



Date: 11/03/2024

This Certificate of Title and Search is given at the request of CITYSCAPE DEVELOPERS, a proprietary concern of Mr. Damodar Chandrakant Karapurkar, carrying on its business at 6, Sunglow, CD Countryside, Near PWD water supply Dept. Murida, Fatorda in respect Plot F-5, Plot F-6, Plot F-7 and Plot F-8 in the development scheme "Padma Narayan Estates" situated at Gogol, Margao-Goa, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

**CERTIFICATE OF TITLE**

With reference to the above referred Property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

**I. Description of the Property:**

**A) Property under Scrutiny:**

The property under scrutiny are four contiguous plots of land identified as Plot No. F-5, Plot No. F-6, Plot No. F-7 and Plot No. F-8 in the development scheme "Padma Narayan Estates" forming part of the Chalta No. 1 of P. T. Sheet No. 121 of property known as "AZULIANCHI GALLY" or "GOGOLLA" (one-half), situated at Gogol, Margao-Goa, described in the Land Registration Office under No. 458 and enrolled in the Taluka Revenue Office under No. 1085, and property known as "AZULIANCHI TOLLY" or "GOGOLLA" (one-third), situated at Gogol, Margao-Goa, described in the Land Registration Office under No. 459 and enrolled in the Taluka Revenue Office under No. 1087.

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The property known as "AZULIANCHI GALLY" or "GOGOLLA" (one-half), described in the Land Registration Office under No. 458, is hereinafter referred to as "SAID PROPERTY NO. 1"

The property known as "AZULIANCHI TOLLY" or "GOGOLLA" (one-third), described in the Land Registration Office under No. 459, is hereinafter referred to as "SAID PROPERTY NO. 2"

SAID PROPERTY NO. 1 and SAID PROPERTY NO. 2 taken together are hereinafter referred to as "SAID LARGER PROPERTY".

The Four Plots No. F-5 to F-8, taken together are hereinafter referred to as "SAID PROPERTY".

*B) Location of the Said Larger Property:*

The SAID LARGER PROPERTY situated at Gogol, Margao-Goa, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

*C) Registration details of Said Larger Property:*

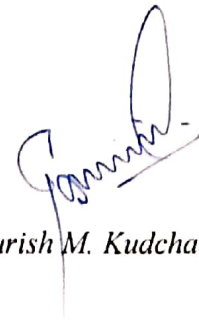
Land Registration Records:

The Said Property No. 1 is described in the books of Land Registration Office under No. 458

The Said Property No. 2 is described in the books of Land Registration Office under No. 459

Matriz Records:

The Said Property No. 1 is enrolled in the Taluka Revenue Office of Salcete under Matriz No. 1085.



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The Said Property No. 2 is enrolled in the Taluka Revenue Office of Salcete under Matriz No. 1087.

D) Survey Number of the property as per new Land Revenue Code:

The Said Property forms part of the part of the property under Chalta No. 1 of P. T. Sheet No. 121 of Margao City Survey.

E) Boundaries of the Said Larger Property, Said Property No. 1, Said Property No. 2 and of the Said Property

(of the SAID PROPERTY NO. 1)

East & North: by a hillock;  
 West : by the property Gogolla of the Comunidade of Margao;  
 South : by the property Azulianchi Tolly of Madeva Sinai  
 Caro.

(of the SAID PROPERTY NO. 2)

East : by a hillock-drain;  
 West, North &  
 South : by the property Azulianchi Tolly of Madeva Sinai  
 Caro.

(of the SAID LARGER PROPERTY)

North : By boundary of Raia Village;  
 East : By Chalta No. 1 of P. T. Sheet No. 122  
 West : By Chalta No. 15 of P. T. Sheet No. 120,  
 Chalta

  
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No. 1 of P. T. Sheet No. 189 and Chalta No. 1  
of P. T. Sheet No. 184;

South : by Paddy field of Prabhakar Kare and others.

(OF THE SAID PROPERTY)

Of the Plot F-5

East : by Plot No. F-6;  
West : by 10.00 mtrs wide road;  
North : by Plot No. F-4;  
South : by 10.00 mtrs wide road.

Of the Plot F-6

East : by Plot No. F-7;  
West : by Plot No. F-5;  
North : by Plot No. F-3;  
South : by 10.00 mtrs wide road.

