
CERTIFICATE OF TITLE

I.- Description of the Property

All that Plot admeasuring 3999 sqmts surveyed under chalta no.21-E-3 of P.T.sheet 10 of city survey Mapusa on which stands the proposed project "**RUMAH HUTAN**" being part and parcel of land admeasuring 8416 sqmts ,forming part of the larger property known as 'VANGOR BATTa' also known as 'ESSODEACHEM BATTa' or 'PAUDISTACHEM BATTa' OR' MARAD" OR "GALVAN" situated at cunchelim, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which whole property is described in the Office of Land Registrar of Bardez under no.9541 at Folio 54v of B-25(New) and enrolled in the Taluka Revenue Office under Matriz no.748 of 3rd Circumscription.

The said Plot is bounded as under:-

Towards the North:-By remaining part of the same

Property bearing chalta no.21-E of
P.T.Sheet 10.

Towards the South:-By property bearing survey no.81/11

and Survey no.78/11.

Towards the East :- By property bearing chalta

no. 21-D of P.T.Sheet 10.

Towards the West :- By property bearing chalta

21 of P.T.Sheet 10.

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II.- Description of the Documents Scrutinised.

1.-Certificate of Inscription and Description from Land Registrar Bardez.

2.-Form 'D', Property Card concerning Chalta no.21, 21/-E and 21/-E-3 all of P.T.sheet 10 issued by the Inspector of City Survey and Land records Mapusa Bardez Goa.

3.-Deed of Gift dated 7-6-1974 registered under no.423/74 of book-I vol 83 in the office of Sub-registrar Bardez.

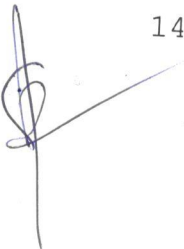
4.-Deed of Succession dated 17-5-2006 drawn at pages 73v to 75 of Book no.811 in the office of Notary Public Ex-officio Bardez Mapusa.

5.-Deed of Gift dated 14-9-1998 executed with Shri. Pandurang Nanu Vaigankar and others Registered under no.1344 of Book-I vol-607 in the office of Sub-Registrar Bardez.

6.- Deed of Partition dated 20-11-2000 Registered under no.2161 of Book-I vol-777 in the office of Sub-Registrar Bardez.

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- 7.- Deed of Sale dated 11-9-2015 executed with Nazarious Lobo and others, Registered under no.BRZ-BK1-07982-2015, CD Number BRZD772 on 23-9-2015 in the office of Sub-Registrar Bardez.
- 8.- Power of attorney dated 14-9-2015 executed before the Notary S.J, Sardessai Bardez Goa.
- 9.- Sanad under no.4/93/CNV/AC-III/2016/639 dated 14-6-2018 issued by the Collector North Goa.
- 10.- Deed of Sale dated 5-3-2019 executed with Rio Luxury Homes Private Limited registered under no.Book-1 Document, Registration Number BRZ-1-993-2019 dated 8-4-2019 in the office of Sub-registrar Bardez.
- 11.- Order under No.NGPDA/M/1755/486/2019 dated 19-07-2019 in the office of North Goa planning Development Authority.
- 12.- Licence no.23 dated 28-8-2019 issued by the office of Mapusa Municipal Council.
- 13.- Nil Encumbrance Certificates no.2342/2018 dated 18-9-2018 from the Office of Sub-Registrar Mapusa confirming that there is no charge on the said Property from 23-9-2015 to 18-9-2018.
- 14 .- Survey Plans.



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- 13.- Nil Encumbrance Certificates no.2342/2018 dated 18-9-2018 from the Office of Sub-Registrar Mapusa confirming that there is no charge on the said Property from 23-9-2015 to 18-9-2018.
- 14 .-Survey Plans.

III.- OFFICES SEARCHED

I have given searches in the Offices of Land-Registrar /Sub-Registrar Bardez, and in the Court of Civil Judge Senior Division at Mapusa.

