Ramdas Kolwalker & Associates

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Rajiv R. Kolwalker B.Com., LL.M.
Mrs. Varsha M. Khandeparkar B.A., LL.B.
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ADVOCATES, HIGH COURT

RAJIV R. KOLWALKER * ADVOCATE * MAPUSA-GOA

TITLE REPORT

This Title Report is given at the request of **M/S. VIANAAR INFRA LLP**, a LLP incorporated under the Limited Liability Partners Act 2008, having their registered office at 378, MMM Road, Amritsar Amritsar, Punjab- 143001 represented herein by its Managing Director Mr. Akshay Chaudhry, r/o E 47, Sector 39, Near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310 in respect of two immovable properties which are as follows :

A. ALL THAT immovable Property known as "SORANTO" situated at Anjuna Village, of the Registration Sub-District Bardez, District North Goa in the State of Goa, presently surveyed under survey no. **199 sub division 3** of Village Anjuna, Bardez-Goa admeasuring an area of **1450** square meters,which property which property is not known to be described in the Land Registration Office and also not enrolled in the Land Revenue Office, having Old Cadastral No.3074, and is bounded as under: **Towards the North**:- By the property bearing Survey No 199/5 and 199/4 of Village Anjuna; **Towards the South**:-By 6 meter wide road and property bearing survey no 199/2 of Village Anjuna; **Towards the East**:-By 6 meter wide road ; **Towards the West**:-By road and property bearing survey no 199/2 of Village Anjuna , Bardez, Goa. This property shall hereinafter referred to as the **SAID FIRST PROPERTY.**

B. ALL THAT immovable Property known as "SORANTO" situated at Anjuna Village, of the Registration Sub-District Bardez, District North Goa in the State of Goa, presently surveyed under survey no. **199 sub division 5** of Village Anjuna, Bardez-

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Goa admeasuring an area of **2575** square meters, which property is not known to be described in the Land Registration Office and also not enrolled in the Land Revenue Office, having Old Cadastral No.3074, and is bounded as under: **Towards the North**:- By Property bearing survey no 199/4 of Village Anjuna; **Towards the South**:- By property bearing survey no 199/3 of Anjuna Village; **Towards the East**:- By 6 meter wide Road; **Towards the West**:- By property bearing survey no 199/3 of Anjuna Village, Bardez, Goa .This property shall hereinafter referred to as the **SAID SECOND PROPERTY.**

C. ALL THAT immovable Property known as "SORANTO" admeasuring an area of 3300 square meters situated at Anjuna Village, BardezTaluka, sub district, North-Goa, State of Goa, not known to be enrolled in the Taluka Revenue Office , having Old Cadastral No.3073, and presently surveyed under survey no. **199 sub division 4** of Village Anjuna, Bardez-Goa admeasuring an area of **3300** square meters, which property is not known to be described in the Land Registration Office and also not enrolled in the Land Revenue Office, having Old Cadastral No.3073, and is bounded as under: **Towards the North**:- By Public Road , **Towards the South**:-By property bearing survey no 199/3 and 199/5 of Anjuna Village, **Towards the East**:-By Public Road, **Towards the West**:-By Public Road. This property shall hereinafter referred to as the **SAID THRID PROPERTY.**

The following documents were placed before me by **M/S. VIANAAR INFRA LLP** through Mr. Akshay Chaudhry for scrutiny and my report thereon.

IN RESPECT OF THE SAID FIRST PROPERTY AND THE SAID SECOND PROPERTY

1. Original Form I & XIV bearing Survey No. 199 Sub-Division No. 3 admeasuring 2900 square meters of Village Anjuna, Bardez – Goa which shall be referred to as the Said Larger Property.

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2. Manual Form I & XIV issued by the Office of the Talathi Anjuna, Bardez , Goa, of the property bearing Survey No.199/3 & 199/5 in the name of Sebastiao Rodrigues.

3. Form III, issued by the Office of the Talathi of Anjuna Bardez-Goa, of survey no. 199/5& 199/3 in the name of Sebastiao Rodrigues.

4. Form IX of survey no **199/3** and 199/5 of Village Anjuna, Bardez-Goa in the name of Sebastiao Rodrigues issued by the Office of the Talathi of Anjuna Bardez-Goa.

5. Form I & XIV bearing Survey No. 199 Sub-Division No. 3 admeasuring 1450 square meters of Village Anjuna, Bardez – Goa upon partition.

6. Form I & XIV bearing Survey No. 199 Sub-Division No. 3-A admeasuring 1450 square meters of Village Anjuna, Bardez – Goa upon partition.

7. Form I & XIV bearing Survey No. 199 Sub-Division No. 5 admeasuring 2575 square meters of Village Anjuna, Bardez – Goa.

