



### **TITLE REPORT**

Mr. Ghanashyam P. Sardesai, partner of M/s. General Construction and Infrastructure, a partnership firm duly registered under the Indian Partnership Act, 1932 and having its office at 401, "Lotus Court", St. Inez, M. G. Road, Panaji, Goa, 403 001, submitted for my scrutiny, the copies of the following documents mentioned herein below in respect of plot of land admeasuring an area of 967 sq. mtrs. and which forms part of the property known as "Gorbata" or "Cumarvaddo", also known as "Bairo Portais", situated within the limits of Village Panchayat of Pilerne, in the Taluka of Bardez, registration Sub District of Bardez, District of North Goa, in the State of Goa, described in the land registration office, Panaji, under number 7094 of Book B 19 (new) and registered in the land revenue office under Matriz No. 708 and which plot is presently surveyed under Survey No. 88/3-B, of Village Pilerne and bounded on the North by the property bearing Survey No. 88/3-A of Village Pilerne, Bardez, Goa, belonging to Winnibald Keith Gomes, South by the property bearing Survey No. 88/4 of Village Pilerne, belonging to Nyaneshwar Guno Bandodkar, on the East by the property bearing Survey No. 88/3 of Village Pilerne, Bardez, Goa and public road and on the West by public road (hereinafter for the sake of brevity referred to as the "**said Plot**") and the proposed building "Jaswand", consisting of Ground floor, First, Second and Third Floor and comprising a total of 04 (Four) Shops on the Ground floor, 04 (Four) Flats on the First floor, 04 (Four) Flats on the



Second floor, 03 (Three) Flats on the Third floor and 10 (Ten) stilt car parking slots and 01 (One) Open to Sky car parking slot (hereinafter for the sake of brevity referred to as the **“said proposed Building”**), to be constructed on the said Plot :

1. Certified copy of Conveyance of sale dated 24/05/1977, registered in the office of the Sub Registrar of Ilhas at Panaji, under No. 499 at pages 125 to 132 of Book No. 1 , volume No. 118, dated 22/7/1977.
2. Sale Deed dated 30/07/1980, registered in the office of the Sub-Registrar of Ilhas at Panaji, under No. 100, at pages 313 to 318, of Book No. I, Vol. No. 156, on 27/02/1981, executed between Ganpat Rama Bhonsle and his wife Janki Ganpat Bhonsle and Mahadev Rama Bhonsle and his wife Mahananda Mahadev Bhonsle and Tulshidas Tukaram Naik.
3. Final NOC for sub-division under reference No. VP/PM/F.40/Sub-Div/113/82, dated (illegible)/July, 1982.
4. Irrevocable Power of Attorney 26<sup>th</sup> day of July, 2016 executed by Tejal Tulshidas Naik in favour of Tulshidas Tukaram Naik.
5. Form I and XIV in respect to property bearing Survey no. 88/3-B of Village Pilerne, Bardez, Goa.
6. Survey plan in respect of the property bearing Survey No. 88/3-B of Village Pilerne, Bardez, Goa.
7. Deed of sale dated 12/05/2021, registered in the office of the Sub-Registrar of Bardez at Mapusa, Book-1 Document, registration No. BRZ-1-1918-2021, dated 31/05/2021.



8. Nil Certificate of Encumbrance on property dated 31/05/2021, in respect of the said Plot.

Licenses/permissions/approvals, obtained for proposed building "Jaswand" to be constructed on the said Plot viz.

- (i) No. TPB/6380/PIL/TCP/20/4685, dated 17/12/2020, from Town and Country Planning Department, Mapusa, Bardez, Goa.
- (ii) No. PHCC/NOC-CONST./2020-21/2586, dated 20/01/2021, from Primary Health Centre, Candolim.
- (iii) No. TPB/6380/PIL/TCP/21/243, dated 14/01/2021, from Town and Country Planning Department, Mapusa, Bardez, Goa.
- (iv) No. PWD/SDIV/PHE-N/F.13/730/20-21, dated 28/01/2021, from PWD, Porvorim, Goa.
- (v) No. 1/10/TECH/O&M/SD.II/POR/2020-2021/2394, dated 14/02/2021 from Electricity Dept, Porvorim, Goa.
- (vi) No. VP/PM/F.37/Bldgs/Com-Wall/2020-2021/1611, dated 25/02/2021 from Village Panchayat Pilerne, Marra, Bardez, Goa.

