



Date: 19/02/2024

This Certificate of Title and Search is given at the request of **M/s SUPREME REALTORS**, a Partnership Firm, having its office at "Supreme", behind New Telephone Exchange, Opposite Bombi House, Comba, Margao, Goa, in respect of property denominated as "COLMORODA" situated at Colmorod, Navelim, admeasuring 1,340.00 Sq. Meters, surveyed under Chalta No. 43 of P. T. Sheet No. 281 of Margao City Survey.

**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 is known as "COLMORODA" and is hereinafter referred to as "SAID PROPERTY".

**B) Location of the Said Property:**

The SAID PROPERTY is situated in the ward of Colmorod of Navelim, 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 Property:**

The Said Property is described in the Land Registration Office of Salcete under Description No. 43384 at folio 162 of Book No. B-112 New and enrolled in Taluka Revenue Office of Salcete under Matriz No. 322.

Office Address: Office No. 203, K Square, Upper Ground Floor, Pajifond, Margao-Goa. 403601  
E-mail: [adv.gaurish@rediffmail.com](mailto:adv.gaurish@rediffmail.com)

*Gaurish*

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

The Said Property is surveyed under Chalta No. 43 of P. T. Sheet No. 281 of Margao City Survey.

E) Boundaries of the Said Property

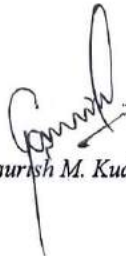
Boundaries as per Survey Record

- East : by the property under Chalta No. 45 of P. T. Sheet No. 293 of City Survey of Margao;
- West : by the property under Chalta No. 4 of P. T. Sheet No. 293 of City Survey of Margao;
- North : by the properties under Chalta No. 29, 34 and 41 of P. T. Sheet No. 281 of City Survey of Margao; and
- South : by the properties under Chalta No. 4 and 45 of P. T. Sheet No. 293 of City Survey of Margao.

Boundaries as at Loco

- East : by the property under Chalta No. 45 of P. T. Sheet No. 293 of City Survey of Margao;
- West : by the property under Chalta No. 4 of P. T. Sheet No. 293 of City Survey of Margao;
- North : by the properties under Chalta No. 29, 34 and 41 of P. T. Sheet No. 281 of City Survey of Margao; and
- South : by the properties under Chalta No. 4, 45 of P. T. Sheet No. 293 of City Survey of Margao and by 6.00 meters wide road.

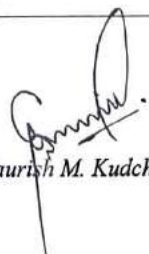
F) Area of the Property under scrutiny:

  
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The Said Property under scrutiny admeasures 1,340.00 Sq. Meters.

**III. List of Documents verified:**

Sl. No.	Name/ Nature of the Document	Nature of Document verified	Annexure to Report
1.	Certificate of Description No. 43384 and Certificate of Inscription No. 50270	Photocopy	Annexure A
2.	Deed of Renunciation dated 05/06/1986, recorded in the office of the Ex-Officio Notary Public, Bardez at folio 26 to 27 of Deed Book No. 729	Photocopy	Annexure B
3.	Deed of Partial Partition dated 04/08/1986 duly registered in the office of the Sub-Registrar Salcete at Margao under Reg. No. 388 at pages 301 to 303 of Book No. I, Vol. No. 4 registered on 13/08/1986	Photocopy	Annexure C
4.	Deed of Nomination and Sale dated 30/04/1987, duly registered in the office of the Sub-Registrar, Salcete at Margao under Reg. No. 2127, at pages	Photocopy	Annexure D

  
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	197 to 209 of Book No. 1, Vol. No. 99 registered on 24/08/1989		
5.	Agreement for Sale dated 10/09/2003 duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 3075 at pages 563 to 572 of Book No. I, Vol. No. 1533 dated 22/09/2003	Original	Annexure E
6.	Conversion Sanad No. AC-II/SG/CONV-130/2004 dated 19/11/2004	Photocopy	Annexure F
7.	Deed of Sale dated 24/03/2008, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 2201, at pages 200 to 216, Book No. I, Volume No. 2936 registered on 22/04/2008	Original	Annexure G
8.	Deed of Sale dated 15/01/2024, registered in the office of the Sub Registrar of Salcete under no. MGO-1-601-2024 dated 02/02/2024	Original	Annexure H
9.	FORM D	Manuel + On-line Search	Annexure I
10.	Certificate of Registration of	Photocopy	Annexure J

  
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	Partnership M/s Chaitanya Enterprises		
11.	Nil Encumbrance Certificate	Photocopy	Annexure K
12.	Certificate of Incorporation of Nanu Estate Private Limited and Memorandum of Association 09/11/2007	Photocopy	Annexure L

**IV. Scrutiny of Title Documents-Search and Investigation:**

***(i) Certificate of Description No. 43384 and Certificate of Inscription No. 50270:***


From the perusal of the English Translation of Certificate of Description No. 43384 recorded at folio No. 162 of Book No. B-112 New Series, it is found described therein the property known as COLMORODA, situated at Navelim, Margao, Goa.

