



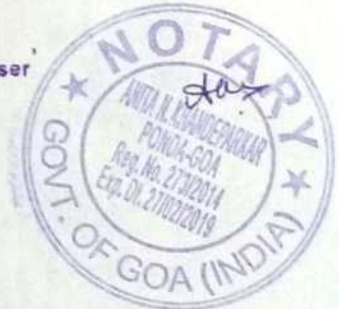
गोवा GOA

378306

Sr No. 8605 Place of Vendor Margao, Goa Dt. 23/12/2017
Value of Stamp Paper: 500/-
Name of Purchaser: S. R. Ramnathkar
Residing at: Father's Name:
As there is no one single stamp paper for the value of
Rs. additional stamp papers for the completion
of the value are attached alongwith

Sign of Stamp Vendor
Lic. No. AUD/VEN-LIC/2/2005/AC-I
Arwin S. Goes, Margao-Goa

Sign of Purchaser



FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Santosh Ramnathkar, promoter of the project
named Poonam Residency I, Shri Santosh Ramnathkar son of Ratanji V.

S. R. Ramnathkar

Ramnathkar aged 64 years Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have a legal title Report to the land on which the development of the project is proposed.

AND

a legally valid authentication of title of such land is enclosed herewith.

2) That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

a) Equitable mortgage with EDC ,Panaji Goa.

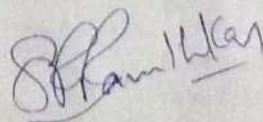
b) Comunidade of Dicarpale has filed suit in Margao Court for injunction and declaration which is pending disposal.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/09/2019.

(4) That entire amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(6) That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project



and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

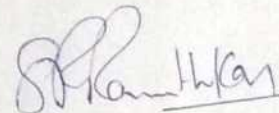
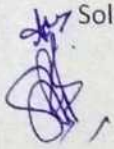
(7) That I/the promoter shall take all the pending approvals, if any, on time from the competent authorities.

(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That I/the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

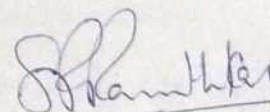
Solemnly affirmed on 05th day of March 2018 at Margao, Goa.



Deponent

Verification

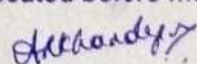
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Margao on this 05th day of March 2018.



Deponent



Executed before me,


ANITA N. KHANDEPARKAR
NOTARY FOR PONDAL TALUKA
STATE OF GOA (INDIA)

Reg. No: 2178/2018

Date: 05/03/2018

Prakash Prabhudessai

B.Sc., LL.M.

ADVOCATE

208-210, Lake Plaza, Near
Damodar Temple, Fatorda,
Margao, Goa 403 602

E-mail:- prakash_prabhudessai@yahoo.co.in **Phon :-** (0832) 2742422.

SEARCH REPORT
AND
CERTIFICATE OF TITLE

This Search Report and Certificate of Title is issued at the request of Mr. Suresh V. Salkar alias Surexa Sinai Salkar and Mr. Nitin V. Salkar of Vasco da Gama, Goa, in respect of the land described herein below:-

1. **Name of the property:-** "PALI DONGOR" or "PALI"
2. **Location:-** Ravanfond of the village of Dicarpale, within the limits of Village Panchayat of Dicarpale, Taluka and Sub-District of Salcete District of South Goa in the State of Goa.
3. **Land Registration Description No.:-** Not described in the Salcete Taluka Revenue Office, which is the concerned Land Registration Office.
4. **Portuguese Land Revenue Roll (Matriz) No. :-** Not enrolled in the concerned Land Revenue Office of Salcete.
5. **Records of Right Survey No.:-** Sub-Division No. 4 of Survey No. 28 of Dicarpale Revenue Village.
6. **Area:-** 3,050 square meters as per Form No. I & XIV.
7. **Boundaries (as per Survey Plan):-**
East:- By Survey No. 27 of Dicarpale village;
West:- By Survey No. 28/3 of Dicarpale village;
North:- By Survey No. 27 of Dicarpale village, beyond which lies the



road leading from Margao to Quepem; and
South:- By Survey No. 27 of Dicarpace village.

8. Documents Scrutinised:-

- (i) Certified Copy dated 02.04.2002 issued by Inspector of Survey and Land Records, of the Plan of Sub-Division No. 4 of Survey No. 28 of Dicarpace Village;
- (ii) Certified Copy dated 22.05.2008 issued by the Officer In-Charge of Land Records at Margao of Sub-division No. 4 of Survey No. 28 of Dicarpace Village;
- (iii) Receipt dated 22.03.2002 issued by the Recovery Clerk of the Office of the Administrator of Comunidades of Salcete of South Zone at Margao No. 66 issued in favour of Vasudev Pundalik Salkar in respect of recovery of Rs. 119.80 in the Recovery Proceedings initiated for recovery of annuities (foros) etc. due to Comunidade of Dicarpace;
- (iv) Certified copy dated 08.04.2008 issued by Notary Ex-Officio-cum Sub-Registrar of Mormugao of the "Deed of Declaration of Succession and Qualification of Heirs (Habilitacao)" drawn by him on 02.04.2008 at pages 139 to 141 of his Deeds Book No. 173 upon death of Mr. Vasudev Pundalik Salkar and his wife, Mrs. Motibai Vasudev Salkar;
- (v) Certified copy dated 26.11.2008 issued by Notary Public Ex-Officio-cum-Sub-Registrar of Mormugao of the "Deed of Gratuitous Assignment or Relinquishment" drawn by him on 03.02.1987 at pages 96 to 99 of his Book of Deeds No. 157;
- (vi) Deed of Partition of Assets dated 05.02.1987 duly registered in the Office of Sub-Registrar of Mormugao under No. 113 at pages 45 to 80 of Book I, Volume No. 10 on 24.06.1987; and



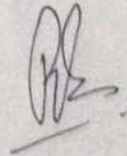
Prakash Prabhudessai, advocate.

