

SHRI. MELWIN FERNANDES (B.A L.L.B)

Our Lady of Guia Bldg
3rd Floor, Above R.T.O. Office,
F.L. Gomes Road,
VASCO-DA-GAMA, GOA

Ph.No.0832-2510568

Mob: 9422061580

Date: 02/03/2019

**LEGAL TITLE OF PROPERTY BEARING CHALTA NO. 51-A, P
T SHEET NO. 116, BELONGING TO M/S SUSHEELA HOMES
AND PROPERTIES PVT. LTD.**

Description of property:

(SCHEDULE-I)

The property known as " Dois Lotes Cadastrados Sob No. 369" in PT Sheet No. 116 of Chalta No. 51 & 89, identified as plot B thereby formed new Chalta No. 51-A of P.T Sheet No. 116 admeasuring 975 sq meters vide order no. LRC/PART/07/2018/790 dated 21/03/2018 passed by Dy. Collector of Mormugao taluka, Vasco-da-gama, Goa. This property is described in the erstwhile land registration office of Salcete, under No. 42228 of Book B-109 new series. The property is jointly bounded as :

ON THE NORTH: By remaining portion of property bearing Chalta No. 51 & 89 of P T Sheet No. 116


ON THE SOUTH: By private road.

ON THE WEST : By property bearing chalta no.50 of P T Sheet no.116.

ON THE EAST: By 15 meter open road.

LIST OF DOCUMENTS ON RECORD AND SCRUTINY DONE:

1. Deed of Sale dated 02/01/1956
2. Partition Deed dated 24/03/1972.
3. Memorandum of Understanding of Family settlement dated 04/04/2000.
4. Rectification Deed dated 21/07/2003
5. Gift Deed dated 13/01/2012
6. Sale Deed dated 25th October 2017
7. Partition proceeding bearing No. LRC/PART/07/2018/790 dated 21/03/2018


...2/-
Melwin Fernandes
ADVOCATE
Vasco-da-Gama

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- 2 -

TRACING OF LEGAL TITLE:

There existed landed property originally known as " Dois Lotes Cadastrados Sob No. 369" (which actually means " Two Lots Surveyed under No. 369") which was a coconut grove containing two dwelling houses situated in the erstwhile Village Mormugo, bounded on east by the public road leading from the Port to Baina, on the west by a property belonging to the Railway Company, on the north by the property of Joaquim Sebastiao Colaco and on the South by State land.

This property was described in the erstwhile land registration office of Salcete, under No. 42228 of Book B-109 new series. In the cadestrial survey carried out by Government of Goa under provisions of Goa DD Land Revenue Code 1968. This property came to be surveyed as the Chalta Nos. 51 & 89 of P. T Sheet No. 116 of City Survey of Vasco-da-gama, Goa having an area of 2,410 and 1, 214 sq meters respectively.

The said property was inscribed in the said and Registration office under No. 46171 on 17/01/1956 in favour of Ramcrisna Madeva Salgaocar (which is Portuguese version of the name now usually spelt as Ramkrishna Mahadev Salgaokar) on the basis of purchase made by him by Deed of Sale dated 02/01/1956.

The said Ramcrisna Madeva Salgaocar was 'Karta' of Hindu Undivided family consisting of his wife and three sons, who partitioned the estate of the said H.U.F by partition Deed dated 24/03/1972 as amended by Rectification Deed dated 21/07/2003. As per Partition this property was divided vertically into two plots, eastern part admeasuring 2,410 sq meters, described at List A annexed to the said deed and the western part admeasuring 1,214 sq meters described at list D(b) in the said annexure. The said portion admeasuring 2,410 sq meters was allotted to Ramcrisna Madeva Salgaocar and the portion admeasuring 1,214 sq meters was allotted to his son Dilip Ramcrisna Salgaocar.


Melwin Fernandes...3/-
ADVOCATE
Vasco-da-Gama

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- 3 -

The wife of the said Ramcrisna Madeva Salgaocar namely Radhabai Ramkrishna Salgaokar died 13/01/1999 and thereafter there was some dissension in her family with respect to the manner of dividing her estate. Consequently the members of her family executed and registered a Memorandum of Understanding of Family settlement dated 04/04/2000, whereby the above mentioned plot of 2,410 sq meters of the above described property was allotted to her son Anand Ramkrishan Salgaokar.

By registered Gift Deed dated 13/01/2012 the above mentioned Dilip Ramkrishna Salgaokar and his wife Pramod Dilip Salgaokar conveyed the western portion of 1,214 sq meters surveyed under Chalta No. 89 of P T Sheet No. 116 to his brother, the said Anand Ramkrishna Salgaokar and his wife Asha Anand Salgaokar who were the owners of the said property.

The said property was then sold by Anand Ramkrishna Salgaokar and his wife Asha Anand Salgaokar to M/s Susheela Homes and Properties Pvt. Ltd. admeasuring 665 sq meters and 310 sq meters respectively identified as Plot B Vide Sale Deed dated 25th October 2017.

M/s Susheela Homes and Properties Pvt. Ltd applied for amalgamation of these two properties admeasuring 665 sq meters and 310 sq meters respectively identified as Plot B by partition proceeding bearing No. LRC/PART/07/2018/790. After partition the Chalta No. 51 & 89 of P T Sheet No. 116, thereby formed new Chalta No. 51-A of P T Sheet No. 116 admeasuring 975 sq meters vide order no. LRC/PART/07/2018/790 dated 21/03/2018 passed by Dy. Collector of Mormugao taluka, Vasco-da-gama, Goa.

I certify that M/s Susheela Homes and Properties Pvt. Ltd have an absolute, clean and clear mark able title, free from encumbrance over the property bearing Chalta No. 51-A of P T Sheet No. 116, described in Schedule- I herein above.



Adv. Melwin Fernandes

Melwin Fernandes

ADVOCATE

Vasco-da-Gama