/3960 dated 24/03/2023.
24. Nil Encumbrance Certificate dated 16/03/2023, issued by the Sub Registrar's Office of Bicholim.



25. Deed of Rectification dated 17/03/2023, registered before the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-286-2023, dated 17/03/2023.
26. Deed of Sale dated 23/08/2023, registered before the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-1029-2023, dated 25th August, 2023.
27. Records of Right Certificate, in Form No. I and XIV in respect of Survey No. 59 sub-division No. 1-IO of Village Arvalem, Taluka Bicholim.
28. Deed of Sale dated 10/06/2023 registered with the Sub-Registrar Office of Bicholim under Registration No. BCH/1/773/2023, dated 28/06/2023.

TITLE-SEARCH REPORT:-

1. I have carefully examined the documents mentioned hereinabove and have also taken thorough searches in the records of the various offices and from the same it transpires that the said entire property known as "NOVEDAR LEOMAN-MOLY", or "LOMONACHI MOLLY" or "CONQUICHI-MOLI, "ARUDECHI-MOLI" and "UMBLICHI-MOLI" described in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B 13 (New) stands inscribed in favour of one Shri Subhashchandra Sinai Borkar then a bachelor and minor, under Inscription No. 15326 at


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page 14 of Book No. G 21 of the Land Registration Office of Bicholim on 30/10/1964, the same having been gifted to him by his paternal grandfather Shri Nilconda Gonoba Sinai Borkar and his wife, Smt. Gangabai Nilconda Sinai Borkar, in terms of a Deed of Gift with Acceptance, drawn on 07/03/1964 at page 13 of Book of Notes No. 652, before the then Temporary Notary of Comarca of Bardez - Shri Antonio Jose Francisco Pinto de Menezes. The said gift was made out of the disposable quota and without reservation of any right of usufruct in favour of the Donors.

2. I have also gone through the English translation of the said Deed of Gift with Acceptance date 07/03/1964, executed by Shri Nilconta Gonoba Sinai Borcar and his wife Smt. Gangabai Nilconta Sinai Borkar alias, Monu as the first parties, Shri Vinaica Nilconta Sinai Borkar and his wife, Smt. Loximibai Vinaica Borcar as the second parties and Shri Subhashchandra Vinaeca Sinai Borcar, a bachelor as the third party.

3. During the recent land survey conducted for the purpose of Records of the Rights Certificate for the Revenue Village of Arvalem, the said property "LAMAN

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MALI" was surveyed under New Survey No. 59/0 of Village Arvalem, I have perused the Index of Land in Form III in respect of Survey No. 59/0 of Village Arvalem, and it reflects that the name of Shri Nikanth Sinai Shenvi Borcar and Shri Vasudev Nilkanth Sinai Shenvi Borcar has been deleted and the name of said Shri Subhashchandra Vinaeca Sinai Borcar stands reflected in the Occupants' Column therein.

4. Similarly the name of Shri Subhashchandra Vinaeca Sinai Borcar stands recorded in the Occupants' Column of the Records of Right Certificate, in Form No. I and XIV of Survey No. 59 sub-division No. 0 of Village Arvalem, Taluka Bicholim as the sole occupant thereof against Mutation No. 152.
5. The Other Rights Column and the Tenants Column of both Form III and Form I & XIV of Records of Rights do not reflect any entries.
6. The said Shri Subhashchandra, alias, Subhaschandra alias, Subhashcandra Vinayak alias, Vinaeca alias, Vinaica Sinai Borcar alias, Sinai Borkar alias, Sinai Borker alias, Shenvi Borcar alias, Shenvi Borkar expired at Goa Medical College, Bambolim, on

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11/11/2010 without leaving any Will or gift or any other disposition of his assets.

7. The said Shri Subhashchandra Vinaeca Sinai Borcar was married in his first nuptial to Smt. Uma alias, Gangabai Sinai Borcar who predeceased her husband leaving behind, Miss Shambhavi Subhashchandra Shenvi Borcar alias, Sinai Borcar her daughter as her heir.
8. The said Shri Subhashchandra Vinaeca Sinai Borcar was married in his second nuptial to Smt. Gauri Subhashchandra Sinai Borcar alias, Shenvi Borcar, thus upon his death, the said Shri Subhashchandra Vinaeca Sinai Borcar left behind Miss Shambhavi Subhashchandra Shenvi Borcar alias, Sinai Borcar as her daughter from his first nuptial, Smt. Gauri Subhashchandra Sinai Borcar alias, Shenvi Borcar, his second wife and widow and Mast. Saidutt Subhashchandra Shenvi Borcar, the son of the second wife, as his heirs.
9. Upon the death of the said Shri Subhashchandra Vinaeca Sinai Borcar a Regular Inventory Proceedings No. 84/2013/B came to be instituted in the Court of

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Civil Judge, Junior Division, at Bicholim, and in the revised list of assets filed in the said Inventory Proceedings, the said property "LAMAM MALI" bearing New Survey No. 59/0, admeasuring 2,11,100.00 sq. mts., has been described under Item No. 24.