The Said Property described under Description No. 43384, is found inscribed vide Endorsement dated 08/08/1956 under Inscription No. 50270 at folio 192v of Book No. G-60 in the favour of Mr. Siurama Gonoxama Sinai Usgaoncar married to Smt. Hirabai Sinai Usgaoncar having purchased the same by them from its erstwhile owners Antonio Santana Largos Venacio Cloves da Costa and his wife Julia do Rosario Furtado.

***(ii) Deed of Renunciation dated 05/06/1986:***

From the perusal of this deed, following facts transpired:

- a) This deed is recorded in the office of the Ex-Officio Notary Public, Bardez at folio 26 to 27 of Deed Book No. 729

  
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- b) Via this deed executed by Smt. Shama Sudhanshu Sardessai and her husband Shri. Sudhanshu Jaiwantram Sardessai (both being daughter and son-in-law of late Mr. Siurama Gonoxama Sinai Usgaoncar), they relinquished their illiquid and unascertained rights to the inheritance left behind by their father/father-in-law late Shri. Siurama Gonoxama Sinai Usgaoncar, in favour of other co-heirs.

**(iii) Deed of Partial Partition dated 04/08/1986:**

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the office of the Sub-Registrar Salcete at Margao under Reg. No. 388 at pages 301 to 303 of Book No. I, Vol. No. 4 registered on 13/08/1986.
- b) This Deed is executed by and between: (1) Smt. Hirabai Siurama Sinai Usgaoncar, referred therein as "First Party", (2) Shri. Madhukar Siurama Usgaonkar and his wife Smt. Manik Madhukar Usgaonkar, referred therein as "Second Party", (iii) Shri. Deepak Siurama Usgaonkar (unmarried) referred therein as "Third Party".
- c) Vide this deed, the executing parties decided to have partial partition of the properties left behind by late Shri. Siurama Gonoxama Sinai Usgaoncar and via said partition, the SAID PROPERTY came to be allotted to said Shri. Deepak Siurama Usgaonkar.

**(iv) Deed of Nomination and Sale dated 30/04/1987:**

  
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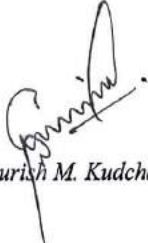
From the perusal of this deed, following facts transpired:

- a) This Deed is found duly registered in the office of the Sub-Registrar, Salcete at Margao under Reg. No. 2127, at pages 197 to 209 of Book No. 1, Vol. No. 99 registered on 24/08/1989.
- b) This Deed is executed by and between: (1) M/s Sapana Real Estate, a partnership firm, referred therein as "First Party", (2) Shri. Deepak Siurama Usgaonkar (unmarried), referred therein as "Second Party" and (3) Mrs. Padma Prakash Prabhu Dessai, referred therein as "Third Party".
- c) Vide this deed, the SAID PROPERTY was purchased by M/s Sapana Real Estate.

**(v) Agreement for Sale dated 10/09/2003:**

From the perusal of this agreement, following facts transpired:

- a) This Agreement is duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 3075 at pages 563 to 572 of Book No. I, Vol. No. 1533 dated 22/09/2003.
- b) This Agreement was executed between (i) M/s Sapana Real Estate, referred therein as "First Party" and (ii) M/s Chaitanya Enterprises, a Partnership Firm, referred therein as "Second Party".
- c) Vide this Agreement, M/s Sapana Real Estate agreed to sell the SAID PROPERTY unto said M/s Chaitanya Enterprises.

  
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**(vi) Certificate of Incorporation dated 28/11/2007 of Nanu Estates Private Limited and Memorandum of Association dated :**

From the perusal of this certificate, it is seen that, M/s Sapana Real Estate formerly registered as partnership was converted into a Private Limited Company w.e.f. 28/11/2007 vide Corporate Identity No. U70200GA2007PTC005509 2007-2008 with name Nanu Estates Private Limited.

From the perusal of the Memorandum of Association of the Nanu Estates Private Limited, it is seen that the erstwhile partnership under the name M/s Sapana Real Estate is converted into a Private Limited company with name Nanu Estates Private Limited.