8. Survey Plan of the Said Property surveyed under No. **199/3 and 199/5** of Village Anjuna, Bardez-Goa

9. Old Cadastral Survey Plan of property bearing cadastral survey No. 3074 of Village Anjuna, Bardez, Goa, issued by the Inspector of Survey

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and Land Records, Panaji, Goa together with the Registo do Agrimensur and its translation.

10. Super Imposition Report dated 09/06/2022 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa – Goa.

11. Will dated 20/7/1963 drawn in the office of the Notary of Ex-Officio of Mapusa recorded at Book No 61 at folios 45 of Mr. Jose Silvestre Sebastiao Xavier de Conceicao Rodrigues alias Sebastiao Rodrigues bequeathing the said property to his wife Mrs. Iria Maria Dos Milagres Ermelinda Ditosa Da Costa.

12. Deed of Heirship and Declaration dated 23/03/1964 executed before Notary Antonio Jose Joao Francisco Pinto de Menezes in the Judicial Division of Bardez.

13. Deed of Sale dated, 25/08/2010,registered before the Office of Sub-Registrar Mapusa under Registration No. BRK-BK1-03167-2010 Book -1 CD No. BRZD77 on 25/08/2010 in respect of the Said First Property bearing survey No.199/3 of Village Anjuna.

14. Deed of Sale dated, 25/08/2010, registered before the Sub-Registrar, registered under Book No.1 Document, bearing No.BRZ-BK1-03168-2010, CD Number BRZD77 on 25/08/2010 in respect of the Said Second Property bearing survey No.199/ 5 of Village Anjuna.

15. Deed of Gift dated 06/04/2011 duly registered with the Office of Sub-Registrar Mapusa under Registration No.BRZ-BK1-01703-2011, CD NO.BRZD156 in respect of the southern portion admeasuring 1450 square meters of the original property bearing survey No.199/3 which was subsequently given a separate survey No.199/3-A admeasuring 1450 square meters.

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16.Partition order dated 19/08/2019, passed by the Deputy Collector/Sub-Division Office at Bardez,Mapusa-Goa, bearing case No.15/01/2018/PART/LAND.

17. Application for Negative Declaration of Tenancy u/s 7 of The Goa Daman And Diu Agricultural Tenancy Act, 1964, dated 06/03/2018, filed before the Joint Mamlatdar -VI of Bardez, Taluka, Mapusa, Goa, along with the order dated 28/02/2020.

18. Tenancy Enquiry Report in respect of the property bearing Survey no.199/3, bearing case no.TNC/INQ/BAR-I/3/2022, passedby the Dy.Collector &Sub-Divisional Officer, Mapusa, Goa.

19. Nil Encumbrance Certificate, bearing No.1819, dated, 08/08/2022, of the Said First property bearing Survey No.199/3 of Village Anjuna, Bardez, Goa.

20. Nil Encumbrance Certificate, bearing No.1785, dated 01/08/2022, of Said Second property bearing Survey No.199/5 of Village Anjuna, Bardez, Goa.

21. Technical clearance Order dated 04/03/2020, bearing reference No.TPB/5931/ANJUNA/TCP-20/1109.

22. Construction License From the Office of The Senior Town Planner , North Goa, for proposed amalgamation of plots construction of Residential Bungalows (Type A &n Type B) (12 Nos) and swimming pools

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in the property bearing Survey No. 199/5, bearing reference No.TPB/5931/ANJ/TCP-20/528, dated 30/01/2020.

23. Conversion Sanad issued by the Office of the Additional Collector-III, North Goa, District , Mapusa-Goa, bearing No.4/09/CNV/ACIII/2020/1120, dated 07/12/2020, for property admeasuring an area of 2575 bearing No.199/5.

24. Construction License dated 20/10/2020, issued by the Village Panchayat of Anjuna Caisua, Bardez-Goa, bearing License No.VP/ANJ-CAI/2020-2021/2034.

25. Zoning Certificate dated 07/04/2022, issued by The office of the Senior Town Planner, bearing Ref No. TPBZ/ZON/9875/ANJ/TCP-2022/1805, of the property bearing survey no.199/3, of Anjuna Village.

26. Public Notice dated 19/05/2022 published in daily newspaper Navhind Times and Tarun Bharat on 20/05/2022 in respect of the Said First Property , the Said Second Property and the Said Third Property calling for objections in the name of the undersigned advocate.

27. Deed of Sale dated 15-07-2022 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-3234-2022 , Book 1 Document , dated 19-07-2022 in respect of the Said First Property bearing survey No.199/3 of Village Anjuna, Bardez, Goa.