10. The said Inventory Proceedings No. 84/2013/B was finalized in terms of consent terms arrived at and filed by all the parties therein and said property described under Item No. 24 came to be allotted to all the interested parties in the following manner: -

i. Smt. Gauri Subhashchandra Sinai Shenvi Borcar, was allotted $3/8^{\text{th}}$ undivided share i.e., 37.5% in the said survey No. 59/0 of Village Arvalem, and,

ii. Miss Shambhavi Subhashchandra Sinai Shenvi Borcar was allotted 62.5% i.e., $5/8^{\text{th}}$ undivided share in the said survey No. 59/0 of Village Arvalem.

11. The said Inventory Proceedings was finalized in terms Final Order passed on 04/12/2018 whereby the said Consent Terms and the Final Chart of Allotment was made absolute.

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12. The said Smt. Gauri Subhashchandra Sinai Shenvi Borcar and Miss Shambhavi Subhashchandra Sinai Shenvi Borcar thereafter initiated Mutation Proceedings in the Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 59/0 of Village Arvalem and their names stand duly recorded in the Occupants' Column therein against Mutation No. 27568 as the sole Occupants' thereof.
13. The area of the said Survey No. 59/0 mentioned as 2,04,255.00 sq. mts., has been corrected after carrying out recalculation and the same is now admeasuring 1,88,354.00 sq. mts., as per the letter issued by the Inspector of Surveys & Land Records and bearing Ref No. 9/ISLR/BICH/CORR/103/3/19/398, dated 26/03/2019.
14. Accordingly the area of the said Survey Number stands duly corrected in the Survey Records.
15. By virtue of the said Consent terms and the Final Chart of Allotment confirmed and made absolute vide order dated 04/12/2018, passed by the Court of Civil Judge, Junior Division, at Bicholim, in the said Inventory Proceedings No. 84/2013/B, the said Miss

Smt. Shambhavi

Shambhavi Subhashchandra Sinai Shenvi Borcar became the owner in possession to an extent of 62.5% share in the said property bearing Survey No. 59/0 and Smt. Gauri Subhashchandra Sinai Shenvi Borcar became entitled to 37.5% undivided right, title and share to the said Survey No. 59/0 of Village Arvalem, Taluka Bicholim.

16. In terms of a Deed of Sale dated 13/07/2022, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-664-2022 dated 13/07/2022, the said Smt. Gauri S. Sinai Borkar and Smt. Shambhavi Subhashchandra Sinai Shenvi Borcar, now Smt. Shambhavi Purushottam Shenavi Shetye and her husband, Shri Purushottam Laxmikant Shenavi Shetye as the absolute and exclusive owners in possession of the said property sold and transferred the same in favour of the Title holders abovenamed - M/s. Bhumi Developers - a partnership firm of Mr. Ranjit Rohidas Mangaonkar and Mr. Rupesh Narayan Thanekar as its partners.

17. The Deputy Collector and Sub Divisional Magistrate, Bicholim Sub-Division, Bicholim, vide its Judgment and Order dated 14/02/2023, passed in Case No.



21/2022-23/LRC/BICH/337, has corrected the said Survey No. 59/0 as Survey No. 59/1 of Village Arvalem, Taluka Bicholim.

18. The said M/s. Bhumi Developers thereafter carried out Mutation Proceedings and its name stands duly recorded in the Occupants' Column in the Records of Rights Certificate of Form No. I & XIV in respect of said Survey No. 59/1 of Village Arvalem as the sole Occupants' thereof, against Mutation No. 35303.

19. The said M/s. Bhumi Developers is a Partnership Firm, duly constituted in terms of Deed of Partnership executed on 21/11/2019 before the Notary, Adv. S. A. Parab, under Registration No. 22311/2019 on 27/11/2019 and the same is duly registered with the Office of the Registrar of Firms, Bicholim, under Registration No. BCH-F18-2019 on 27/11/2019 with Shri Ranjit Ramdas Mangaonkar and Shri Rupesh Narayan Thanekar, as its partners.

20. After the purchase of the said property the said M/s. Bhumi Developers developed the said property by subdividing the same into various plots after obtaining



appropriate licenses and permissions from the competent authorities in the following manner: -

- i. Provisional NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Sankhali Municipal Council vide its NOC bearing Ref. No. SMC/Tech/Prov.Sub.Div.NOC/2022-23/2652 dated 08/12/2022.
- ii. Provisional NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Dy. Town Planner, Town and Country Planning Department Bicholim/Sattari at Bicholim, in respect of Survey No. 59/1 issued vide its letter bearing Ref. No. DC/7994/ARVALEM/TCP-22/2254, dated 17/11/2022.
- iii. Provisional NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, Elect, (O&M), S/D-II-(R) Sankhali, vide its letter bearing Ref. No. AE/V-II ®/TECH-4(D)2022-23/2063, dated 18/11/2022.
- iv. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Dy. Town Planner, Town and Country Planning Department Bicholim/Sattari at Bicholim, in respect of Survey No. 59/1, issued vide its letter bearing Ref. No. DC/7994/ARVALEM/TCP-23/561, dated 08/03/2023.