**(vii) Deed of Sale dated 24/03/2008:**

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 2201, at pages 200 to 216, Book No. I, Volume No. 2936 registered on 22/04/2008.
- b) This Deed is executed by and between: (i) Nanu Estates Private Limited, referred therein as "Vendors", (ii) Mr. Vaikunth alias Nilesh S. Kirtani and Mr. Rama Dinanath Naik, referred therein as "Purchasers" and (iii) M/s Chaitanya Enterprises, referred therein as "Confirming Party".
- c) Vide this deed, Nanu Estates Private Limited with the consent of said M/s Chaitanya Enterprises, sold the SAID

  
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PROPERTY unto Mr. Vaikunth alias Nilesh S. Kirtani and Mr. Rama Dinanath Naik.

**(viii) Deed of Renunciation and Succession dated 12/10/2006:**

From the perusal of this deed, following facts transpired:

- a) This Deed is drawn and recorded in the office of the Ex-Officio Notary Public, Bardez at pages 26 to 28v of Deeds Book No. 814.
- b) Vide this deed it is declared that Mr. Sivrama Sinai Usgaonkar alias Siurama Sinai Usgaocar alias Shivram Sinai Usgaonkar expired on 23/02/1985 while his wife Mrs. Hirabai Shivram Sinai Usgaonkar expired on 23/05/2003, both dies intestate, leaving behind, as their legal heirs and successors namely:
  - (i) Mr. Maducar Siurama Sinai Usgaocar married to Smt. Manica Maducar Sinai Usgaocar;
  - (ii) Smt. Milan Sinai Usgaocar alias Shama Sudhanshu Sardessai married to Mr. Sudhanshu Jaivantrao Sardessai;
  - (iii) Mr. Dipac Siurama Sinai Usgaocar married to Mrs. Sandhyya Dipac Sinai Usgaocar.
- c) Further, vide this deed, the daughter said Smt. Milan Sinai Usgaocar alias Shama Sudhanshu Sardessai and her husband Mr. Sudhanshu Jaivantrao Sardessai, relinquished their undivided right, title and interest in the inheritance left

  
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behind by their father/father-in-law and mother/mother-in-law.

**(ix) Deed of Sale dated 15/01/2024:**

From the perusal of this deed, the following facts transpired:

- a) This Deed is duly registered in the office of the Sub-Registrar, Salcate under Reg. No. MGO-1-601-2024 on 02/02/2024.
- b) This deed is executed by and between: (A) 1. Shri. Vaikunth Shrikrishna Kirtani alias Nilesh Shrikrishna Kirtani alias Vaikunth alias Nilesh S. Kirtani and his wife 2. Smt. Meghana Vaikunth Kirtani, 3. Shri. Rama Dinanath Naik alias Rajiv Dinanath Naik and his wife 4. Smt. Siya Rama Naik alias Binda Rama Naik, referred therein as "Vendors" (B) M/s Supreme Realtors, a partnership firm, referred therein as "Purchaser", (c) M/s. Sre Estates Development, referred therein as the "Consenting Party" and (D) Mrs. Lata Dinanath Naik, referred therein as the "Confirming Party".
- c) Vide this deed, the Vendors therein sold the Said Property unto the Purchaser therein, against consideration partly paid in monetary terms and partly in kind by allotting premises in the project of the Consenting Party therein.

**(x) Nil Encumbrance Certificate dated 10/02/2024:**

  
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Vide this Certificate No. NEC/2/2024/347 it is certified by the Office of the Sub-Registrar, Salcete that there are no encumbrances on the Said Property for last 30 years.

**V. Opinion as to Flow of Title of the Said Property**

*From the scrutiny of the documents referred herein, I give hereto the manner in which the title of the said property has devolved for last 67 years and my opinion on the title of the Said Property:*

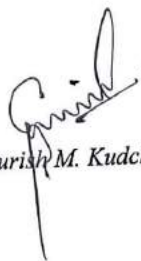
- The SAID PROPERTY originally belonged to late Shri. Siurama Gonoxama Sinai Usgaoncar married to Smt. Hirabai Sinai Usgaoncar and in the name of former the SAID PROPERTY is inscribed as on 08/08/1956 under Inscription No. 50270 at folio 192v of Book G-60, he having purchased the same from its erstwhile owners Antonio Santana Largos Venancio Cloves da Costa and his wife Julia do Rosario Furtado of Assolna.



- During the survey operations conducted in the State of Goa, the SAID PROPERTY came to be surveyed under Chalta No. 43 of P. T. Sheet No. 281 of Margao City Survey and the name of Shri. Shivram Ghanashyam Usgaonkar being English version of Portuguese name Shri. Siurama Gonoxama Usgaoncar came to be recorded in the survey records of the SAID PROPERTY.