28. Deed of Sale dated 27/07/2022, registered before the Sub-Registrar(Office of the Civil Registrar-cum Sub Registrar, Bardez, registered under Book No.1 Document, bearing registration No.BRZ-1-2422-2022, on 27/05/2022 in respect of the Said Second Property bearing survey No.199/ 5 of Village Anjuna, Bardez, Goa.

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IN RESPECT OF THE THIRD PROPERTY

29. Form I & XIV in respect of Survey No.199/4 of Village Anjuna, Bardez, Goa.

30. Survey Plan in respect of Survey No.199/4 of Village Anjuna, Bardez, Goa.

31. Old Cadastral Survey No.3073 along with the Registo do Agrimensur

32. Sale Deed dated 03/05/1979 duly registered no. 802 at pages 409 to 412 at Book no. IV of 136 dated 06/10/1979 in the office of Sub-Registrar of Bardez at Mapusa, Goa.

33. Deed of Sale dated 09/07/1979 registered at No. 856 of Book no I, VOL 137 at pages 182 to 186 dated 29/10/1979 in the office of Sub-Registrar of Bardez at Mapusa, Goa.

34. Sale Deed dated 24/04/2006 which Sale Deed duly registered at no. 249 at pages 254 to 269 of Book No. I, Vol 1649 dated 12/05/2006, in the office of Sub-Registrar of Bardez at Mapusa, Goa.

35.Conversion Sanad for portion of area admeasuring 3300.sq.mtrs of the Said Third Property , bearing survey No. 199, sub-division No. 4 of Village Anjuna, TalukaBardez, dated 14/11/2008 bearing Reference No. RB/CNV/BAR/131/2008.

36. NOC from the Directorate of Health Services, Primary Health Centre, Siolim dated 20/03/2020, bearing Ref. No. PHCS/HS/NOC/19-20/2395, from the sanitary point of view for the proposed amalgamation of plots and construction of Residential bungalows (Type A &Type B) (12 nos) Swimming Pools and Compound Wall.

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37. Technical Clearance dated 04/03/2020 vide Ref No.TPB/5931/ANJUNA/TCP-20/1109,from the office of Town and Country Planning Department, Government of Goa.

38. Permission for proposed amalgamation of plots and construction of Residential bungalows (Type A &Type B) (12 nos) Swimming Pools and Compound Wall in the Village Panchayat of Anjuna-Caisua for survey No. 199 sub-division No. 4 of Village Anjuna, Bardez, dated 20/10/2020 bearing Construction License No. VP/ANJ-CAI/2020-2021/2034.

39. Nil Encumbrance Certificate, bearing No.1820, dated 8/08/2022, of property bearing Survey No.199/4 of Village Anjuna, Bardez, Goa.

40. Deed of Sale dated 09/07/1979 registered at No. 856 of Book no I, VOL 137 at pages 182 to 186 dated 29/10/1979 in the office of Sub-Registrar of Bardez at Mapusa, Goa.

I have carefully perused the above documents and I have to state as follows:

IN RESPECT OF THE SAID FIRST PROPERTY AND THE SAID SECOND PROPERTY

1.As per the documents at Sr. No. 1 which is the Manual Form I and XIV of the original Larger Property bearing survey No. 199 sub-division No. 3 of Village Anjuna, Bardez, Goa admeasuring 2900 square meters in area which reflects the name of original owner Mr. Sebastiao Rodrigues.

2. As per the documents at Sr. No. 2 which is the Manual Form I and XIV of the Said Second Property bearing survey No. 199 sub-division No. 5 of Village Anjuna, Bardez, Goa admeasuring 2575 square meters which reflects the name of the original owner Mr. Sebastiao Rodrigues.

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3. As per the documents at Sr. No.3 which is the FORM III , the Index of Lands of the original Larger Property bearing survey No. 199 sub-division No. 3 and survey No. 199 sub-division No. 5 of Village Anjuna, Bardez, Goa which reflects the name of Sebastiao Rodrigues.

4. As per the documents at Sr. No.4 which is the FORM IX of the original Larger Property bearing survey No. 199 sub-division No. 3 and survey No. 199 sub-division No. 5 of Village Anjuna, Bardez, Goa which reflects the name of Sebastiao Rodrigues.

5. As per the documents at Sr. No. 5 which is the Form I and XIV of the Said First Property bearing survey No. 199 sub-division No. 3 of Village Anjuna, Bardez, Goa upon partition which currently reflects the name of Vianaar Infra LLP.

6. As per the documents at Sr. No. 6 which is the Form I and XIV of the Property bearing survey No. 199 sub-division No. 3-A of Village Anjuna, Bardez, Goa upon partition which currently reflects the names of its current owners.

