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Ref. No.:

Date : 24/05/2024

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF **ALL THAT** 69.42% OF UNDIVIDED RIGHT, TITLE AND SHARE, CORRESPONDING TO AN AREA ADM. 2,733.75 SQ. MTS., IN CHALTA NO. 16/2 OF P.T. SHEET NO. 76 OF CITY SURVEY OF MAPUSA, DESCRIBED HEREIN BELOW FOR: SATERMAI SPACE INFRA LLP, A LIMITED LIABILITY PARTNERSHIP OF SHRI CHANDAN NARSINHA CHARI AND SHRI UDAY CHANDRAKANT JOSHI, WITH OFFICE AT : H.NO. 4/2822/7, PLOT No. 12/5, THIRD FLOOR, GOKULWADI, SANKHALI, TALUKA BICHOLIM, NORTH GOA-403505.

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I. DESCRIPTION OF THE PROPERTY: -

SCHEDULE (I)

ALL THAT 69.42% of undivided right, title and share, corresponding to an area admeasuring 2,733.75 sq. mts., in the Plot of land bearing Chalta No. 16/2 of P.T. Sheet No.76 of City Survey of Mapusa, situated at Ward Xetiwado, within the limits of the Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, admeasuring 3,938.00 sq. mts., forming part of the larger property known as "RUMDACHEM BHATTA" also known as "REVALEM

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GRANDE" situated at Ward Xetiowado, within the limits of the Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described as a whole, in the Land Registration Office of Bardez at Mapusa, under Description No. 2309 at page 361 of Book No. B-6 (new), not enrolled in the Taluka Revenue Office of Bardez, and the said plot admeasuring 3,938.00 sq. mts., being surveyed as an independent and distinct entity under Chalta No. 16 sub-division No. 2 of P.T. Sheet No. 76 of City Survey of Mapusa and being bounded as an independent and distinct entity as follows:-

On or towards the East: by a road proceeding from Vrindavan
Hospital to Duler,

On or towards the West: by Survey No. 2 of P.T. Sheet No. 60,

On or towards the North: by P. T. Sheet No. 16/2, Sheet No. 60 and
Survey No. 16/76 and,

On or towards the South: by Survey No. 16/3 and Survey No. 2/1 of
City Survey Mapusa.

II. LIST OF DOCUMENTS EXAMINED :-

1. Certificate of Inscription No. 16440 (with its English Translation).
2. Certificate of Description in respect of property described under Description No. 2309 before the Land Registration Office of Mapusa, at page 361 of Book No. B-6 (new). (with its English Translation).

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3. Will drawn on 03/07/1976 at pages 71 of Book of Will No. 99 before the Civil Registrar and Sub-Registrar and Notary Ex-officio of Bardez at Mapusa.
4. Will drawn on 03/07/1976 at pages 75 to 79 of Book of Will No. 99 before the Civil Registrar and Sub-Registrar and Notary Ex-officio of Bardez at Mapusa.
5. Property Card in Form D in respect of property bearing Chalta No. 16/2 of P.T. Sheet No. 76 of the City Survey, Mapusa.
6. Deed of Sale dated 02/08/2002, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. 1707 at pages 164 to 172 of Book No. I, Volume No. 931 on 02/08/2002.
7. Deed of Cancellation executed on 27/08/2010, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. BRZ-BK1-03258-2010, CD Number BRZD77 on 31/08/2010.
8. Deed of Sale dated 30/08/2010 registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. BRZ-BK1-03259-2010, CD Number BRZD77 on 31/08/2010.
9. Deed of Rectification and Ratification dated 17/01/2011 executed before the Notary Adv. S.J. Sardesai, under Registration No. 2397/11 on 17/01/2011.
10. Proceedings of Inventory Proceedings No. 166/2011/C with Final Order passed on 01/11/2012 thereon by the Court of Civil Judge Senior Division 'C' Court, at Mapusa.
11. Completion Certificate issued by North Goa Planning and Development Authority, Panaji, vide its letter bearing Ref No. NGPDA/M/1181/1276/2016 dated 29/08/2016.
12. Order in respect of Infrastructure Tax issued by North Goa Planning and Development Authority, Panaji, vide its letter bearing Ref No. NGPDA/M/1181/1891/16 dated 01/11/2016.