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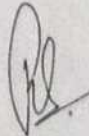
(vii) Nil Certificate of Encumbrance No. 1040/2009 dated 02.06.2009 issued by the Sub-Registrar of Mormugao at Vasco da Gama.

9. Scrutiny Of Documents:-

- (i) As per the information received from requisitionist, the above mentioned land under scrutiny, was acquired by their father namely late Mr. Vasudev Pundalik Salkar on Aforamento basis from the Comunidade of Dicarpale through the Administrator of Comunidades of Salcete and South Zone, but the file of such aforamento is not traceable either in the office of the Comunidade of Davorlim or in the office of the Administrator of Comunidades of Salcete and South Zone at Margao.
- (ii) However, the requisitionist produced the document mentioned above at para 8(iii) which is a receipt issued by the said administrator in the proceedings of recovery of annuities (Annual Foros) payable by the said Vasudev Pundalik Salkar to the Comunidade of Davorlim, and showing that the said Administrator has already recovered in the account of Vasudev Pundalik Salkar a sum of Rs. 119.80, part of the same being the total amount of annuities due till 22.03.2002. Such certificate proves that some land, indeed, was granted by the Comunidade of Davorlim in favour of Vasudev Pundalik Salkar;
- (iii) The document of Declaration of Succession etc. mentioned at para 8(Iv) above shows that the said Mr. Vasudev Pundalik Salkar died first and, thereafter, his wife, Mrs. Motibai Vasudev Salkar Expired, and both of them left behind them, as their exclusive heirs, their two daughter and three sons, namely, (1) Mrs. Suvassa Vassudeva Sinai Salkar, (2) Mrs. Nita Vassudeva Salkar, (3) Mr. Monvonanal Vassudeva Sinai Salkar, (4) Mr. Surexa Sinai Salkar, (5) Mr. Nitin V. Salkar & (6) Mr. Bipin Vassudeva Salkar;



- (iv) The document of "Deed Of Gratuitous Assignment or Relinquishment" mentioned at para 8(V) above shows that the said two daughters, Mrs. Suvassa Vassudeva Sinai Salkar & Mrs. Nita Vassudeva Salkar along with their respective husbands have relinquished their rights to the inheritance left behind by their father i.e. Mr. Vassudev Pundalik Salkar, soon after his death and when their mother viz. Smt. Motibai Vassudev Salkar was alive;
- (v) The Deed of Partition of Assets mentioned at para 8(v) hereinabove shows that after the death of Mr. Vassudev Pundalik Salkar, the assets left behind him were partitioned between his widow i.e. Smt. Motibai Vassudev Salkar and his four sons viz. Mr. Monvonanal Vassudeva Sinai Salkar, Mr. Surexa Sinai Salkar, Mr. Nitin V. Salkar & Mr. Bipin Vassudeva Salkar, along with their respective wives.
- (vi) It is further seen from the said Deed of Partition of Assets that the property under scrutiny herein is described at Item No. 11 at page 32 in the List of Assets left behind by the said late Vassudev Pundalik Salkar, and half (1/2) ideal share therein has been allotted to his son, Shri. Suresh Vasudev Salkar and his wife, Smt. Seema Suresh Salkar and the remaining half (1/2) thereof has been allotted to his son, Mr. Nitin Vasudev Salkar and his wife, Smt. Sanjeevi Nitin Salkar as can be seen respectively from clause 3(e) at page 11 and clause 4(e) at page 13 of the said Deed of Partition of Assets;
- (vii) The Certificate of Nil Encumbrance mentioned at para 8(vii) shows that there are no encumbrances against the said land.
- (viii) Although the property is not described in the Land Registration Office and not enrolled in the Matríz records, and although the proper documents from Comunidade of Davorlim are not



Prakash Prabhudessai, advocate.

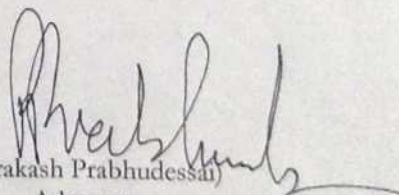
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found, there is enough evidence in the form of the above mentioned Receipt issued by the Administrator of Comunidades of Salcete and South Zone that annuities (foros), were received by the Comunidade of Davorlim from late Vassudev Pundalik Salkar and further the Form No. I & XIV mentioned at para 8(ii), which was prepared under The Goa, Daman & Diu Land Revenue Code, 1968, in the years between 1971 and 1973, establishes the possession of late Vassudev Pundalik Salkar and after his death by his two sons, Mr. Suresh Vasudev Salkar and Mr. Nitin Vasudev Salkar and their respective wives, which evidence establishes possession of more than thirty (30) years, which is adverse to any person having better title and converting them into owners by prescription.

10. Conclusion:-

- (i) In view of scrutiny of above mentioned documents, I hereby certify that the above mentioned land bearing Sub-Division No. 4 of Survey No. 28 of Dicarpale village is exclusively owned and possessed by Mr. Suresh Vasudev Salkar and Mr. Nitin Vasudev Salkar along with their respective wives viz. Smt. Seema Suresh Salkar and Smt. Sanjeevi Nitin Salkar.
- (ii) The title of the above mentioned Mr. Suresh Vasudev Salkar and Mr. Nitin Vasudev Salkar along with their abovementioned wives, to the said property is free, clear and marketable.

Margao, Goa, dated 03.06.2009.


(Prakash Prabhudessai)
Advocate