

Adv. Shilpa B. Salgaonkar
B.A, LLB.
Advocate

off: House no.852/1,
Journalist Colony,
Alto Porvorim,
Bardez- Goa.
9423311843
Email: sbsalga@gmail.com

TITLE REPORT

1. Documents Produced by : GOVENKAR BROS LLP

Reg office at 409/8(1-P),Vijay Laxmi
Apartments, Alto Povorim, Bardez, Goa

2. Documents Examined

- :1.Title of Auction (English Translation)
passed in favour of auctioner
Bogvonta Xabuli Sinai Bobo by Civil
Court of Bardez Comarca dated
25/03/1960.
- 2.Deed of Sale dated 31/12/1965
registered under no. 47 at pages 98 to
101 of Book 1Volume 2 date
07/04/1966 in the office of sub
registrar of Ilhas
- 3.Deed of Sale dated 31/12/1965
registered under no. 48 at pages 126
to 128 of Book 1Volume 5 date
07/04/1966 in the office of sub
registrar of Ilhas

4. Certificate of Martriz
5. Agreement dated 13/04/1993 between Bogvonta Xabuli Sinai Bobo , Mrs. Manicbai Bogvonta Bobo and Kamat Constructions Pvt Ltd.
6. Agreement dated 13/04/1993 between Voicunta Xabuli Sinai Bobo , Mrs. Neerabai Voicunta Sinai Bobo and Kamat Constructions Pvt Ltd.
7. Agreement dated 13/04/1993 between Suman Uday Bhobe and Kamat Constructions Pvt Ltd.
8. Agreement dated 13/04/1993 between Hirabai Roghuvir Bobo and Kamat Constructions Pvt Ltd.
9. Addendum to Agreement dated 06/02/1997 Bogvonta Xabuli Sinai Bobo , Mrs. Manicbai Bogvonta Bobo and Kamat Constructions Pvt Ltd.
10. Addendum to Agreement dated 06/02/1997 Voicunta Xabuli Bobo, Neerabai Voicunta Bobo and Kamat Constructions Pvt Ltd and Bogvonta Xabuli Sinai Bobo , Mrs. Manicbai Bogvonta

Bobo, Mrs. Suman Uday Bhobe and Hirabai Roghuvir Bobo as confirming parties.

11. Addendum to Agreement dated 06/02/1997 Mrs. Suman Uday Bhobe and Hirabai Roghuvir Bobo and Kamat Constructions Pvt Ltd and Bogvonta Xabuli Sinai Bobo , Mrs. Manicbai Bogvonta Bobo, Voicunta Xabuli Bobo, Neerabai Voicunta Bobo as confirming parties.
12. Land conversion sanad no. CNV/BAR/75/91 dated 16/11/1993.
13. Deed of Succession dated 13/11/1997.
14. Inventory Proceedings no. 56/97/A before Civil Judge Senior Division at Panaji.
15. Approved Sub Division Plan.
16. Final NOC of TCP dated 28/04/1995 ref no. DB/9744/942/95.
17. Final NOC dated 13/09/1995 ref no. VP/PM/F.49/95-96/637 by Village Panchayat of Pilerne for sub division of survey no. 36/1

of village Pilerne.

18. Agreement for sale dated 24/05/1995.
19. Deed of Sale dated 12/09/2005 duly registered under no. 4727 at pages 60 to 75 of Book I volume 1446 date 15/11/2005 sub registrar Bardez.
20. Nil Encumbrance Certificate.
21. Form I & XIV
22. Agreement dated 19/02/1991
23. Deed of Sale dated 14/09/2022 duly registered in Book I Document, Registration no. BRZ-1-4558-2022 dated 20/10/2022 sub registrar Bardez
24. Form I & XIV in name of Govenkar Bros LLP
25. Technical Clearance order and Approved Plans no. TPB/8393/PIL/TCP/2023/6187 dated 25/07/2023 from Town and Country Planning Dept, Mapusa, Goa .
26. Construction License ref no. VP/PM/F.38/Com-wall/2023-24/1859 dated 14/11/2023 issued by Village Panchayat of Pilerne, Marra.