7. As per the documents at Sr. No. 7 which is the Form I and XIV of the Said Second Property bearing survey No. 199 sub-division No. 5 of Village Anjuna, Bardez, Goa upon partition which currently reflects the name of Vianaar Infra LLP.

8. As per the documents at Sr. No. 8 which is the survey plan of the Said First Property bearing survey No. 199 sub-division No. 3 of Village Anjuna, Bardez, Goa and the Said Second Property bearing survey No. 199 sub-division No. 5 of Village Anjuna, Bardez, Goa.

9. As per the documents at Sr. No. 9 which are the old Cadastral Survey Plan of property bearing cadastral survey No. 3074 of Village Anjuna, Bardez,

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Goa, issued by the Inspector of Survey and Land Records, Panaji, Goa together with the Registo do Agrimensur and its translation. The Said First Property and the Said Property were earlier forming part and parcel of an independent larger property wherein it can be identified in the record of Registo Do Agrimensor and Cadastral Survey Records reveals that the Said First Property and the Said Property were corresponding to the old Cadastral Survey No. 3074 originally belonged to Sebastiao Conceicao Rodrigues.

10. As per the documents at Sr. No. 10 which is Super Imposition Report dated 09/06/2022 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa – Goa establishes that the property bearing old Cadastral Survey No. 3074 corresponds to the property bearing survey No. 199/3 (originally having an area of 2900 square meters) & the Said Second Property bearing survey No.199/5 of Village Anjuna, Bardez – Goa.

11. As per the documents at Sr. No. 11 which is the Will dated 20/7/1963 drawn in the office of the Notary of Ex-Officio of Mapusa recorded at Book No 61 at folios 45 of Mr. Jose Silvestre Sebastiao Xavier de Conceicao Rodrigues alias Sebastiao Rodrigues who bequeathed the larger property (bearing old Cadastral Survey No. 3074 corresponds to the property bearing survey No. 199/3 originally having an area of 2900 square meters & the Said Second Property bearing survey No.199/5 of Village Anjuna, Bardez – Goa) to his wife Mrs. Iria Maria Dos Milagres Ermelinda Ditosa Da Costa.

12. As per the documents at Sr. No. 12 which is the Deed of Heirship and Declaration dated 23/03/1964 which came to be executed before Notary Antonio Jose Joao Francisco Pinto de Menezes in the Judicial Division of Bardez upon the death of Jose Silvestre Sebastiao Xavier de Conceicao Rodrigues alias Sebastiao Rodrigues alias Jose Silvestre who expired on 10/10/1963 at Anjuna leaving behind his widow and half sharer his wife Mrs. Iria Maria Dos Milagres Ermelinda Ditosa Da Costa as his only legal heir.

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13. As per the documents at Sr. No. 13 which is the Deed of Sale dated 25/08/2010 duly registered with the Office of Sub-Registrar Mapusa under Registration No. BRK-BK1-03167 -2010 Book -1 CD No. BRZD77 on 25/08/2010 , Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik purchased the First Larger Property bearing survey No.199/3 of Village Anjuna ,Bardez, Goa admeasuring 2900 square meters from the abovesaid Mrs. Iria Maria Dos Milagres Ermelinda Ditosa Da Costa.

14. As per the documents at Sr. No.14 which is the Deed of Sale dated 25/08/2010 duly registered with the Office of Sub-Registrar Mapusa under registration number BRZ-BK1-03168-2010, CD number BRZD77, Book no 1 dated 25/8/2010 Mr. Shivram Gopal Dalvi alias Shivram G Dalvi purchased the Second Property bearing survey No.199/5 of Village Anjuna ,Bardez, Goa from the abovesaid Mrs. Iria Maria Dos Milagres Ermelinda Ditosa Da Costa.

15. As per the documents at Sr. No. 15 which is the Deed of Gift dated 06/04/2011 which is duly registered with the Office of Sub-Registrar Mapusa under Registration No.BRZ-BK1-01703-2011, CD NO.BRZD156, Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik and his wife Mrs. Sumangala Devanand Naik alias Sumangal Devanand Naique gifted exclusive Southern plot admeasuring 1450 sq mtrs out of the First Larger Property bearing survey No.199/3 of Village Anjuna ,Bardez, Goa which portion is more specifically shown and delineated as 'Plot B' as shown in the Plan annexed to the said Deed of Gift in favour of Mr. Sanjay Ramchandra Moraskar and his wife Mrs. Samita Sajay Moraskar which Gift Deed has been duly confirmed by Mrs. Shakuntala Ramachandra Moraskar, Mr. Ajay Ramchandra Moraskar, Mrs. Suhas @ Ranjana Ranganath Malik, Mr. RanganathFodgo Malik, Mrs. Suranga Upendra Naik, Mr. Upendra Dattaram Naik, Mr. Anuradha @ Shobha Babi Madrekar and Miss Supriya Babi Mandrekar and as such the remaining northern portion

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admeasuring 1450 sq. meters remained with the Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik and his wife Mrs. Sumangala Devanand Naik alias Sumangal Devanand Naique as exclusive owners thereof.

