

Ref. No: DC/1893/BICH/TCP-10/709
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim - Goa.
Date: 13/08/10.

✓ To,
The Chief Officer,
Bicholim Municipal Council,
Bicholim Goa.

Sub: - N.O.C. for proposed construction of residential cum Commercial building (Revised plan) in survey no. 3/20 of Bordem village, Bicholim Taluka by M/s. Bhosan Developers.

Ref: No: BMC/TECH/10-11/246 dated 25/05/2010.

Sir,

With reference to the above mentioned subject, this is to inform you that there is **No objection** over the proposed **construction of residential cum Commercial building (Revised plan) in survey no. 3/20 of Bordem village, Bicholim Taluka** from **planning point of view** on the following conditions:

1. The permission is recommended as per the plans hereby annexed.
2. The permission is liable to be revoked at any stage, if it is based on false information/wrong plans/ calculations/documents of any other accompaniments of the applications are found to be incorrect at any stage.
3. Any change to be affected to the approved plans prior permission shall be obtained from this office.
4. Ownership documents shall be verified at your end before issuing N.O.C/construction licenses for the development.
5. Prior to commencement of development work, it will be incumbent upon the applicant to have valid conversion sanad of use of land as contemplated under Goa, Daman and Diu Land Revenue Code, 1968.

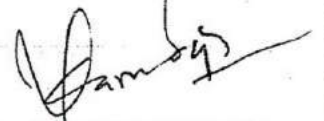
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6. Adequate parking for vehicles has to be provided within the plot at all the time after construction of the building.
7. Traditional access/Natural drain, passing through the plot shall be maintained to the satisfaction of the local authority.
8. Building alignment shall be obtained from P.W.D.
9. Occupancy certificate shall be issued only after obtaining N.O.C. from this office for completion of building.
10. N.O.C. of the Electricity Dept. shall be obtained if any H.T/L.T/Electric line is passing through the property prior to commencement of the development work.
11. The opening of the compound wall gate should be inward only.
12. No hill cutting or filling of low lying land should be undertaken without obtaining prior permission from the Chief Town Planner under section 17 A of Town Planning Act.
13. N.O.C. from all the concerned authorities shall be obtained before commencement of the development work as applicable.
14. F.A.R. coverage and setback should be strictly maintained.
15. The building shall have sloping roof with Mangalore Tiles.
16. Verification of ownership with specific reference to tenancy position as on 2.11.1990 has to be made at your end before issue of occupancy certificate/ Conversion sanad /construction license.
17. Ramp, Lift, Toilet shall be provided to the services of disabled/handicapped persons.
18. Necessary N.O.C. shall be obtained from the concerned authority before demolition of existing religious structure (Temple).
19. Conditions laid down in earlier N.O.C. issued vide letter no. DC/1893/BICH/TCP-2000/279 dt 16/05/2000 should be strictly adhered.

* Applicant has paid the infrastructure tax of Rs. 10,45,610/- (Rupees Ten lakh forty five thousand six hundred ten only) vide challan no. 141 dated 06/08/2010.

Yours faithfully



(R. N. VOLVOIKAR)
DY. TOWN PLANNER



**BICHOLIM MUNICIPAL COUNCIL
BICHOLIM - GOA**

Revised Plan Approval

DATE:- 21/10/2013

LICENCE NO:- 82 /2013-2014

The plan (Revised) of proposed construction of Residential portion bearing Sy. No. 3/20 at Bordem, Bicholim-Goa is hereby approved and granted revised licence for its construction to Shri. Devi Shantadurga Sangodkarin Devasthan, M/s. Boshan Developers Pvt. Ltd., Boshan Homes, C-501/502, opp. Shri. Bodgeshwar Temple, Mapusa-Goa.

The Revised Plan approval fees Rs. 750/- has been paid vide R. No. 4209 dt. 18/10/2013.

The fees of Rs.8,92,822/- for approval of additional area has been paid vide R. No. 4209 dt. 18/10/2013.

The Revised plan approval has been accorded as per the Revised Approval of the town & Country planning Department vide NOC under No. DC/1893/Bich/TCP-10/709 dt. 13/08/2010.