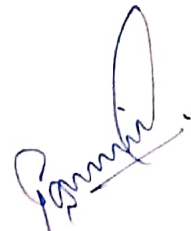
Of the Plot F-7

East : by Plot No. F-8;  
West : by Plot No. F-6;  
North : by Plot No. F-2;  
South : by 10.00 mtrs wide road.

Of the Plot F-8

East : by Open Space of the Colony;  
West : by Plot No. F-7;  
North : by Plot No. F-1;  
South : by 10.00 mtrs wide road.

F) Area of the Property under scrutiny:



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The Said Property consisting of Plot No. F-5, F-6, F-7 and F-8 admeasures as under:

Plot No. F-5 admeasuring 442.80 Sq. Meters

Plot No. F-6 admeasuring 450.90 Sq. Meters

Plot No. F-7 admeasuring 450.90 Sq. Meters

Plot No. F-8 admeasuring 450.90 Sq. Meters

**III. List of Documents verified:**

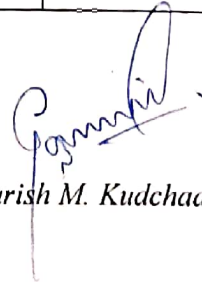
Sr. No.	Name/ Nature of the Document	Nature of Document verified
1.	Inventory Proceedings No. 89/1986	Photocopy
2.	Deed of Succession dated 27/09/1990, executed in the office of the Ex-officio Notary Public at Folio 73 reverse of Deeds Book No. 1331	Photocopy
3.	Deed of Succession dated 11/07/1991, executed in the office of the Ex-officio Notary Public at Folio 78 overleaf of Deeds Book No. 1335	Photocopy
4.	Agreement dated 10/12/1984 executed by the four sons of late Narayan Kare with Alcon Real Estate Private Limited	Photocopy
5.	Provisional Approval under ref. No. SPD/P/3154/77/85 dated 07/01/1985 and under ref. No. SPD/P/3154/156/85 dated 18/01/1985 issued by the Southern Planning and Development Authority, Margao;	Photocopy
6.	Conversion Sanad bearing No. LRC/CONV/164/87 dated 27/01/1988 issued by the Dy. Collector, South Goa;	Photocopy

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7.	Final Development permission for subdivision under No. SPD/P/3154/1797/89-90 dated 08/08/1989, issued by the Southern Planning and Development Authority, Margao.	Photocopy
8.	Deed of Sale dated 25/04/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 1611 at pages 457 to 497 of Book No. I, Vol. No. 383 on 07/06/1994 in respect of Plot No. F-5	Original
9.	Deed of Sale dated 27/04/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 1610 at pages 409 to 456 of Book No. I, Vol. No. 383 on 07/06/1994 in respect of Plot No. F-6	Original
10.	Deed of Sale dated 30/07/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 2427 at pages 552 to 596 of Book No. I, Vol. No. 414 on 12/09/1994 in respect of Plot No. F-7	Original
11.	Deed of Sale dated 02/07/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 2428 at pages 1 to 47 of Book No. I, Vol. No. 415 on 12/09/1994 in respect of Plot No. F-8	Original
12.	Deed of Sale dated 26/04/2010, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02280-2010 on 29/04/2010 in respect of Plot No. F-5	Original
13.	Deed of Sale dated 26/04/2010, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02282-2010 on 29/04/2010 in respect of Plot No. F-6	Original
14.	Deed of Sale dated 26/04/2010, duly registered	Original

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	in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02281-2010 on 29/04/2010 in respect of Plot No. F-7	
15.	Deed of Sale dated 26/04/2010, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02283-2010 on 29/04/2010 in respect of Plot No. F-8	Original
16.	Deed of Sale dated 04/11/2022 duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-1-4205-2022 on 10/11/2022 in respect of Plot No. F-5	Original
17.	Deed of Sale dated 04/11/2022 duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-1-4204-2022 on 10/11/2022 in respect of Plot No. F-6	Original
18.	Deed of Sale dated 04/11/2022 duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-1-4203-2022 on 10/11/2022 in respect of Plot No. F-7	Original
19.	Deed of Sale dated 04/11/2022 duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-1-4202-2022 on 10/11/2022 in respect of Plot No. F-8	Original
20.	Development Permission under No. SGPDA/P/6632/665/23-24 dated 02/06/2023 from South Goa Planning and Development Authority	Original
21.	Construction Licence under No. CONSTLIC/MARGAO/2023-2024/16 dated	Original