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13. Assessment Order in "Form F" issued by the North Goa, Planning and Development Authority, Panaji, vide its letter bearing Ref. No. NGPDA/M/1181/1890/16 dated 01/11/2016.
14. Development Permission issued by the North Goa Planning and Development Authority vide its order bearing ref. No. NGPDA/M/1181/2511/16 dated 16/12/2016.
15. Consent to establish a residential building issued by the Goa State Pollution Control Board, vide its letter bearing Ref No. 5/5766 /17-PCB/C1-3275 dated April 2017.
16. Occupancy Certificate issued by the Mapusa Municipal Council vide its letter bearing No. MMC/ENGG/20/5401/2017 dated 03/08/2017.
17. Provisional NOC for proposed residential building issued by the Directorate of Fire and Emergency Services, Panaji, vide its letter bearing Ref No. DFES/FP/ C-1/17-18/203/1809 dated 22/08/2017 and DFES/FP/ C-1/3/17-18/539 dated 19/02/2018.
18. Construction License issued by the Mapusa Municipal Council, vide its License No. 32 dated 17/10/2019.
19. Conversion Sanad issued by the Addition Collector III, North Goa District of Mapusa, vide its order bearing Ref. No. 4/34/CNV/AC/III/2016/211, dated 13/02/2019.
20. Survey Plan in respect of Plot bearing Survey No. 16 sub division No: 2 (part) of P.T. Sheet No. 76 of City Survey Mapusa.
21. Power of Attorney executed before the Notary Advocate S.J. Sardesai on 28/01/2006.
22. Power of Attorney executed before the Notary Advocate Meera Medhekar under registration no. 5446 on 13/09/2008.
23. Nil Encumbrance Certificate No. 3026 of 2018 issued by the Sub Registrar Office of Bardez at Mapusa, dated 14/12/2018.



24. Development Permission issued by the North Goa Planning and Development Authority vide its order bearing ref. No. NGPDA/M/1181/2387/2022 dated 12/12/2022 for the residential building Block A1, B1, C1 and D1 (Phase- II).
25. Public Notice published in Local Newspaper "Lokmat" dated 29/11/2022.
26. Renewal/ Revalidation License issued by the Mapusa Municipal Council, vide its License No. 15 dated 11/01/2023.
27. Deed of Sale dated 19/01/2023, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. BRZ-1-538-2023, on 02/02/2023.
28. Nil Encumbrance Certificate No. 725 issued by the Sub Registrar Office of Bardez at Mapusa, dated 16/03/2023.
29. Development Permission issued by the North Goa Planning and Development Authority vide its order bearing Ref. No. NGPDA/M/2010/3084/2024 dated 25/01/2024, issued in favour of the Title Holder - M/s. Satermai Space Infra LLP., for the residential building Blocks A1, B1, C1 and D1 (in Phase- II).
30. License No.20, dated 10/05/2024, issued by the Mapusa Municipal Council, Mapusa – Goa for approval of Revised Plan.
31. Renewal License No.02, dated 10/05/2024, issued by the Mapusa Municipal Council, Mapusa – Goa towards Renewal of Original Construction License No.32, dated 17/10/2019.
32. Approved Revised Plan.

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TITLE-SEARCH REPORT:-

1. I have carefully examined the documents mentioned hereinabove and have carried out through searches in the records of Sub-Registrar's Office of Bardez at Mapusa and from the same it transpires that, the transmission of right to half of the said entire property "RUMDACHEM BHATTA" also known as "REVALEM GRANDE" situated at Ward Xetiwado, of City Mapusa, described in the Land Registration Office of Bardez, at Mapusa, under Description No. 2309 at page 361 of Book No. B-6 (new), is inter alia, found inscribed in favour of one Mr. Avelino Nicolau Gregorio de Sousa, under Inscription No. 16440 on 28/08/1920.
2. Vide two separate Wills, i.e., Will drawn on 03/07/1976, at pages 71 of Book of Wills No. 99 and Will drawn on 03/07/1976 at pages 75 to 79 of Book of Wills No. 99 of the Civil-Registrar-Cum-Sub-Registrar and Notary Ex-Officio of Bardez, at Mapuca, Mr. Xavier Marcelino de Souza and his wife, Mrs. Lucia de Melo e Souza inter alia bequeathed all their half right, title and share in the said plot described with Land Registration Office of Bardez, under Description No. . 2309 at page 361 of Book No. B-6 (new), in favor of their youngest son – the said Shri Mr. Avelino Nicolau Gregorio de Sousa.
3. By virtue of above the said Mr. Avelino Nicolau Gregorio de Sousa, became the absolute and exclusive owner in possession of the said entire property.
4. During the promulgation of survey records, the right to half of the said entire property has been surveyed under Chalta No. 16/2 of