MUNICIPAL ENGINEER
BICHOLIM MUNICIPAL COUNCIL



CHIEF OFFICER
BICHOLIM MUNICIPAL COUNCIL

D. R. SHANKHAWALKAR

ADVOCATE

1st floor, Verlekar Mansion,
Keniwada, Mapusa - Goa 403 507.

Tel. No. (0832) 2263351, Mobile No. 9422018566.

Date: 11/03/2016

UNION BANK OF INDIA
TITLE REPORT

Ref:

Date:

1	Name and address of the branch to whom the title report is given	Union Bank of India Mapusa Branch
2	Name of the Account and details of the borrower	Mrs. Asmita Ashok Deshmukh
3	Full Description of Property 3.1 NATURE OF IMMOVEABLE PROPERTY	Residential & Commercial.
	3.2 (i) Survey No. (ii) Hissa No..	3 20 & 34
	Name of the property:	All that immovable property known as 'Coirath' situated at Bordem Bicholim, Goa presently surveyed under no.3/20 adm. 4650 sq.mts and bounded on the east by survey no.3/30, 32,33,35,36,38 & 39, on the west by survey no.7/16 & 17, on the north by survey no.3/1, 17,7,8 & 21 and on the south by Mapusa Bicholim road and in the said property there is dilapidated structure presently surveyed under no.3/34 adm. 100 sq.mts and bounded on the East west North and south by remaining part of the aid property survey no.3/20.
	3.3 Number/identification details as per building map/plan	I have identified in the building plan.
	3.4 Extent of property	A flat no.404 with super built up area adm 79.73 sq.mts on 4 th floor of the building Shree Shantadurga Sangodkarin Residency.
	3.5 Name/s of the Owner/s	Boshan Developers Pvt Ltd
	3.6 Nature of ownership	Freehold Ownership.
4	Tracing of title	As per annexure


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Advocate

5	Title deeds/document details under which ownership is acquired	First Owner	Name/nature Of deed	Details like Regn. Etc
	First owners	Shree. Shantadurga Sangodkarin Devasthan	Permanent Lease with possession dated 10/3/1949	Entry transfer number 425 at folio 2057 of Book F-1 dated 03/11/1987.
	Second owner	Boshan Developers Pvt Ltd	Deed of sale dated 28/9/2015	Register at Bicholim under no.1259/2015 at pages 47 to 77 of Book no.I vol. no.1296 dated 11/11/2015
		Shri. Vinayak Govind Thakur & Smt. Vandana Vinayak Thakur	Deed of sale dated 27/1/2004	Register at Bicholim under Reg. no.272 at pages 252 to 263 Book no.I Vol. no.357 dated 15/3/2004
		Boshan Developers Pvt Ltd	Deed of sale dated 21/12/2015	Register at Bicholim under no.1437/2015 at pages 121 to 141 of Book no.I vol. no.1308 dated 22/12/2015
6	List of Encumbrances	Union bank of India by Boshan Developers Pvt Ltd		
7	View on encumbrance	Since 2015		
8	Regulatory Issues:	I certify that property is not subject any regulatory issues.		
9	Views on regulatory hurdles	Not applicable		
10	List of documents/deeds provided to the advocate and perused by him	1. I and XIV from & survey plan of the property. 2. Inscription and description of the property. 3. Agreement for sale dated 6/10/2009 registered before the Sub Registrar of Bicholim, reg. no.1179 book no.I Vol. no.741 dated 16/11/2009. 4. Power of attorney dated 13/11/2009 4. Sanad bearing no.CNV/BICH/24/1997/726 dated 12/2/99. 6. NOC construction in the said property from Town and Country planning department dated 13/8/2010. 7. NOC construction in the said property		