16. As per the documents at Sr. No. 16 which is the Partition order dated 19/08/2019, passed by the Deputy Collector/Sub-Division Office at Bardez,Mapusa-Goa, bearing case No.15/01/2018/PART/LAND filed by Sanjay Ramchandra Morajkar and Mrs. Samita Sanjay Moraskar alias Mrs. Samita Sanjay Morajkar and the First Larger Property bearing Survey No.199/3 of Village Anjuna, Bardez, Goa admeasuring 2900 square meters was partitioned into two parts and the first part was retained the original sub division No.3 of Survey No.199 admeasuring an area of 1450 square meters in the name of Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik (the Said First Property) and the second part was given a separate sub division No.3A of Survey No.199 admeasuring an area of 1450 square meters in the name of (Moraskar Family) i.e Sanjay Ramchandra Morajkar and Mrs. Samita Sanjay Moraskar alias Mrs. Samita Sanjay Morajkar.

17. Upon partition of the Survey No.199 sub division 3 of Village Anjuna, Bardez, Goa admeasuring 1450 square meters is standing in the name of Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik and Survey No.199 sub division 3-A of Village Anjuna, Bardez, Goa admeasuring 1450 square meters is standing in the name of (Moraskar Family) i.e Sanjay Ramchandra Morajkar and Mrs. Samita Sanjay Moraskar alias Mrs. Samita Sanjay Morajkar.

18. As per the documents at Sr. No. 17 which is the order dated 28/02/2020 passed in Case No.JM-VI/TNC/DEC/u/s7/26/2018 by the Joint Mamlatdar -VI of Bardez Taluka, Mapusa, Goa Mr.Devanand Arjun Naik filed an Application dated 06/03/2018, for negative declaration of Tenancy u/s 7 of the Goa Daman and Diu Agricultural Tenancy Act, 1964, with respect to the Said First Property bearing Survey No.199/3 admeasuring 1450 square meters, of village Anjuna, Bardez, Goa against

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Iria Maria Dos Milagres Ermelinda Ditosa da Costa , Ramchandra D. Morajkar and others, before the Joint Mamlatdar -VI of Bardez Taluka, Mapusa, Goa, bearing Case No.JM-VI/TNC/DEC/u/s7/26/2018 and thereafter order was passed on 28/02/2020, which stated that Ramchandra D. Morajkar is not a tenant of the Said First Property , and further directed the Mamlatdar to delete the name of Ramchandra D.Morajkar from the Survey records of the property bearing Survey No.199/3 of Village Anjuna, Bardez, Goa.

19. As per the documents at Sr. No. 18 which is the enquiry report dated 16/06/2022 of the Dy. Collector and Sub-Divisional Officer, Mapusa, Sub-Division , Mapusa, Goa, Mr.Devanand Arjun Naik and his wife Mrs.Sumangal Devanand Naik, filed an Application under the provisions of Goa Land Use (Regulation) Act 1991, before the Dy Collector and Sub-Divisional Officer, Mapusa, Sub-Division , Mapusa, Goa, bearing Case No.TNC/INQ/BAR-I/3/2022, against Mr.Iria Maria Dos Milagres Ermelinda Ditosa da Costa and others, pertaining to the Tenancy Status of late Ramchandra D.Morajkar in respect of the First Property bearing survey no.199/3 of Anjuna Village, Bardez, Taluka, and subsequently on 16/06/2022, an enquiry was conducted by the Dy Collector and Sub-Divisional Officer, Mapusa, Sub-Division , Mapusa, Goa and a report was passed stating that the property bearing Survey No.199/3 of village Anjuna, is free from any tenancy claim or any rights of whatsoever nature in favour of late Ramchandra D.Morajkar.

20. As per the documents at Sr. No.19 which is the Nil Encumbrance Certificate, bearing No.1819, dated, 8/08/2022, of property bearing Survey No.199/3

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of Village Anjuna, Bardez, Goa stating that the Said First Property is not encumbered.

21. As per the documents at Sr. No.20 which is the Nil Encumbrance Certificate, bearing No.1785, dated, 1/08/2022, of property bearing Survey No.199/5 of Village Anjuna, Bardez, Goa stating that the Said Second Property is not encumbered .