IV.- FLOW OF TITLE

On perusal of the above listed documents and on giving searches in the relevant Offices I confirm that the said property originally belonged jointly to (i) Shri.Eknath Janardhan Chatim and (ii)- Shri.Laxminarayan Chatim having gifted the same to them by their parents Shri.Janardhan Chatim and his wife Smt.Girijabai Chatim ,vide Deed of Gift dated 7-6-1974 registered under no.423/74 of book-I vol 83 in the office of Sub-registrar Bardez.

On having acquired the same, mutation proceedings were carried out and thus the possession of the said property admeasuring 75070Sqmts surveyed under chalta no.21 of P.T.sheet 10 stands confirmed in the name of (i)Shri.Eknath Janardhan Chatim and (ii)-Shri.Laxminarayan Chatim ,as recorded in Form B issued by the Inspector of Land and survey records ,city survey Mapusa Goa.

Subsequently the said Eknath Janardhan Chatim expired survived by his widow and moiety sharer Smt. Anita Chatim and as his sole and universal legal heirs his following children namely (i)- Shri. Bhupesh Eknath Chatim (ii).- Shri. Janardhan Eknath Chatim and (iii)-Smt.Dipa




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Janardhan Chatim, and the same is confirmed by Deed of Succession dated 17-5-2006 drawn at pages 73v to 75 of Book no.811 in the office of Notary Public Ex-officio Bardez Mapusa.

It appears from records that that Smt.Dipa Janardhan Chatim had renounced her rights to the inheritance of her father late Eknath Janardhan Chatim, as confirmed by deed of relinquishment dated 20-10-1999 executed before the Notary Public Ex-officio Bardez.

That upon the demise of the Said Eknath Chatim his share in the said property devolved upon his above named legal Heirs and thus the said property was jointly owned by (i)-Shri. Laxminarayan Chatima and his wife Smt. Smt.Hemlata Laxminarayan Chatim and (ii)- Smt. Anita Chatim, widow of Eknath Chatim and the above named legal heirs.

By Deed of Gift dated 14-9-1998 the said (i)- Smt. Anita Chatim, and her children (i) a)-Shri. Bhupesh Eknath Chatim in the status of unmarried (b)-Shri. Janardhan Eknath Chatim in the status of unmarried and (c)- Smt.Dipa Janardhan Chatim alias Revankar with her husband Shri. Deelip Ramrai Revankar and (ii)-Shri. Laxminarayan Chatim and his wife Smt.Hemlata Laxminarayan Chatim gifted the Portion of the Said Property identified as Plot-C admeasuring 30,000 sqmts jointly to (i) Shri. Pandurang Nanu Vaigankar and his wife Smt. Kanta Vaigankar.



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(ii) Shri. Lalit Nanu Vaigankar and his wife Smt, Lalita Vaigankar and (iii)-Shri. Dilip Nanu Vaigankar and his wife Smt. Baby Dilip Vaigankar, which deed is Registered under no.1344 of Book-I vol-607 in the office of Sub-Registrar Bardez.

It is observed from the contents of the said Gift Deed dated 14-9-1998 that the said (i) Shri. Pandurang Nanu Vaigankar (ii) Shri. Lalit Nanu and (iii)-Shri. Dilip Nanu Vaigankar had filed a Tenancy Suit bearing no.TNC/SR/30/94 against the said Landowners (Chatim Family) claiming Tenancy rights limited to the portion admeasuring an area of 30,000 Sqmts of the Said Property and with view to end the said litigation the said Landowner gifted the said Plot identified as Plot-C admeasuring 30,000 sqmts to Said Pandurang Vaigankar and others.

By Deed of Partition dated 20-11-2000 the said (i) Shri. Pandurang Nanu Vaigankar and his wife Smt. Kanta Vaigankar (ii) Shri. Lalit Nanu Vaigankar and his wife Smt. Lalita Vaigankar and (iii)-Shri. Dilip Nanu Vaigankar and his wife Smt. Baby Dilip Vaigankar carried out partition amongst themselves and Sub-divided the said Plot admeasuring 30,000 sqmts into Four Plots identified as (i)-Plot C admeasuring 8666 sqmts, (ii)-Plot D admeasuring 8666 sqmts, (iii)-Plot E admeasuring 8666 sqmts, and (iv)-Plot F admeasuring 4000 Sqmts (kept for their Common Use), whereby the said Plot E admeasuring 8666 sqmts was allotted exclusively to Shri. Dilip Nanu Vaigankar and his wife Smt. Baby Dilip Vaigankar, which deed is Registered under


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no.2161 of Book-I vol-777 in the office of Sub-Registrar Bardez.