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		<p>from Health department dated 11/11/2010.</p> <p>8. NOC construction in the said property from PWD department dated 27/9/2010.</p> <p>9. NOC construction in the said property from Electricity department dated 10/10/2011.</p> <p>10. Bicholim Municipality issued construction license no 53/2000 -2001 dated 15.09.2001 and the renewed license bearing no. 8/2014-15 with Approved plan</p> <p>11 nil encumbrance certificate 29/8/2011</p> <p>12 NOC from Comunidade of Bicholim 24/12/1987.</p> <p>13. Deed of Sale dated 28.09.2015 executed before Sub-Registrar at Bicholim, Goa no.1259/2015 at pages 47 to 77 of Book no.I vol. no.1296 dated 11/11/2015.</p> <p>14. Deed of Trust dated 27.12.2013 of Shree Shantadurga Sangodkarin Charitable And Religious Trust, Sangolda, Bardez, Goa.</p> <p>15 Deed of sale dated 27/1/2004 Register at Bicholim under Reg. no.272 at pages 252 to 263 Book no.I Vol. no.357 dated 15/3/2004</p> <p>16. Memorandum of Understanding 16/10/2010 with Shri Vinayak Thakur.</p> <p>17 Deed of sale dated 21/12/2015 Register at Bicholim under no.1437/2015 at pages 121 to 141 of Book no.I vol. no.1308 dated 22/12/2015.</p> <p>18 Agreement for sale dated 23/12/2015 registered before the Sub Registrar of Bicholim, reg. no.243/2016 at page 22 to 63, book no.I Vol. no.1328 dated 18/02/2016.</p>
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/ revenue authorities affecting the property and examined.	Yes
12	List of further documents called for, examined and perused	No further documents are necessary for investigation of title.
13	Whether the documents examined	Yes

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	are duly stamped as per the Stamp Act	
14	Whether the Registration endorsements are in order	Yes
15	Certificate of examination	This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious and found correct and properly registered.
16	Certificate of title	This is to certify that the title to the property of the borrower is clear and marketable without any further act on the part of borrower.
17	List of documents to be deposited for creating the mortgage by deposit of title deeds	<p>1. Agreement for sale dated 23/12/2015 registered before the Sub Registrar of Bicholim, reg. no.243/2016 at page 22 to 63 book no.I Vol. no.1328 dated 18/02/2016.</p> <p>2.Nil encumbrance certificates</p> <p>3. NOC from the builder to mortgage the said flat to the bank</p> <p>"This is to certify that the above documents if taken would create valid mortgage by deposit of title deeds"</p>
18	Any other suggestions or advise to protect the security interest of the Bank	No


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 Advocate

Name
 Signature

Flow of Title:

There exists an immovable property known as 'Coirath' situated at Bordem within Bicholim Municipality and Sub District of Bicholim, Goa described in the Land Registration Office of Judicial Division of Bardez under no.3227 at folio 24 of Book B-9 new but not enrolled in the Land Revenue Office under Matriz presently surveyed under no.3/20 adm. 4650 sq.mts and bounded on the east by survey no.3/30, 32,33,35,36,38 & 39, on the west by survey no.7/16 & 17, on the north by survey no.3/1, 17,7,8 & 21 and on the south by Mapusa Bicholim road and there exists a dilapidated structure in the said property survey under no.3/20 described in the Land Registration Office of Judicial Division of Bardez under no.3227 at folio 24 of Book B-9 new but not enrolled in the Land Revenue Office under Matriz presently surveyed under no.3/34 adm. 100 sq.mts and bounded on the East west North and south by remaining part of the aid property survey no.3/20 which is hereinafter called the said properties.

As per the description certificate no 3227 at folio 24 of Book B-9 it is stated that the said property is given to the Shree. Shantadurga Sangodkarin Devasthan by permanent lease with possession dated 10/3/1849 as reflected in transfer no.425 at page 257 of Book F-One dated 3/22/1887. By virtue of the same the said Shree. Shantadurga Sangodkarin Devasthan is exclusive owners of the said property. The said Shree. Shantadurga Sangodkarin Devasthan by agreement for sale dated 6/10/2009 registered before the Sub Registrar of Bicholim, reg. no.1179 book no.I Vol. no.741 dated 16/11/2009 agreed to sell the said property to Boshan Developers Pvt Ltd and also gave Power of attorney dated 13/11/2009. The said Shree. Shantadurga Sangodkarin Devasthan obtained Sanad bearing no.CNV/BICH/24/1997/762 dated 12/2/99. After the said agreement for sale the borrower has obtained NOC construction in the said property from Town and Country planning department dated 13/8/2010, NOC construction in the said property from Health department dated 11/11/2010, NOC construction in the said property from PWD department dated 27/9/2010, NOC construction in the said property from Electricity department dated 10/10/2011 with Approved plan. So also the NOC has been obtained from Comunidade of Bicholim 24/12/1987.