22. As per the documents at Sr. No.21 which is the Technical clearance Order dated 04/03/2020, bearing reference No.TPB/5931/ANJUNA/TCP-20/1109 the construction in the said property bearing Survey No.199/5 of Village Anjuna, Bardez, Goa is approved by the Town and Country Planning Department from the planning point.

23. As per the documents at Sr. No.22 which is the Construction License from the Office of The Senior Town Planner , North Goa, for proposed amalgamation of plots construction of Residential Bungalows (Type A & Type B) (12 Nos) and swimming pools in the said Second Property bearing Survey No. 199/5 of Village Anjuna, Bardez, Goa, bearing reference No.TPB/5931/ANJ/TCP-20/528, dated 30/01/2020.

24. As per the documents at Sr. No.23 which is the Conversion Sanad issued by the Office of the Additional Collector-III, North Goa, District , Mapusa-Goa, bearing No.4/09/CNV/ACIII/2020/1120, dated 07/12/2020, for property admeasuring an area of 2575 bearing No.199/5 of Village Anjuna, Bardez, Goa, along with the plan annexed thereto in respect of the Said Second Property which is issued in the name of Mr. Lawrence Mario Braganza , the user of the Said Second Property was converted from agriculture to non-agriculture purpose.

25. As per the documents at Sr. No.24 which is the Construction License dated 20/10/2020, issued by the Village Panchayat of Anjuna Caisua, Bardez-Goa, bearing License No.VP/ANJ-CAI/2020-2021/2034 which is in respect of the Said Second Property baring survey No199 sub division 5 of Village Anjuna , Bardez, Goa.

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26. As per the documents at Sr. No.25 which is the Zoning Certificate dated 07/04/2022, issued by The office of the Senior Town Planner, bearing Ref No. TPBZ/ZON/9875/ANJ/TCP-2022/1805, of the property bearing survey no.199/3 of Anjuna , Bardez, Goa which is in respect of the Said First Property bearing survey No.199 sub division 3 of Village Anjuna , Bardez, Goa and which states that as per Regional Plan 2021 the Property baring survey No. 199 sub division 3 of Anjuna falls in settlement Zone(Category (VP-2) with permissible FAR 60.

27. As per the documents at Sr. No.26 which is the Public Notice dated 19/05/2022 was published in daily newspaper Navhind Times and Tarun Bharat on 20/05/2022 in respect of the Said First Property , the Said Second Property and the Said Third Property and no objections were received in pursuance to the said Public Notice.

28. As per the document at Sr. No.27 which is Deed of Sale dated 15-07-2022 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-3234-2022 , Book 1 Document , dated 19-07-2022 by which Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik and his Wife Mrs. Sumangala Devanand Naik alias Sumangal Devanand Naique both R/o H.No 179/143, Shiv Ganga Niwas, Alto Bela Vista, Sangolda, Bardez-Goa , Mr. Shivram Gopal Dalvi alias Shivram G Dalvi and his wife Mrs. Shubhangi Gopal Dalvi both having office at Flat No. BG06, H. No. 264/123F, Mathura Enclave, Near Gautam Hotel, Alto Savlem, Pilerne, Bardez, Goa 403521 sold the Said First Property bearing survey No.199 sub division 3 of Village Anjuna , Bardez, Goa admeasuring 1450 square meters for valuable consideration to M/S. Vianaar Infra LLP represented by its Managing Director Mr. Akshay Chaudhry.

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29. The said Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik had originally purchased the Said First Property in one time partnership business with Mr. Shivram Gopal Dalvi alias Shivram G Dalvi and his wife Mrs. Shubhangi Gopal Dalvi of buying and eventually selling the Said First Property which fact is referred to in the Said Deed of Sale dated 15-07-2022.

30. As per the document at Sr. No.28 which is Deed of Sale dated 27-05-2022 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-2422-2022 , Book 1 Document , dated 27-05-2022 by which Mr. Shivram Gopal Dalvi alias Shivram G Dalvi and his wife Mrs. Shubhangi Gopal Dalvi both having office at Flat No. BG06, H. No. 264/123F, Mathura Enclave, Near Gautam Hotel, Alto Savlem, Pilerne, Bardez, Goa 403521 sold the Said Second Property bearing survey No.199 sub division 5 of Village Anjuna , Bardez, Goa admeasuring 2575 square meters for valuable consideration to M/S. Vianaar Infra LLP represented by its Managing Director Mr. Akshay Chaudhry.

IN RESPECT OF THE THIRD PROPERTY

31. As per the documents at Sr. No. 29 which is the Manual Form I and XIV of the original Larger Property bearing survey No. 199 sub-division No. 4 of Village Anjuna, Bardez admeasuring 3300 square meters in area which reflects the bracketed name of Rosario Pinto , bracketed name of Janardhan Vithal Govekar and the name of Shivram G. Dalvi a nd Devanand A. Naik.