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P. T. Sheet No. 76 of City Survey Mapusa and the name of said Shri Avelino Nicolau Gregorio De Sousa stands duly recorded as "Holder" in Origin of Title in the Property Card in "Form D" which admeasures 3,938.00 sq. mts., as per survey records maintained by the Inspector of City Survey & Land Records of Mapuca, Taluka Bardez.

5. The said Shri Avelino Nicolau Gregorio De Sousa expired on 23/01/1998.
6. Upon the death of the said late Avelino Nicolau Gregorio D'Souza alias, De Souza, his widow, Mrs. Blanche Ana Fernandes alias, Mrs. Blanche De Souza, initiated Inventory Proceedings i.e. Inventory Proceedings No. 166/2011/C in the Court of Civil Judge, Senior Division, at Mapusa, for partitioning the assets left behind by her deceased husband amongst the interested parties.
7. In terms of Final Chart of Allotment made in the said Inventory Proceedings No. 166/2011/C, half undivided share in the said property enlisted under Item No. 1 of the List of Assets filed therein was allotted to his widow and moiety holder - Mrs. Blanche Ana Fernandes alias, D'Souza and remaining half undivided share was equally allotted to his two children i.e., Mr. Aaron Marcelino Savio D'Souza, and Miss Bianca Dina Aliza D' Sousa.
8. The said allotments have been confirmed and made absolute in terms of the Final Order dated 01/11/2012, passed by the Court of Civil Judge, Senior Division, at Mapusa, in the said Inventory Proceedings No. 166/2011/C.

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9. Further in terms of a Deed of Sale dated 02/08/2002, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. 1707 at pages 164 to 172 of Book No. I, Volume No. 931 on 02/08/2002 the said Smt. Blanche Ana D'Souza, inter-alia, sold and transferred the said property in favour of one Mr. Vithal Babuso Tamankar, without the consent of her two children and co-owners viz., Mr. Aaron Marcelino Savio D'Souza, and Miss Bianca Dina Aliza D' Sousa.
10. In terms of a Deed of Cancellation, executed on 27/08/2010, and registered with the Sub-Registrar Office of Bardez, at Mapusa, under Registration No. BRZ-BK1-03258-2010, CD Number BRZD77 on 31/08/2010, the said Mr. Vithal Babuso Tamankar and his wife, Smt. Netra Vithal Tamankar had to cancel the said Deed of Sale dated 02/08/2002, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. 1707 at pages 164 to 172 of Book No. I, Volume No. 931 on 02/08/2002 due to aforesaid defect in the said Deed.
11. In terms of a Deed of Sale dated 30/08/2010, registered with the Sub-Registrar's Office of Bardez, at Mapusa, under Registration No. BRZ-BK1-03259-2010, CD Number BRZD77 on 31/08/2010, the said Smt. Blanche Ana D'Souza, Miss Bianca Dina Aliza D' Sousa and Mr. Aaron Marcelino Savio D'Souza as the absolute and exclusive owners of the said property, admeasuring 3,938.00 sq. mts., bearing Survey No. 16/2, of P. T. Sheet No. 76 of City Survey Mapusa, sold and transferred the same in favour of the one - Shri Dattaram Gajanan Kauthankar, with said Shri Vithal

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Babuso Tamankar and his wife, Smt. Netra Vithal Tamankar, as the Confirming Parties thereto.

12. After the purchase of the said property, the said Shri Dattaram Gajanan Kauthankar, initiated mutation proceedings and his name stood duly recorded as "Holder" in respect of the said property admeasuring 3,938.00 sq. mts., in Form "D" of said Chalta No. 16/2 of P.T. Sheet No. 76 of City Survey Mapusa, against Mutation No. 211432 carried out on 22/08/2012.