  
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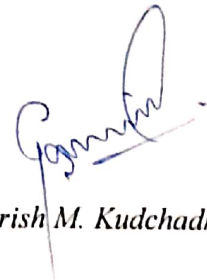
13/02/2024 from the Margao Municipal Council;
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**IV. Scrutiny of Title Documents-Search and Investigation:**

*From the scrutiny of documents, I give hereto the manner in which the title of the Said Larger Property/Said Property has devolved and my opinion on the title of the Said Plot:*

- The Said Larger Property originally belonged to Shri. Narayan Kare and his wife.
- In the Inventory Proceeding No. 89/1986, the SAID LARGER PROPERTY was allotted in equal share to the four sons of Narayan Kare namely, Prabhakar Narayan Kare, Sadanand Narayan Kare, Krishna Narayan Kare and Srinivas Narayan Kare, thus defining the ownership right in the SAID LARGER PROPERTY as under:

Prabhakar Narayan Kare	.....1/4 <sup>th</sup> share
Sadanand Narayan Kare	.....1/4 <sup>th</sup> share
Krishna Narayan Kare	.....1/4 <sup>th</sup> share
Srinivas Narayan Kare	.....1/4 <sup>th</sup> share
- Said Krishna Kare was married to Manikbai under the regime of communion of assets, while Prabhakar, Shrinivas and Sadanand were bachelors and thus Manikbai also became the co-owner in the share of her husband.
- By virtue of Deed of Succession dated 27/09/1990, executed in the office of the Ex-officio Notary Public at Folio 73 reverse of Deeds Book No. 1331, upon the death of Krishna Narayan Kare, his wife and moiety holder Smt. Manikbai Kare and two sons namely Vishnudas Kare married to Padmavati Kare and Narayan



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Kare married to Netra Kare were declared as sole and universal heirs.

- By virtue of Deed of Succession dated 11/07/1991, executed in the office of the Ex-officio Notary Public at Folio 78 overleaf of Deeds Book No. 1335, upon the death of said Shrinivas Narayan Kare; Vishnudas Kare and Narayan Kare were declared as his sole and universal heirs.

- By virtue of the above Deeds of Succession, the ownership in the SAID LARGER PROPERTY got re-defined unto the following individuals (hereinafter referred to as original owners) in the following ratio:

Prabhakar Narayan Kare .....1/4<sup>th</sup> share

Sadanand Narayan Kare .....1/4<sup>th</sup> share

Manikabai Krishna Kare .....1/8<sup>th</sup> share

Vishnudas Krishna Kare & Padmavati V. Kare .....3/16<sup>th</sup>

share

Narayan Krishna Kare & Netra N. Kare .....3/16<sup>th</sup>

share

- In pursuance to the Agreement dated 10/12/1984 executed by the four sons of late Narayan Kare with Alcon Real Estate Private Limited (hereinafter referred to as Erstwhile Developer), the Erstwhile Developer obtained following permissions and approvals for the development of the Said Larger Property:

- a. Provisional Approval under ref. No. SPD/P/3154/77/85 dated 07/01/1985 and under ref. No. SPD/P/3154/156/85 dated 18/01/1985 issued by the Southern Planning and Development Authority, Margao;

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- b. Conversion Sanad bearing No. LRC/CONV/164/87 dated 27/01/1988 issued by the Dy. Collector, South Goa;
- c. Final Development Permission for subdivision under No. SPD/P/3154/1797/89-90 dated 08/08/1989, issued by the Southern Planning and Development Authority, Margao.