32. As per the documents at Sr. No. 30 which is the Survey Plan of the original Larger Property bearing survey No. 199 sub-division No. 4 of Village Anjuna, Bardez admeasuring 3300 square meters in area.

33. As per the documents at Sr. No. 31 which are the old Cadastral Survey Plan of property bearing cadastral survey No. 3073 of Village Anjuna, Bardez, Goa, issued by the Inspector of Survey and Land Records, Panaji,

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Goa together with the Registo do Agrimensur and its translation. The Said Third Property bearing survey No. 199 sub-division No. 4 of Village Anjuna, Bardez was earlier surveyed cadastral survey No. 3073 of Village Anjuna, Bardez, Goa and in the record of Registo Do Agrimensor the name of Shri. Rosario Franciso Maximiano Pinto is found recorded as the owner of the said property.

34. As per the document at Sr. No.32 which is a registered Sale Deed dated 03/05/1979 duly registered no. 802 at pages 409 to 412 at Book no. IV of 136 dated 06/10/1979 in the office of Sub-Registrar of Bardez at Mapusa, Goa by which Shri. Rosario Franciso Maximiano Pinto alias Rosario Pinto sold the Said Third Property to Shri. Ramchandra Dattaram Morazkar alias Ramchandra Dattaram Shet Gaunkar for valuable consideration.

35. That the said Third Property originally belongs to Smt. Clementina Menezes wife of Shri. Agostinho Francisco Pinto and upon the death of Smt. Clementina Menezes the said property came to be devolved to Shri. Rosario Franciso Maximiano Pinto alias Rosario Pinto son of Shri. Agostinho Francisco Pinto who was Bachelor.

36. As per the document at Sr. No.33 which is a registered Deed of Sale dated 09/07/1979 which Sale Deed registered at No. 856 of Book no I, vol 137 at pages 182 to 186 dated 29/10/1979 in the office of Sub-Registrar of Bardez at Mapusa, Goa by which Shri. Ramchandra Dattaram Morazkar alias Ramchandra Dattaram Shet Gaunkar along with his wife Smt. Shakuntala Ramchandra Morazkar alias Shakuntala Ramchandra Shet Gaunkar sold the said Third property to Shri. Janardan Vithal Govenkar, son of late Shri. Vithal Pandurang Govenkar for valuable consideration.

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37. As per the document at Sr. No.34 which is Sale Deed dated 24/04/2006 which deed was duly registered which Sale Deed duly registered at no. 249 at pages 254 to 269 of Book No. I, Vol 1649 dated 12/05/2006, in the office of Sub-Registrar of Bardez at Mapusa, Goa by which Shri. Janardan Vithal Govenkar along with his wife Smt. Sushma Janardan Govenkar sold the said Third Property to Shri. Devanand Arjun Naik and Shri. Shivram Gopal Dalvi for valuable consideration.

38. Shri. Devanand Arjun Naik and Shri. Shivram Gopal Dalvi jointly owned and possessed the Said Third Property accordingly carried out Mutation of their names in the occupants column of Form I & XIV in respect of Survey No.199/4 of Village Anjuna, Bardez, Goa.

39. As per the document at Sr. No. 35 which is the Conversion Sanad for portion of are of the Said Third Property dated 14/11/2008 and bearing Reference No. RB/CNV/BAR/131/2008 obtained by Shri. Devanand Arjun Naik and Shri. Shivram Gopal Dalvi.

40. As per the document at Sr. No.36 which is the NOC from the Directorate of Health Services, Primary Health Centre, Siolim dated 20/03/2020, bearing Ref. No. PHCS/HS/NOC/19-20/2395, from the sanitary point of view for the proposed amalgamation of plots and construction of Residential bungalows (Type A&Type B) (12 nos) Swimming Pools and Compound Wall obtained by Shri. Devanand Arjun Naik and Shri. Shivram Gopal Dalvi for the Said Third Property.

41. As per the document at Sr. No.37 which is the Technical Clearance dated 04/03/2020 vide Ref No.TPB/5931/ANJUNA/TCP-20/1109 from the office of Town and Country Planning Department, Government of Goa obtained by Shri. Devanand Arjun Naik and Shri. Shivram Gopal Dalvi for the Said Third Property.

42. As per the document at Sr. No. 38 which is the Permission for proposed amalgamation of plots and construction of Residential bungalows (Type A &Type B) (12 nos) Swimming Pools and Compound Wall in the Village Panchayat of Anjuna-Caisua for the Said Third Property bearing Construction License No. VP/ANJ-CAI/2020-

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2021/2034 dated 20/10/2020 obtained by Shri. Devanand Arjun Naik and Shri. Shivram Gopal Dalvi.

