

Office: 3rd Floor
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Ph:(O) 2228904/9822985250
Panaji-Goa.

Ms. Fatima Silveira
Advocate

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that Property admeasuring 1025 sq.mts. being Plot A admeasuring 525 sq.mts. and Plot B admeasuring 500 sq.mts., surveyed under no.370/12 of Village Calangute, which property is denominated as "MUSSUNDI" situated at Calangute, within the limits of Village Panchayat Calangute, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa; which property is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and is surveyed under Old Cadastral Survey no.3432.

The said Plot A is bounded as under:-

Towards the North:-By the property surveyed under no.370/11 of Calangute.

Towards the South:-By remaining part of the same property i.e. Plot B.

Towards the East :-By the property surveyed under no.372/3 of Calangute.

Towards the West :- By the Access Road.

The said Plot B is bounded as under:-

Towards the North:-By the Plot A of Survey no.370/12 of Calangute.


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Towards the South:-By the property under Sy.no.370/13 of Calangute.

Towards the East :-By the property surveyed under no.372/3 of Calangute.

Towards the West :-By the Access Road.

I.- DESCRIPTION OF THE PROPERTY

- (i) Survey Form I and XIV bearing Sy.no.370/12 of Village Calangute.
- (ii) Deed of Sale dated 09-07-1984 registered under no.879 at pages 337 to 344 of Book I Vol.216 on 25-11-1985 in the Office of Sub-Registrar Bardez.
- (iii) Deed of Sale dated 08-05-2012 registered under Book 1 Document Registration Number BRZ-BK1-02259-2012, CD Number BRZD325 on 02-06-2012 in the Office of Sub-Registrar Bardez.
- (iv) Deed of Sale dated 04-05-2012 registered under Book 1 Document Registration Number BRZ-BK1-02189-2012, CD Number BRZD324 on 31-05-2012 in the Office of Sub-Registrar Bardez.
- (v) Deed of Sale dated 02-03-2017 registered under Book 1 Document Registration Number BRZ-BK1-00792-2017, CD Number BRZD785 on 23-03-2017 in the Office of Sub-Registrar Bardez.


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- (vi) Deed of Sale dated 10-09-2018 registered under Book 1 Document Registration Number BRZ-BK1-05048-2018, CD Number BRZD806 on 28-11-2018 in the Office of Sub-Registrar Bardez.
- (vii) Deed of Sale dated 11-10-2019 registered under Book 1 Document Registration Number BRZ-1-3235-2019, on 11-10-2019 in the Office of Sub-Registrar Bardez.
- (viii) Deed of Sale dated 01-11-2019 registered under Book 1 Document Registration Number BRZ-1-3477-2019 on 01-11-2019 in the Office of Sub-Registrar Bardez.
- (ix) Sanad dated 14-08-2015 under no.RB/CNV/BAR/AC-II/35/2015 from the Office of the Collector North Goa at Panaji.
- (x) Order dated 21-07-2020 under no.NGPDA/Cal/44/573/1993/2020 from the Office of the North Goa Planning and Development Authority.

III.- FLOW OF TITLE

On perusal of the abovelisted documents made available to me I confirm that the whole property, being Plot A and Plot B belonged to Mervin Caridade Gomes having purchased the said whole property from (a) Edward Manuel Fernandes, bachelor, (b)-Joseph Lawrence Fernandes with his wife Smt. Maria Conceicao Fernandes and (c)-Carlos Hilary John Fernandes, bachelor all sons of late Nicholas Mariano Fernandes, which Deed is duly registered in the Office of the Sub-Registrar


Bardez
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By a Deed of Sale dated 08-05-2012 the said Shri Mervin alias Marvin Caridade Gomes with his wife Smt. Jeanette Maria Gomes sold all that Plot A admeasuring 525 sq.mts. out of the whole property admeasuring 1025sq.mts. to Shri Sunil Kumar Gumber and Smt. Bhawna Gumber; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed of Sale dated 02-03-2017, the said Shri Sunil Kumar Gumber and Smt. Bhawna Gumber sold the said Plot A to Shri Rohit Ahooja which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed of Sale dated 11-10-2019, Shri Rohit Ahooja sold the said Plot A to Shri Ashish Malhotra AND Gaurav Khattar which Deed is duly registered in the Office of Sub-Registrar Bardez.

On 14-08-2015 the Office of the Collector North Goa at Panaji issued conversion Sanad under no.RB/CNV/BAR/AC-II/35/2015 for conversion of 1025sq.mts. of land to Residential use.

By a Deed of Sale dated 04-05-2012, Shri Mervin alias Marvin Caridade Gomes with his wife Smt. Jeanette Maria Gomes sold the Plot B admeasuring 500 sq.mts. of the whole Plot admeasuring 1025sq.mts. to Shri Sumit Malya and Shri Suman Malya which Deed is duly registered in the Office of Sub-Registrar Bardez.


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By a Deed of Sale dated 10-09-2018, Shri Sumit Malya and Shri Suman Malya sold the said Plot B to Shri Arun Malhotra which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed of Sale dated 01-11-2019, Shri Arun Malhotra sold 50% of his undivided Share in the Plot B i.e. 250 sq.mts. of the said Plot B to Shri Gaurav Kalra which Deed is duly registered in the Office of Sub-Registrar Bardez.

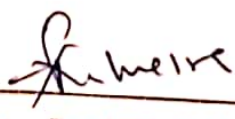
By Order dated 21-07-2020 under no.NGPDA/CAL/44/573/1993/2020, the North Goa Planning and Development Authority granted permission for construction of Multifamily Residential Building (revision) Compound wall and swimming pool in the said whole property.

That the names of Ashish Malhotra, Gaurav Khattar alias Gaurav Khatter, Arun Malhotra and Gaurav Kalra are recorded in the Occupants Column of the Survey Form I and XIV bearing Sy.no.370/12 of Village Calangute.

IV.- OPINION

In the light of the above I confirm that Ashish Malhotra, Gaurav Khattar alias Gaurav Khatter, Arun Malhotra and Gaurav Kalra are having an absolute, valid, clear and marketable title to the said Plots A and B along with the Construction thereon.

Panaji, 25-05-2022


Adv. Fatima Silveira
Ms. Fatima Silveira
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