13. Thereafter the said Shri Dattaram Gajanan Kauthankar prepared a plan for the construction of residential building project on the said property and obtained appropriate licenses and permissions for Phase - I construction from the competent authorities in the following manner :-

- i. Order in respect of Infrastructure Tax issued by North Goa Planning and Development Authority, Panaji, vide its letter bearing Ref No. NGPDA/M/1181/1891/16 dated 01/11/2016.
- ii. Assessment Order in Form F issued by the North Goa Planning and Development Authority, Panaji, vide its letter bearing Ref. No. NGPDA/M/1181/1890/16 dated 01/11/2016.
- iii. Development permission issued by the North Goa Planning and Development Authority vide its order bearing ref. No. NGPDA/M/1181/2511/16 dated 16/12/2016.
- iv. Consent to establish a residential building issued by the Goa State Pollution Control Board, vide its letter bearing Ref No. 5/5766 /17-PCB/C1-3275 dated 04/03/2017.

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- v. Provisional NOC for proposed residential building issued by the Directorate of Fire and Emergency Services, Panaji, vide its letter bearing Ref No. DFES/FP/ C-1/3/17-18/273 dated 03/10/2017.
 - vi. Conversion Sanad issued by the Addition Collector III, North Goa District of Mapusa, vide its order bearing Ref. No. 4/34/CNV/AC/III/2016/211, dated 13/02/2019.
 - vii. Construction License issued by the Mapusa Municipal Council, vide its License No. 32 dated 17/10/2019.
14. Upon completion of construction of Stilt, Upper Ground Floor, First Floor, Second Floor, Third Floor of Block A,B,C, D and Upper Ground Floor, First Floor of Block E of the residential building complex on the part of the said property the North Goa Planning and Development Authority issued Completion Certificate vide its letter bearing Ref No. NGPDA/M/1181/1276/2016 dated 29/08/2016.
15. Similarly, the Mapusa Municipal Council issued Occupancy Certificate for a total built up area of 3,143.70 sq. mts., including stilt floor (parking) of 529.29 sq. mts., vide its certificate bearing Ref. No. MMC/ENGG/20/5401/2017 dated 03/08/2017.
16. As per the approved building plan the total permissible F.A.R. (Floor Area Ratio) is 5,907.00 sq. mts., out of which 1,806.48 of F.A.R has already been utilized and sold to the respective premises-holders in the building constructed in Phase -I development and permissible F.A.R. of 4,100.52 remained with the owner - Shri Dattaram Gajanan Kauthankar for further construction of Phase-II development.

17. The said Shri Dattaram Gajanan Kauthankar and his wife have already sold the premises in buildings Blocks in Phase – I together with corresponding, proportionate undivided right, title and share in an area equivalent to 1,204.25 sq. mts., out of the total area of 3,938.00 sq. mts. and the undivided share in an area admeasuring 2,733.75 sq. mts. equivalent to 69.42% of the total area remained in occupation, possession and ownership of the said Shri Dattaram Gajanan Kauthankar and his wife, Smt. Priyanka Dattaram Kavthankar.

18. By virtue of the above the ownership and title to 69.42% of undivided right, title and share equivalent to an area admeasuring 2,733.75 sq. mts., in the said property bearing Chalta No. 16/2 of P. T. Sheet No. 76 of City Survey Mapuca, remained with the said Shri Dattaram Gajanan Kauthankar and his wife, Smt. Priyanka Dattaram Kavthankar, together with right to construct/develop the aforesaid remaining portion as per licenses and permissions already obtained from the competent authorities for PHASE II development in the following manner: -

- i. The North Goa Planning and Development Authority issued Development Permission vide its order bearing ref. No. NGPDA/M/1181/2387/2022 dated 12/12/2022 for the residential building Block A1, B1, C1 and D1 (Phase- II).
- ii. Renewal/ Revalidation License issued by the Mapusa Municipal Council, vide its License No. 15 dated 11/01/2023.

