

**NANDAN KAMAT HELEKAR**  
L.L.M

523, Gera Grand, EDC Complex,  
Patto- Panaji Goa

ADVOCATE

Mobile: - 8888831925

**CERTIFICATE OF TITLE**

**I DESCRIPTION OF THE PROPERTY:**

ALL THAT PLOT No. 4 admeasuring 558 sq. mts which is a part of the SAID PROPERTY known as "BORODO" situated within the limits of the Ponda Municipal Council, District South Goa, State of Goa, not described in the Land Registration office but enrolled in Taluka Revenue Office under No. 829 for the purpose of matriz predial and surveyed under no. 191/3-L of Ponda Taluka and the SAID PLOT is bounded as under:-

EAST : By Plot No 5 of the same property

WEST: By Plot No 3 of the same property

NORTH: By remaining part of the same property

SOUTH: By 6.00 mtrs wide access road



## **II DESCRIPTION OF DOCUMENTS SCRUTINIZED**

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

1. Deed of Sale dated 25.02.1980
2. Inventory Proceeding No 5/2003/A dated 31<sup>st</sup> March, 2003.
3. Deed of Rectification dated 17/01/2003.
4. Deed of Sale dated 31.01.2005.
5. Land Partition Order in case No. PON/LRC/PART/28/2019/6344 before the Dy. Collector & S.D.O. Ponda.
6. Conversion Sanad obtained vide No AC/PON/SG/CON/02/2019/773 dated 7<sup>th</sup> November 2019 issued by the Office of the Additional Collector III of South Goa at Ponda.
7. Survey plan issued by Land Survey Department.
8. Form I & X1V of survey no. 191/3-L
9. Agreement for Development and Sale dated 21.02.2020
10. Development Permission issued by Member Secretary, South Goa Planning and Development Authority vide No SGPDA/P/3182/217/19-20 dated 31.01.2020.
11. Construction licence No 45/2019-2020 dated 13.3.2020 issued by the Ponda Municipal Council.



### **III OFFICE SEARCHES:-**

I have given required searches in the office of the Sub- Registrar of Ponda and Land Survey Office.

### **IV FLOW OF TITLE**

The property whose title verification is asked for is PLOT NO 4 which is a part of the larger property known as "BORODO" situated within the limits of the Ponda Municipal Council, District South Goa, State of Goa, which is not described in the Land Registration office but enrolled in Taluka Revenue Office under No. 829 for the purpose of matriz predial and is surveyed under no. 191/3-L and admeasures 558 sq mtrs.

I have gone through the title documents of the subject property. The documents reveal that vide Deed of Sale dated 25/02/1980 registered before Sub - Registrar of Ponda under No. 82 at pages 268 to 272 of Book I Volume 59 dated 05/03/1981, Mrs. Maria Francisca Virginia Aguiar sold and transferred the Said Plot No. 4 admeasuring 558.50 sq. mts. which is a part of the larger Property in favour of Shri. Narshinha Ramchandra Kalangutkar.

Shri. Narasinha Ramachandra Kalangutkar expired on 11/09/1997 and upon the death of Shri. Narasinha Ramachandra Kalangutkar, Inventory Proceeding were instituted before the Civil Judge Senior Division at Ponda under Inventory Proceeding number 5/2003/A and in terms of the order dated 31<sup>st</sup> March, 2003, passed in the above Inventory Proceedings, Shri. Kishor Narasinha Kalangutkar became the absolute owner of the Plot No. 4 admeasuring 558.50 sq. mts.



A Deed of Rectification was registered in the office of Sub Registrar of Ponda under No. 106 at pages 167 to 171 of Book No. I, Volume No. 802 dated 17/01/2003 in order to rectify the survey number which was mentioned in the Deed of Sale as 191/1 that was to be deleted and Survey No. 191/3 was incorporated in the Deed of Sale.

Subsequently vide Deed of Sale dated 31.01.2005, Shri. Kishor Narasinha Kalangutkar along with his wife Mrs Preeti Kishore Kalangutkar sold the said Plot No 4 admeasuring 558.50 sq mtrs to Shri Arvind Vishwanath Dhaimodkar which deed is duly registered in the office of the Sub-Registrar of Ponda at Ponda Goa under No 312 at pages 108 to 120 of Book I, Volume 810 dated 28.2.2005.

Mr Arvind Dhaimodkar in Case No. PON/LRC/PART/28/2019/6344 before the Dy. Collector & S.D.O. Ponda , sought for the partition of the Said Plot No. 4 and when the partition was being done , the Inspector of Surveys & Land Records found that the area available at site for partition admeasured only 558 square metres as a result of which this area of 558 square metres came to be partitioned and this area of 558 square metres was then allotted the Survey no. 191/3-L by the Dy. Collector & S.D.O. of Ponda at Ponda.

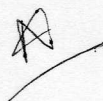
Conversion Sanad for the Said Plot has been obtained by Mr Arvind Dhaimodkar which is issued by the office of the Additional Collector III of South Goa at Ponda under No. AC/PON/SG/CON/02/2019/773 dated 7<sup>th</sup> November 2019.

Further vide Agreement for Development and Sale dated 21.02.2020, Mr Arvind Dhaimodkar alias Arvind Naik Dhaimodkar along with his wife Mrs Vaishali Dhaimodkar alias Vaishali Naik Dhaimodkar entered into an Agreement for Development and Sale of the Said Plot No 4 with M/s Mahalaxmi Developers which is duly registered before the Sub-Registrar of Ponda under No PON-1-278-2020 dated 28.2.2020.

**V PROJECT CONSTRUCTION:**

M/s Mahalaxmi Developers has floated a residential Project Known as ARVIND in the Said Plot No 4 and for that purpose has relied on the requisite permissions obtained by Mr Arvind Dhaimodkar from the competent Authorities.

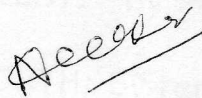
- i) Development Permission issued by Member Secretary, South Goa Planning and Development Authority vide No SGPDA/P/3182/217/19-20 dated 31.01.2020.
- ii) Construction licence No 45/2019-2020 dated 13.3.2020 issued by the Ponda Municipal Council.



**VI. OPINION:-**

Based upon the documents produced and Scrutinized and the searches conducted, in my opinion M/s Mahalaxmi Developers have all the rights to develop and sell the Said Plot No 4 admeasuring an area of 558 sq mtrs in terms of Agreement for Development and Sale, registered before the Sub-Registrar of Ponda under No PON-1-278-2020 dated 28.2.2020.

The Prospective Purchasers in the Project **ARVIND** will be able to mortgage the tenements that may be allotted by depositing the executed Agreement for Sale between Prospective Purchaser and M/s Mahalaxmi Developers **with Mr Arvind Dhaimodkar and Mrs Vaishali Dhaimodkar to be made as a Confirming Party being the land owners** with a NOC to mortgage to be obtained from M/s Mahalaxmi Developers and after the entire Project is complete and Occupancy Certificate is obtained the Conveyance Deed is to be executed with Individual Purchaser or in favour of Society that may be formed.



Nandan Kamat Helekar  
Advocate