

Smt. SHUBHLAKSHMI NAIK
ADVOCATE

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CERTIFICATE OF TITLE

I. - DESCRIPTION OF THE PROPERTY

All that Plot admeasuring 14836 sq.mts., bearing Sy.N/o.159/1-A being a part of the larger property bearing Sy.no.159/1 identified as VALL or SANTA VUDICHEM VERICA or LANCO/LOLEO ENCIMA DE GOL DE GANGEUEREM situated at Village Assagao, within the limits of Village Panchayat Assagao, 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 but is surveyed under Cadastral Survey No.17/6.

The said plot is bounded as under:-

- On the North: Public Road
- On the South: Village Verla
- On the East: Village Corlim and a pathway
- On the West: Remaining part of the same property
(Sy.no.159/1)

II. - LIST OF DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

- 1.-Form I and XIV survey no.159/0; 159 /1 and 159/1-A of Assagao.
- 2.-Certificate of Proceedings of Possession and permanent handing over.
- 3.-Proceedings Demarcation from Survey Section.

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4.-Certificate of payment of foro from the Comunidade of Assagao.

5.-Deed of Gift with discharge dated 17-07-1951 drawn in the office of Guilherme Lobo.

6.-Deed of Succession dated 30-11-2012 drawn at folio 15(R) of book 18 in the office of Notary-Ex-Officio Sub-Registrar of Sattari.

7.-Deed of Sale dated 13-12-2012 drawn at Book I Doc.Reg.No.BRZ-BKI-05387-2012 CD No.BRZD412 in the office of Sub-Registrar Bardez.

8.-Order dated 08-04-2013 in case no.15/73/2013/PART/LAND in the office of Dy.Collector Mapusa.

9.-Agreement for Development dated 06-02-2015 between Shivshankar Mayekar with his wife Vaneeta and M/S Ashray Real Estate Developers.

10.-Sanad under NoRB/CNV/BAR/COLL/01A/2014 dated 26-02-2019 issued from Collector of the District Collector North Goa along with plan.

11.-Agreement of Development dated 18-08-2017 between M/S. Ashray Real Estate developers and SS Infra Ventures LLP executed before the Notary Linus Emmanuel.

12.-Order (Technical Clearance) dated 21-01-2019 under No. TPB/3083/ASS/TCP/19/444 from Town Planner.

13.-Construction Licence under No.VP/Ass/1586/2018-19
dated 26-03-2019 from Village Panchayat Assagao.

14.-Survey Plan.

III.- OFFICES SEARCHED

I have given searches in the Offices of Land Registrar/Sub Registrar Bardez and in the Court of Civil Judge Senior Division at Mapusa.

IV.- FLOW OF TITLE:-

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that on 16-04-1949 an area of 18660m2 of property LANCO EM CIMA DE GOL DE GONGEUEM or VAL or SANTA VADICHEM VERICI was allotted to one Baburao Yeshwant Sirsata by the Comunidade of Assagao.

On 12-01-1949 Baburao Yeshwant Sirsata made payment of the annuity for 20 years to the Comunidade of Assagao.

On 15-01-1950 the Land Survey confirmed that demarcation of the area as 18660m2 as allotted by the Comunidade to Baburao Yeshwant Sirsata.

By a Deed dated 17-07-1951 the said Baburao Yeshwant Sirsata with his wife Anapurna gifted the said property to his son Viswanath Baburao Sirsata which Deed is drawn in the office of Guilherme Loba.

Encl

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The said Vishwanath Baburao Sirsat died intestate on 25-04-2004 being survived by his wife Vijaya Vishwanath Sirsat and his following legal heirs: -
(i) Sujata Vishwanath Sirsat married to Umesh Karekar
(ii) Uday Vishwanath Sirsat (iii) Sanjay Vishwanath Sirsat as confirmed by the Deed of Succession dated 30-11-2012 drawn in the office of Notary-Ex-Officio Sub-registrar Valppo.

By a Deed dated 13-12-2012 the said (i) Vijaya Vishwanath Sirsat Sanjay Vishwanath Sirsat as unmarried, (iii) Uday Vishwanath Sirsat with his wife Bindiya (iv) Sujata with her husband Umesh Karekar sold the said plot to Shivshankar Mayekar and his wife Vanita; which Deed is duly registered in the office of Sub-Registrar Bardez.

On 08-04-2013 order was made for partition of 14836m² out of Sy.no.159/1 and was allotted Sy.no.159/1-A

On 06-02-2015 the said Shivshankar Mayekar with his wife Vanita entered into an agreement with M/S Ashray Real estate Developers for development of the said property.

On 26-02-2019 Sanad under NoRB/CNV/BAR/COLL/01A/2014 was issued from Collector of the District Collector

Small North for an area of 13118m² under Sy.No.159/1-A.

On 18-08-2017 M/S. Ashray Real Estate developers entered into an Agreement of Development with SS Indra Ventures LLP on a terms and condition therein which is confirm by Shri. Shivshankar Mayekar.

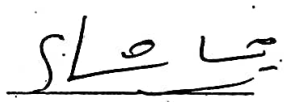
On 21-01-2019 the Deputy Town Planner issued Order (Technical Clerance) under No. TPB/3083/ASS/TCP/19/4 44 for construction in the said Plot.

On 26-03-2019 Construction Licence under No. VP/Ass/1586/2018-19 was issued from Village Panchayat Assagao for construction in the said Plot.

V. -OPINION

In the light of the above I confirm that Shivshankar Mayekar with his wife vanita, have and hold absolute, valid and marketable title to the said plot subject to Agreement dated 06-02-2015 with Ashray Real Estate developers and further subject to the Agreement dated 18-08-2017 with SS Infra Ventures LLP confirmed by Shivshankar Mayekar on the terms and Pr conditions therein.

Panaji-Goa, 05-04-2019.


Adv. S.S. Naik