On having allotted the said Plot E in terms of the said partition Deed, Shri. Dilip Nanu Vaigankar and his wife Smt. Baby Dilip Vaigankar carried out mutation proceedings and were allotted fresh Sub-division Chalta no.21-E of P.T. Sheet 10 and thus their name stands recorded in Survey records of Rights in the Form "D" property Card concerning survey no.21-E of P.T. Sheet 10 of city survey Mapusa admeasuring an area of 8416 sqmts.

BY Deed of Sale dated 11-9-2015 Shri. Dilip Nanu Vaigankar and his wife Smt. Baby Dilip Vaigankar sold a portion admeasuring 3999sqmts out of the said Plot admeasuring 8416 sqmts surveyed under chalta no.21-E of P.T. Sheet 10, jointly to (i)-Shri. Nararious Lobo (ii)-Shri. Pradeepsinh Ishwarsini and (iii)-Shri. Satish Rama Desai, which deed is Registered under no. BRZ-BK1-07982-2015, CD Number BRZD772 on 23-9-2015 in the office of Sub-Registrar Bardez.

On having purchased the same (i)-Shri. Nazarious Lobo (ii)-Shri. Pradeepsinh Ishwarsinh Tarsadiya (iii)-Shri. Maheshwar Manohar Govenkar and (iv)-Shri. Satish Rama Desai carried out mutation proceedings and partition of their holding, whereby they were allotted fresh Sub-division Chalta no.21-E-3 of P.T. Sheet 10 and thus their name stands recorded in survey records of Rights in the Form "D" property Card



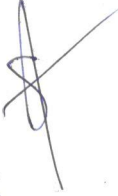
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concerning survey no.21-E-3 of P.T.Sheet 10 of city survey Mapusa admeasuring an area of 3999 sqmts.

On 14-6-2018 Sanad under no.4/93/CNV/AC-III/2016/639 was issued by the Collector North Goa for conversion of the said Plot admeasuring 3999sqmts surveyed under Chalta no.21-E-3 of P.T.Sheet 10,city survey Mapusa for Residential Purpose.

By Deed of Sale dated 5-3-2019(i)-Shri.Nazarious Lobo (ii)-Shri. Pradeepsinh Ishwarsinh Tarsadiya (iii)-Shri. Maheshwar Manohar Govenkar and (iv)-Shri. Satish Rama Desaiwith their respective spouses sold to Rio Luxury Homes Private Limited the said Plot surveyed under no.21-E-3 of P.T.Sheet 10 of city survey Mapusa admeasuring an area of 3999 sqmts, which deed is registered under no.Book-1 Document, Registration Number BRZ-1-993-2019 dated 8-4-2019 in the office of Sub-registrar Bardez.

On 28-8-2019 Licence under no.23 was issued by the office of Mapusa Municipal Council to Rio Luxury Homes Private Limited for construction of proposed residential Villas in the said Plot.

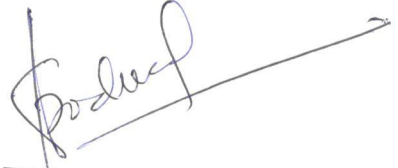


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V.- OPINION

In the above circumstances I confirm that Rio Luxury Homes Private Limited have and holds clear, valid, absolute and Marketable title to the Said Plot admeasuring 3999 sqmts surveyed under no.21-E-3 of P.T.Sheet 10 of City Survey Mapusa along with the project "RUMAH HUTAN" standing thereon.

Panaji, 09-10-2019.



Adv. Shradha Shirwaiker
Poduval