- Said Shri. Siurama Gonoxama Sinai Usgaoncar alias Sivrama Sinai Usgaoncar alias Siurama Sinai Usgaoncar alias Shivram Sinai Usgaonkar expired on 23/02/1985, intestate, leaving behind him

  
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his widow cum moiety holder said Smt. Hirabai Sinai Usgaoncar and as his sole and universal heirs following three children:


- (a) Shri. Maducar Siurama Sinai Usgaocar married to Smt. Manik Maducar Sinai Usgaocar;
- (b) Smt. Milan Siurama Sinai Usgaocar alias Shama Sudhanshu Sardessai married to Shri. Sudhanshu Sardessai; and
- (c) Shri. Dipac Siurama Sinai Usgaocar then bachelor. The above flow of heirship is so declared and witnessed vide Deed of Renunciation and Succession dated 12/10/2006, executed before Ex-Officio Notary Public, Bardez at pages 26 to 28v of Deeds Book No. 814.

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- Vide Deed of Renunciation dated 05/06/1986, recorded in the office of the Ex-Officio Notary Public, Bardez at folio 26 to 27 of Deed Book No. 729, said Smt. Shama Sudhanshu Sardessai and her husband Shri. Sudhanshu Jaiwantram Sardessai, relinquished their illiquid and unascertained rights to the inheritance left behind by their father/father-in-law late Shri. Siurama Gonoxama Sinai Usgaoncar, in favour of other co-heirs.

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- In the year 1986, said Smt. Hirabai Sinai Usgaoncar, said Shri. Maducar Siurama Sinai Usgaocar married to Smt. Manik Maducar Sinai Usgaocar and said Shri. Dipac Usgaonkar alias Deepak Siurama Usgaonkar (then unmarried), decided to have partial partition of the properties left behind by late Shri. Siurama Gonoxama Sinai Usgaoncar and in pursuance thereto vide Deed of

  
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Partial Partition dated 04/08/1986 duly registered in the office of the Sub-Registrar Salcete at Margao under Reg. No. 388 at pages 301 to 303 of Book No. I, Vol. No. 4 registered on 13/08/1986, executed between the aforementioned parties, the SAID PROPERTY came to be allotted to said Shri. Dipac Siurama Usgaonkar.




- Vide instrument styled as Deed of Nomination and Sale dated 30/04/1987, duly registered in the office of the Sub-Registrar, Salcete at Margao under Reg. No. 2127, at pages 197 to 209 of Book No. 1, Vol. No. 99 registered on 24/08/1989, M/s Sapana Real Estate, a partnership firm, purchased from said Dipac Siurama Usgaonkar alias Deepak Siurama Usgaonkar, the SAID PROPERTY and in pursuance thereto the name of Shivram Ghanashyam Usgaonkar was deleted and that of Sapana Real Estate came to be included in the survey records.



- Vide Agreement for Sale dated 10/09/2003 duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 3075 at pages 563 to 572 of Book No. I, Vol. No. 1533 dated 22/09/2003, said M/s Sapana Real Estate agreed to sell the SAID PROPERTY unto M/s Chaitanya Enterprises.



- Said M/s Sapana Real Estate formerly registered as partnership was converted into a Private Limited Company w.e.f. 28/11/2007 vide Corporate Identity No. U70200GA2007PTC005509 2007-2008 with name Nanu Estates Private Limited and since then said Nanu

  
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Estate Private Limited came to own and possess the SAID PROPERTY.



- Vide Deed of Sale dated 24/03/2008, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 2201, at pages 200 to 216, Book No. I, Volume No. 2936 registered on 22/04/2008, said Nanu Estates Private Limited with the consent of said M/s Chaitainya Enterprises, sold the SAID PROPERTY unto Shri. Vaikunth alias Nilesh S. Kirtani and Shri. Rama Dinanath Naik.




- Vide Deed of Sale dated 15/01/2024, registered in the office of the Sub-Registrar of Salcete under no. MGO-1-601-2024 dated 02/02/2024, Shri. Vaikunth Shrikrishna Kirtani and Shri. Rama Dinanath Naik along with their respective spouses sold the SAID PROPERTY unto the M/s Supreme Realtors, a partnership firm.


**The ownership of the SAID PROPERTY is thus as on date held by M/s Supreme Realtors.**

***Certificate:***

On the basis of the scrutiny of the documents as aforementioned, I hereby certify that the property denominated as "COLMORODA" situated at Colmorod, Navelim, admeasuring 1,340.00 Sq. Meters, surveyed under Chalta No. 43 of P. T. Sheet No. 281 of Margao City Survey is owned by M/s Supreme Realtors and that it holds a clean, clear and marketable title thereto.


  
Adv. Gaurish M. Kudchadkar

This Title Report which is issued at the request of M/s Supreme Realtors 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**  
B Com., LL.M.

**ADVOCATE**

203, Upper Ground Floor,  
JMD's 'K' Square,  
Near Shree Krishna Temple,  
Pajifond, Margao Goa 403601

  
Adv. Gaurish M. Kudchadkar