

NANDAN KAMAT HELEKAR
L.L.M

523, Gera Grand, EDC Complex,
Patto- Panaji Goa

ADVOCATE

Mobile: - 8888831925

CERTIFICATE OF TITLE

I DESCRIPTION OF THE SAID PLOT:

ALL THAT piece and parcel of land admeasuring an area of 604 square meters carved out of the landed Property known as "LOCONDIEM PRIMEIRA ADICAO" composed of two sub-divisions or glebas the first gleba known as "LOCONDIEM" and the second Gleba known as "CUMBARBATA" situated within the limits of Ponda Municipal Council, Ponda Taluka and Registration Sub-District of Ponda, District of South Goa in the State of Goa and described in the Land Registration Office of Ilhas under No 299 of Book B-1 New and registered in the Taluka Revenue Office for the purpose of Matriz Predial under No 1032 and recorded in the Record of Rights under Survey No. 172/18 of Village Ponda, Taluka Ponda and the SAID PLOT is bounded as under:-

EAST : By the Property of Vithal Jaganata
Kamat and family ;

WEST: By property belonging to Shivdas Naik

NORTH: By existing 6 meter wide road & proposed 8 meter
wide road

SOUTH: By the Property of Vithal Jaganata
Kamat and family



II DESCRIPTION OF DOCUMENTS SCRUTINIZED

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

1. Deed of Sale dated 9.2.1976
2. Land Description Certificate bearing No 299 of Book B-1 (New)
3. Inscription Certificate bearing No 25210
4. Conversion Sanad obtained vide No RB/CNV/PON/16/2006 dated 8th March 2007 issued by the Office of the Additional Collector of North Goa.
5. Survey plan issued by Land Survey Department.
6. Form I & X1V of survey no. 172/18
7. Deed of Sale dated 8.3.2021
8. Development Permission issued by the South Goa Planning and Development Authority vide No SGPDA/P/3220/01/2021-22 dated 01.04.2021.
9. Construction licence No 01/2021-2022 dated 06.04.2021 issued by the Ponda Municipal Council.

III OFFICE SEARCHES:-

I have given required searches in the office of the Sub- Registrar of Ponda and Land Survey Office.



IV FLOW OF TITLE

The property whose title verification is asked for is a Plot which is a part of the larger property known as "LOCONDIEM PRIMEIRA ADICAO" composed of two sub-divisions or glebas the first gleba known as "LOCONDIEM" and the second Gleba known as "CUMBARBATA" situated within the limits of Ponda Municipal Council , Ponda Taluka and Registration Sub-District of Ponda, District of South Goa in the State of Goa and described in the Land Registration Office of Ilhas under No 299 at page 150V of Book B-1 New and registered in the Taluka Revenue Office for the purpose of Matriz Predial under No 1032 and recorded in the Record of Rights under Survey No. 172/18 of Village Ponda, Taluka Ponda and admeasures 604 sq mtrs.

I have gone through the title documents of the subject property. The documents reveal that the Said Property or the larger Property was purchased by Vithal Jaganata Kamat and Srikrishna Jaganata Kamat vide two Public deeds dated 26th July 1963 and 12th April 1958 from Francisco Orlando Coelho and the same stands inscribed in the Land Registration Office of Ilhas under Inscription No 25210.

Vide Deed of Sale dated 9.2.1976 registered under No 76 at pages 139 to 142, Book I, Volume No 34 dated 14.4.1976 In the Office of the Sub- Registrar of Ponda Shri Vithal Jagannath Kamat, Smt Rucmini Vithal Kamat Shri Jagannath Shrikrishna Kamat and Shri Ravindra Shrikrishna Kamat, as Vendors sold a piece and parcel of land admeasuring 603.90 sq mtrs from the Said Property to Shri Khushali Sitaram Dangu.



Shri Khushali Sitaram Dangui got partitioned this piece and parcel of land from the Said Property, and the area admeasures 604 sq mtrs as per form I & XIV and same has been allotted an independent Survey No 172/18 of the Village of Ponda.

Conversion Sanad for the Said Plot has been obtained by Shri Khushali Sitaram Dangui which is issued by the office of the Additional Collector North Goa under No. RB/CNV/PON/16/2006 dated 8th March 2007.

Further vide Deed of Sale dated 8.3.2021 registered under No PON-1-403-2021 dated 8.3.2021 Shri Khushali Sitaram Dangui alias Kushali Sitaram Dangui and his wife Smt Kalavati Khushali Dangui sold the Said Plot admeasuring 604 sq mtrs to M/s Mahalaxmi Developers.

V PROJECT CONSTRUCTION:

M/s Mahalaxmi Developers has floated a residential Project Known as **"AAKASH APARTMENTS"** on the Said Plot and for that purpose has relied on the requisite permissions obtained from the competent Authorities.


- i) Development Permission issued by the South Goa Planning and Development Authority vide No SGPDA/P/3220/01/2021-22 dated 01.04.2021.



- ii) Construction licence No 01/2021-2022 dated 06.04.2021 issued by the Ponda Municipal Council.

VI. OPINION:-

Based upon the documents produced and scrutinized and the searches conducted, in my opinion M/s Mahalaxmi Developers has a clear legal and marketable title to the Sald Plot admeasuring an area of 604 sq mtrs on the strength of Deed of Sale dated 8.3.2021 registered before the Sub-Registrar of Ponda under No PON-1-403-2021 dated 8.3.2021.



Nandan Kamat Helekar
Advocate