Now, Shree Shantadurga Sangodkarin Devasthan have reformed itself in to a Trust, under name and style Shree Shantadurga Sangodkarin Charitable and Religious Trust (herein afret called the said trust) under a Deed of Trust duly registered before the Sub Registrar of Mapusa, under Registration No. 300 at page 25 to 305 of Book no.I Vol. no.3023 dated 8/1/2014 with 42 Articles, annexure and schedules, Powers and duties of the Managing committee are specified at Article no. 14 of the Deed of Trust. The said trust through its members of the Managing Committee with copy of resolution have executed a Deed of Sale dated 28.09.2015 executed before Sub-Registrar at Bicholim, Goa no.1259/2015 at pages 47 to 77 of Book no.I vol. no.1296 dated 11/11/2015 sold the said properties survey under no.3/20 adm. 4000 sq.mts and 3/34 adm area 100 sq.mts with variation in terms and area of the land as stated there under in favour of Boshan Developers Pvt Ltd.

The area of 700 sq. meters which is the part of the property survey under no.3/20 is sold to one Mr. Vinayak Thakur by Deed of Sale dated 27/1/2004 Register at Bicholim under Reg. no.272 at pages 252 to 263 Book no.I Vol. no.357 dated 15/3/2004, and by Deed of sale


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dated 21/12/2015 Register at Bicholim under no.1437/2015 at pages 121 to 141 of Book no.I vol. no.1308 dated 22/12/2015 the said Mr. Vinayak Thakur and others sold the said area to Boshan Developers Pvt Ltd.

About 50 sq. meters of area of land are under the constructed area of some shop owners and hence area of 4,650 plus 100 minus 750 sq. meters is being area of 4,000 sq. meters is purchased by M/s Boshan Developers Pvt. Ltd. The property is not partitioned and hence it is one integer.

There is a reference to one Claimant, Mr. Jagannath Narvekar who had filed case for declaration of Mundkar and the said case is duly compromised by offering a flat of 55 sq. meters to him on the first floor of the building. The said compromise dated 07/11/2012 in the Mundkar case no. JM-1/MUN/2012[OLD JM-1/MUN/6/2002] arrived before the Mamlatdar of Bicholim and it has attained finality.

Bicholim Municipality issued construction license no 53/2000 -2001 dated 15.09.2001 and the renewed license bearing no. 8/2014-15 to the said Boshan Developers Pvt Ltd. By Deed of Sale of shop owners: Mr. Paresh Amonkar, having purchased undivided area of 7.87 sq. meters, Mr. Ramesh Pednekar having right to 12.60 sq. meters, Mr. Palekar Jyoti having right to 10.24 sq. meters, Mr. Jagdish Palekar having undivided right of 10.54 sq. mt. and Mr. Dilip Sangodkar having right 8.75 sq. meters. Thus total area is about 50 undivided land under the said shops. The purchasers of shop premises, G1, G2, G3, G10 and G11 do not have right to seek partition and/or alienation of the property as it is undivided and do not have any objection and/or right to object for the further development in the said property as per the Deed of Sale executed by them. In the I & XIV form of the said property, the same is recorded in name of Shri Shantadurga as Occupant and area is shown as 4,650 sq. meters. The description of the property is tallying with the above observations.

I have perused the Deed of Trust and under the provision at Article 14, there are powers and functions of the Board of Trustees and the managing Committee and accordingly they do have powers to sell, convey, dispose and transfer any of the properties of the Trust and to purchase properties for and on behalf of the Trust. Besides, powers of each member of committee are also defined therein. There is schedule of the properties, amongst them; the property sold is also mentioned.

By agreement for sale dated 23/12/2015 registered before the Sub Registrar of Bicholim, reg. no.243/2016 at page 22 to 63 book no.I Vol. no.1328 dated 18/02/2016 the said Boshan Developers Pvt Ltd agreed to sell the said flat no.404 with super built up area adm. 79.73 sq.mts on 4th floor of the building Shree Shantadurga Sangodkarin Residency.

I have carried out search for last more than 30 years in Bicholim sub registrar. The said flat is having good and clear Marketable title and the said flat can be mortgage to the Bank and bank can create valid equitable mortgage on the said flat. The said Boshan Developers Pvt Ltd has obtained loan from your bank.

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