43. As per the documents at Sr. No.39 which is the Nil Encumbrance Certificate, bearing No.1820, dated 8/08/2022, of property bearing Survey No.199/4 of Village Anjuna, Bardez, Goa stating that the Said Third Property is not encumbered .

44. As per the document at Sr. No. 40 which is the Deed of Sale dated 15/07/2022, registered before the Sub-Registrar Office of the Civil Registrar-cum Sub Registrar, Bardez, registered under Book No.1 Document, bearing registration No.BRZ-1-3231-2022, on 19/07/2022 by which Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik and his Wife Mrs. Sumangala Devanand Naik alias Sumangal Devanand Naique both R/o H.No 179/143, Shiv Ganga Niwas, Alto Bela Vista, Sangolda, Bardez-Goa , Mr. Shivram Gopal Dalvi alias Shivram G Dalvi and his wife Mrs. Shubhangi Gopal Dalvi both having office at Flat No. BG06, H. No. 264/123F, Mathura Enclave, Near Gautam Hotel, Alto Savlem, Pilerne, Bardez, Goa 403521 sold the Said First Property bearing survey No.199 sub division 4 of Village Anjuna , Bardez, Goa admeasuring 3300 square meters for valuable consideration to M/S. Vianaar Infra LLP represented by its Managing Director Mr. Akshay Chaudhry.

A. In view of the above, I am of the opinion that Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik and his Wife Mrs. Sumangala Devanand Naik alias Sumangal Devanand Naique, Mr. Shivram Gopal Dalvi and his

wife Mrs .Shubangi Shivram Dalvi who were the exclusive owners of the Said Property known as "SORANTO", admeasuring an area of **1450 square meters** and presently surveyed under survey no **199 sub division 3** of Village Anjuna, Bardez-Goa have sold the same for valuable consideration to **M/S. VIANAAR INFRA LLP** represented by its Managing Director Mr. Akshay Chaudhry under the Deed of Sale dated 15-07-2022 executed at Mapusa, Goa and duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No. BRZ-1-3234-2022 , Book 1 Document , dated 19-07-2022. Thus **M/S. VIANAAR INFRA LLP** is the exclusive and legal owner in possession of the Said First Property with a marketable title thereto. The Said First Property is having no encumbrance and the above said owner is free to sell, agree to sell, dispose off, construct/ develop or agree to develop the Said First Property fully or in parts to any person or persons of its choice.

B. In view of the above, I am of the opinion that Mr. Shivram Gopal Dalvi and his wife Mrs .Shubangi Shivram Dalvi who were the exclusive owners of the Said Property known as "SORANTO", admeasuring an area of **2575 square meters** and presently surveyed under survey no **199 sub division 5** of Village Anjuna, Bardez-Goa have sold the same for valuable consideration to **M/S. VIANAAR INFRA LLP** represented by its Managing Director Mr. Akshay Chaudhry under the Deed of Sale dated 27-05-2022 executed at Mapusa, Goa and duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No. BRZ-1-2422-2022 , Book 1 Document , dated 27-05-2022. Thus **M/S. VIANAAR INFRA LLP** is the exclusive and legal owner in possession of the Said Second Property with a marketable title thereto. The Said Second Property is having no encumbrance and the above said owner is free to sell, agree to sell, dispose off, construct/ develop or agree to develop the Said Second Property fully or in parts to any person or persons of its choice.

C. In view of the above, I am of the opinion that Mr. Devanand Arjun Naik alias Devanand Arjun Naique alias Devanand A Naik and his Wife Mrs. Sumangala Devanand Naik alias Sumangal Devanand Naique, Mr. Shivram Gopal Dalvi and his wife Mrs .Shubangi Shivram Dalvi who were the exclusive owners of the Said Property known as "SORANTO", admeasuring an area of **3300 square meters** and presently surveyed under survey no **199 sub division 4** of Village Anjuna, Bardez-Goa have sold the same for valuable consideration to **M/S. VIANAAR INFRA LLP** represented by

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its Managing Director Mr. Akshay Chaudhry under the Deed of Sale dated 15-07-2022 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-3231-2022 , Book 1 Document , dated 19-07-2022. Thus **M/S. VIANAAR INFRA LLP** is the exclusive and legal owner in possession of the Said Third Property with a marketable title thereto. The Said Third Property is having no encumbrance and the above said owner is free to sell, agree to sell, dispose off, construct/ develop or agree

to develop the Said Third Property fully or in parts to any person or persons of its choice.

Place: Mapusa, Goa.

Date:22nd November,2022

(RAJIV R. KOLWALKER)

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