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v. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, Elect, (O&M), S/D-II-(R) Sankhali, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4(D)2022-23/3211, dated 09/03/2023.

vi. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, SUB-DIV.I(WS), D XXIV(PHE), PWD, Bicholim, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. PWD/D.XXIV/SD i(ws)/F.40/768/22-23, dated 10/03/2023.

vii. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Medical/Health Officer, Community Health Centre, Sankhali, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. DHS/2023/DHS0901/O0021/371, dated 11/03/2023.

viii. Final NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Sankhali Municipal Council vide its NOC bearing Ref. No. SMC/Tech/Final Sub.Div.NOC/2022-23/3960 dated 24/03/2023.

21. The Additional Collector-II, vide its Order bearing Ref No. RB/CNV/BICH/AC-II/03/2022/589, dated 23/02/2023, has granted Conversion Sanad for the said Survey No.

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59/1 of Village Arvalem. Out of total area, an area admeasuring 94,631.00 sq. mts., has been converted for residential purpose, an area admeasuring 2,408.00 sq. mts., has been converted for commercial purpose and an area admeasuring 2,408.00 sq. mts., has been converted for institutional purpose, similarly conversion sanad for an area admeasuring 2,408.00 sq. mts., has been granted for community purpose.

22. In terms of a Deed of Sale dated 10/06/2023 registered with the Sub-Registrar Office of Bicholim under Registration No. BCH/1/773/2023, dated 28/06/2023, the said M/s. Bhumi Developers sold and transferred the said plot admeasuring 2,407.00 sq. mts. bearing Survey No. 59/1-IO of Village Arvalem in favour of the Title Holder above named - Satermai Space Infra LLP.

23. After the purchase of the said Plot the said Satermai Space Infra LLP carried out necessary mutation Proceeding and its name stands duly recorded in the Occupant's Column of the Records of the Rights Certificate of the Form I & XIV in respect of Survey No. 59/1-IO of Village Arvalem against Mutation No. 37599.

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24. The said Satermai Space Infra LLP, is A Corporation incorporated under Section 12 (1) of the Limited Liability Partnership Act, 2008, with the Office at House No.12/5, 3rd Floor, Gokulwadi Sanquelim, Taluka Bicholim, North-Goa, through its Partners Shri Chandan Narsinha Chari and Shri Uday Chandrakant Joshi.

25. The said Satermai Space Infra LLP has now prepared a plan for the construction of commercial building and compound wall on the said Plot bearing Survey No. 59/1-IO and has obtained necessary permission and Licenses from the competent authorities in the following manner:-

- i. The Dy. Town Planner, Town and Country Planning Department Bicholim, has granted Technical Clearance Order for the construction of proposed Commercial Building and compound wall on the said plot vide its letter bearing Ref. No. DC/8100/Arvalem/BICH/TCP-23/2505, dated 23/10/2023.
- ii. Electricity Department, Sakhali, has granted NOC for the proposed construction vide its letter bearing Ref. No. AE/V-II (R)/TECH-4 (D) /2023-24/1751, dated 10/11/2023.
- iii. The Community Health Center, Sanquelim, has granted its NOC form Sanitary point of view for

obtained appropriate licenses and permissions from the competent authorities.

c. that Urban Land Ceiling Act is not applicable in the state of Goa.

d. that there are no acquisitions or requisitions proceedings pending in respect of the said plot.

e. Provision of Goa Real Estate Regulatory Authority, (RERA), are applicable to the present project.

f. I further certify that I have verified all the original Title Documents mentioned hereinabove and also verified the certified copies of the same from the records of the Sub-Registrar of Bicholim.

g. The said Property is SARFAESI Complaint.

Date: 11/05/2024.

Place: Sankhali, Bicholim, Goa.



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Vasant Nagar Sanquelim
Bicholim-Goa.
Pin: 403 505

proposed construction vide its letter bearing Ref. No. DHS/2023/DHS0901/00021/1809, dated 14/11/2023.

iv. The Office of the Assistant Engineer PWD Bicholim, has granted its NOC for the proposed construction vide its letter dated 21/11/2023.

v. The Sankhali Municipal Council has granted Construction License for the construction of commercial building & compound wall on the said Plot vide its Construction License No. 06/2024-25 dated 09/05/2024.

VII. LEGAL OPINION:

Based upon the examination of the aforesaid documents and the searches carried out in various public offices, I hereby certify as under:-

a. that the title of – Satermai Space Infra LLP, to the said Plot admeasuring 2,407.00 sq. mts. bearing Survey No. 59/1-IO of Village Arvalem surveyed as a separate holding under New Survey No. 59/1-IO of Village Arvalem, Taluka Bicholim more particularly described hereinabove, is clean, clear and marketable and there are no registered encumbrances, charges and/or liens of any kind whatsoever.

b. The said Satermai Space Infra LLP is constructing commercial building complex on the said Plot and has

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