- In furtherance to the above permissions and approvals, said Alcon Real Estates Private Limited developed the SAID LARGER PROPERTY by sub dividing the same into small plots and named the said development scheme as "PADMA NARAYAN ESTATES".
- Post thereto the original owners with the consent of the Erstwhile Developer, sold unto Mr. Conrad Mereciano Cosme Menezes, the following Plots in the said development scheme "PADMA NARAYAN ESTATES":

<b>PLOT</b>	<b>Area</b>	<b>Description of Sale Deed by which plot sold</b>
Plot No. F-5	442.80 Sq. Meters	Deed of Sale dated 25/04/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 1611 at pages 457 to 497 of Book No. I, Vol. No. 383 on 07/06/1994
Plot No. F-6	450.90 Sq. Meters	Deed of Sale dated 27/04/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 1610 at pages 409 to 456 of Book No. I, Vol. No. 383 on 07/06/1994
Plot No. F-7	450.90 Sq. Meters	Deed of Sale dated 30/07/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 2427 at pages 552

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		to 596 of Book No. I, Vol. No. 414 on 12/09/1994
Plot No. F-8	450.90 Sq. Meters	Deed of Sale dated 02/07/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 2428 at pages 1 to 47 of Book No. I, Vol. No. 415 on 12/09/1994

- Said Mr. Conrad Mereciano Cosme Menezes his wife Mrs. Maria Ana Paula Menezes sold the said four plots unto M/s Muktar Minerals Pvt. Ltd., via following described documents:

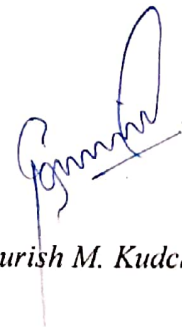
<b>PLOT</b>	<b>Area</b>	<b>Description of Sale Deed by which plot sold</b>
Plot No. F-5	442.80 Sq. Meters	Deed of Sale dated 26/04/2010, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02280-2010 on 29/04/2010
Plot No. F-6	450.90 Sq. Meters	Deed of Sale dated 26/04/2010, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02282-2010 on 29/04/2010
Plot No. F-7	450.90 Sq. Meters	Deed of Sale dated 26/04/2010, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02281-2010 on 29/04/2010
Plot No. F-8	450.90 Sq. Meters	Deed of Sale dated 26/04/2010, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02283-2010 on 29/04/2010

  
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- Said M/s Muktar Minerals Pvt. Ltd., further sold the SAID PLOTS unto the Mr. Damodar Chandrakant Karapurkar vide following deeds:

<b>PLOT</b>	<b>Area</b>	<b>Description of Sale Deed by which plot sold</b>
Plot No. F-5	442.80 Sq. Meters	Deed of Sale dated 04/11/2022 duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-1-4205-2022 on 10/11/2022
Plot No. F-6	450.90 Sq. Meters	Deed of Sale dated 04/11/2022 duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-1-4204-2022 on 10/11/2022
Plot No. F-7	450.90 Sq. Meters	Deed of Sale dated 04/11/2022 duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-1-4203-2022 on 10/11/2022
Plot No. F-8	450.90 Sq. Meters	Deed of Sale dated 04/11/2022 duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-1-4202-2022 on 10/11/2022

- With intent to develop all the said four plots as a single unit by amalgamating the same and constructing residential complex therein, the PROMOTER obtained following permissions from the Competent Authorities:



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- a. Development Permission/Technical Clearance Order under No. SGPDA/P/6632/665/23-24 dated 02/06/2023 from South Goa Planning and Development Authority;
- b. Construction Licence under No. CONSTLIC/MARGAO/2023-2024/16 dated 13/02/2024 from the Margao Municipal Council.

*The ownership of the SAID PROPERTY is thus as on date held by MR. DAMODAR CHANDRAKANT KARAPURKAR (Proprietor of Cityscape Developers) and his wife Mrs. RAKHI D. KARAPURKAR.*

**Certificate:**

On the basis of the scrutiny of the documents as aforementioned, I hereby certify that the property under scrutiny viz. Plot No. F-5, Plot No. F-6, Plot No. F-7 and Plot No. F-8 in the development scheme "Padma Narayan Estates" forming part of the Chalta No. 1 of P. T. Sheet No. 121 of Margao City Survey are owned by Mr. Damodar Chandrakant Karapurkar (Proprietor of Cityscape Developers) and his wife Mrs. Rakhi D. Karapurkar and that they hold clean, clear and marketable title thereto.

This Title Report which is issued at the request of Mr. Damodar Chandrakant Karapurkar is solely based on the documents and English translation of the Portuguese Documents submitted to me which I have referred in my report believing the same to be genuine.

*Gaurish M. Kudchadkar*  
**Gaurish M. Kudchadkar**  
B.Com., LL.M.

**ADVOCATE**

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Adv. Gaurish M. Kudchadkar