I have perused all the aforesaid documents and I am of the following opinion :

- a. There exists a property known as "Gorbata" or "Cumarvaddo", also known as "Bairo Portais", situated within the limits of Village Panchayat of Pilerne, now in the Taluka of Bardez, registration Sub District of Bardez, District of North Goa, in the State of Goa, described in the Land registration Office, Panaji, under number



7094 of Book B 19 (new) and registered in the Land revenue Office under Matriz No. 708 and later on surveyed under Survey No. 88, Sub Division No. 3, of Village Pilerne and bounded on or towards the East by the property belonging to the Comunidade of Pilerne, on or towards the West by the property belonging to the Comunidade of Pilerne, on or towards the North by the property belonging to Minguel de Nazare and on or towards the South by a public way;

- b. By Conveyance on Sale dated 24/05/1977, registered under No. 499, at pages 125 to 132 of Book No. 1, Volume No. 118, dated 22/07/1977, registered in the Office of the Sub –Registrar of Ilhas at Panaji, the aforesaid Property was one of the property purchased by Ganpat Rama Bhonsale and Mahadev Rama Bhonsale from Dr. Antonio Filipe Rozario Pinto and his wife Una Marie Pinto;
- c. The aforesaid property was sub-divided into Plots and one of the plot identified as Plot No. 9, admeasuring an area of 967 sq. mtrs., and which is presently surveyed under Survey No. 88/3-B, of Village Pilerne, now in the Taluka of Bardez, registration Sub District of Bardez, District of North Goa, in the State of Goa, (the hereinabove referred said Plot) was sold by Ganpat Rama Bhonsle and his wife Janki Ganpat Bhonsle and Mahadev Rama Bhonsle and his wife Mahananda Mahadev Bhonsle to Tulsihdas Tukaram



Naik by Sale Deed dated 30/07/1980, registered in the Office of the Sub-Registrar of Ilhas at Panaji, under No. 100, at pages 313 to 318, of Book No. I, Vol. No. 156, on 27/02/1981.

- d. In the record of rights comprised in Form I & XIV in respect of the said Plot, the name of Tulshidas Tukaram Naik figures in the occupant column and besides which there are no other names in Form I & XIV.
- e. By Deed of sale dated 12/05/2021, registered in the office of the Sub-Registrar of Bardez at Mapusa, Book-1 Document, registration No. BRZ-1-1918-2021, dated 31/05/2021, Tukaram Tulshidas Naik and his wife Tejal Tulshidas Naik, sold the said Plot to the partnership firm M/s. General Construction and Infrastructure, on covenants terms and conditions therein appearing.
- f. Nil Certificate of Encumbrance on property dated 31/05/2021, in respect of the said Plot reveals that there are no encumbrance affecting the said Plot.
- g. The licenses/permissions/approvals, as referred above are obtained for proposed building "Jaswand" to be constructed on the said Plot.



Based on the above I am of the considerate opinion that pursuant to the Deed of sale dated 12/05/2021, registered in the office of the Sub-Registrar of Bardez at Mapusa, Book-1 Document, registration No. BRZ-1-1918-2021, dated 31/05/2021, M/s. General Construction and Infrastructure have acquired the said Plot and are entitled to construct the building "Jaswand" thereon in accordance with the licenses/permissions/approvals obtained.


Further save and except for the (03) Three flats bearing Nos. F-1, F-2 and F-3, situated on the First floor, along with (03) Three Car parking slots identified as P/F-1, P/F-2 and P/F-3, in the proposed building "Jaswand" to be constructed for Tukaram Tulshidas Naik and his wife Tejal Tulshidas Naik and the corresponding proportionate undivided right in the said Plot, after registering with RERA, M/s. General Construction and Infrastructure without any reference to Tukaram Tulshidas Naik and his wife Tejal Tulshidas Naik are entitled to commence the promotion and marketing and deal with and enter into any Agreement for construction/sale/allotment and conclude the sale/allotment by executing appropriate Deed of sale with the prospective purchaser/s at such price as they may think fit in their own name, the remaining Flats/Shops, other areas and all the premises in the



proposed building "Jaswand", together with the corresponding proportionate undivided rights in the said Plot.

This title report is given by me at the request of Mr. Ghanashyam P. Sardesai, partner of M/s. General Construction and Infrastructure.

Place: Panaji, Goa.  
Dated: 15/06/2021.

  
**Adv. Santosh Bharne.**