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19. In terms of Deed of Sale dated 19/01/2023, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. BRZ-1-538-2023, on 02/02/2023, the said Shri Dattaram Gajanan Kauthankar and his wife, Smt. Priyanka Dattaram Kavthankar sold and transferred all that 69.42% of undivided right, title and share equivalent to an area admeasuring 2,733.75 sq. mts. in the said property bearing Chalta No. 16/2 of P. T. Sheet No. 76 of City Survey Mapuca in favour of M/s. Satermai Space Infra LLP., a Partnership Firm of Shri Chandan Narsinha Chari and Shri Uday Chandrakant Joshi.
20. After the purchase of the said 69.42% of undivided right, title and share equivalent to an area admeasuring 2,733.75 sq. mts. in the said property bearing Chalta No. 16/2 of P. T. Sheet No. 76 of City Survey Mapuca, the Title-holders - M/s. Satermai Space Infra LLP initiated mutation proceedings and the Firm name stands duly recorded as "Holders" in Form "D", against Mutation No. 213542 on 15/03/2023.
21. By virtue of the above the said M/s. Satermai Space Infra LLP - a Limited Liability Partnership Firm of Shri Chandan Narsinha Chari and Shri Uday Chandrakant Joshi as its partners have become the absolute and exclusive owners of the said 69.42% of undivided right, title and share equivalent to an area admeasuring 2,733.75 sq. mts. in the said property bearing Chalta No. 16/2 of P. T. Sheet No. 76 of City Survey Mapuca, and are entitled to construct/develop the same as per the licenses and permissions mentioned herein above in Phase -II.

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22. After the purchase of the said undivided share the said M/s. Satermai Space Infra LLP., obtained further Licenses and Permissions and Renewals from the competent authorities for Phase-II development in the following manner:

- i. Development Permission issued by the North Goa Planning and Development Authority vide its order bearing Ref. No. NGPDA/M/2010/3084/2024 dated 25/01/2024, issued in favour of Title Holder - M/s Satermai Space Infra LLP for the residential building Block A1, B1, C1 and D1 (Phase- II).
- ii. License No.20, dated 10/05/2024, issued by Mapusa Municipal Council, Mapusa – Goa for approval of Revised Plan.
- iii. Renewal License No.02, dated 10/05/2024, issued by Mapusa Municipal Council, Mapusa – Goa towards Renewal of Original Construction License No.32, dated 17/10/2019.
- iv. Approved Revised Plan.

23. The Sub-Registrar Office of Bardez at Mapusa, vide its Nil Encumbrance Certificate dated 16/03/2023, has certified that the said portion admeasuring 2,733.75 sq. mts., of vacant undivided plot is clean, clear and marketable and free from any registered encumbrances.



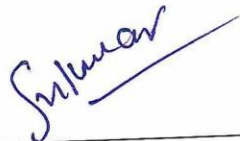
VII. LEGAL OPINION:

Based upon the examination of the aforesaid documents and the searches carried out in various public offices, I hereby certify as under:-


- a. that the title of – M/s. Satermai Space Infra LLP, a Limited Liability Partnership Firm of Shri Chandan Narsinha Chari and Shri Uday Chandrakant Joshi to all that 69.42% of undivided right, title and share equivalent to an area admeasuring 2,733.75 sq. mts. in the said property bearing Chalta No. 16/2 of P. T. Sheet No. 76 of City Survey Mapuca, more particularly described hereinabove, is clean, clear and marketable and there are no registered encumbrances, charges and/or liens of any kind whatsoever found recorded in the Office of the Sub-Registrar of Bardez at Mapusa.
- b. The title holders - M/s. Satermai Space Infra LLP, a Limited Liability Partnership Firm of Shri Chandan Narsinha Chari and Shri Uday Chandrakant Joshi are entitled to develop the said vacant area admeasuring 2,733.75 sq. mts., as per the licenses and permissions already transferred /conveyed in their name vide Deed of Sale dated 19/01/2023, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. BRZ-1-538-2023, on 02/02/2023.
- c. The title holders - M/s. Satermai Space Infra LLP, have also obtained fresh License and Permissions/Renewals for the Construction of Building Project in Phase II Development.



- d. that Urban Land Ceiling Act is not applicable in the state of Goa.
- e. that there are no acquisitions or requisitions proceedings pending in respect of the said plot.
- f. I further certify that I have verified original Deed of Sale dated 19/01/2023, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. BRZ-1-538-2023, on 02/02/2023 and all other relevant title documents.


(Mrs. Swati U. Kerkar)
Advocate.

Sou. Swati Ullhas Kerkar
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Date: 24/05/2024.
Place: Sankhali, Bicholim, Goa.