3. Description of Property :

All that demarcated portion of land admeasuring 51655.68 sq mts comprised in property surveyed under no. 36, sub division 1 which forms part of bigger property viz 5/6th portion of the property

known as "SANVOLEM" also known as "SAUNLEM" also known as "VONDO SODO", situated at Pilerne, within the limits of the Village Panchayat of Pilerne, Taluka Bardez, District North Goa, State of Goa, described in the Land Registration office under No.3713 at folio 444 of Book B-1 old and described in the Taluka Revenue Register (Matriz Predial) as a whole under Nos. 1104, 1106, 1109 and 1111. This demarcated portion of land admeasuring 51655.68 square meters is comprised in the property surveyed under Survey No. 36/1 and is bounded as under:

On the East: by property bearing Survey No. 36/2, partly by Survey No.206/1 and partly by Survey No.206/2 of Village Pilerne;

On the West: by property bearing Survey No.52 of Village Pilerne, Bardez, Goa;

On the North: by property bearing Survey No.52 and Survey No.53 of Village Pilerne; and

On the South: by property bearing Survey No.37, Survey No.206/1 and partly by Survey No.206/5 of Village Pilerne.

hereinafter shall be referred to as the 'SAID PROPERTY'.

Plot no. 42

Plot bearing No. 42 admeasuring 664.50 square meters and surveyed under survey No.36/1 which plot is bounded as under:

On the East: Partly by remaining portion of property

bearing survey no. 36/1 and partly by property bearing survey no. 36/2;

On the West: Partly by 10.00 mts wide road and partly by plot no. 41;

On the North: Partly by remaining portion of property bearing survey no. 36/1 and partly by plot no. 41;

On the South: Partly by plot no. 43 and partly by property bearing survey no. 36/2;

(6) Flow of Title : I have examined the copies of the documents mentioned at para (2) above.

From the documents examined it transpires that the Survey No.36/1 among other survey numbers comprises of 5/6th part of the original property "SANVOLEM" also known as "SAUNLEM" also known as "VONDO SODO", situated at Pilerne which was purchased in the Court auction held in the Court of the Civil Judge at Panaji on 18/07/1955 in file No.737 of 1952, by Shri BogovontaShabuli Sinai Bobo in the suit filed by him against Shri Rama Sinai Teli and others. The same came to be confirmed from the Title Certificate issued by the Court of the Civil Judge Senior Division at Bardez (Comarca of Bardez) dated 25/03/1960.

That vide Deed of Sale dated 31/12/1965, registered before

the Sub-Registrar of Ilhas under No. 47 at pages 98 to 101 of Book No. 1, Volume No. 2, on 07/04/1966, the said Shri Bogvonta Xabuli Sinai Bobo also known as Bhagwant Shabuli Bhobe and his wife Smt Manicbai sold 1/3rd share in the aforesaid property to his brother Shri Roghuvir Xabuli Sinai Bobo and his wife Hirabai.

That vide another Deed of Sale dated 31/12/1965, registered before the Sub-Registrar of Ilhas under No. 48 at pages 126 to 128 of Book No. 1, Volume No. 3, on 07/04/1966, the said Shri Bogvonta Xabuli Sinai Bobo and his wife Smt Manikbai sold 1/3rd share in the aforesaid property to his brother Shri Voicunta Xabuli Bobo and his wife Neerabai.

That on account of the said two Deeds dated 31/12/1965 respectively, Shri Bogwant Xabuli Sinai Bhobe and his wife Smt. Manikbai, Shri Roghuvir Xabuli Sinai Bobo and his wife Smt Hirabai and Shri Voicunta Xabuli Sinai Bobo and his wife Smt. Neerabai became the absolute owners in the said property in equal shares.

That vide Agreement dated 19/02/1991 said Shri Bogvonta Xabuli Sinai Bobo and his wife Smt Manikbai, Shri Voicunta Xabuli Bobo and his wife Neerabai and Mrs. Hirabai Roghuvir Bobo widow of late Shri Roghuvir Xabuli Sinai Bobo and their only son Mr. Uday Raghuvir Bhobe and his wife Mrs. Suman Uday Bhobe with M/s Kamat Constructions agreed to sell for certain consideration the Developed plots in the said property to M/s Kamat Constructions Pvt Ltd or its

nominees.

That upon death of said Shri Raghuvir Shabuli Sinai Bhobe on 04/08/1985, a Deed of Succession dated 13/11/1997 at Notary book No. 660 at page 85v to 87 v, came to be drawn before the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Judicial Division of Ilhas at Panaji, Goa, whereby it was declared that his wife Smt. Hirabai Bhobe and their only son Shri Uday Raghuvir Bhobe had succeeded to the 1/3rd share in the said property.

That vide Four separate Agreements dated 13/04/1993 entered individually between the said Shri Bhagwant Shabuli Bhobe and his wife Smt. Manikbai, Smt. Hirabai Roghuvir Sinai Bobo, Shri Voicunta Xabuli Sinai Bobo and his wife Smt. Neerabai, Mrs. Suman Uday Bhobe and M/s. Kamat Constructions Pvt Ltd, the said M/s. Kamat Constructions Pvt Ltd agreed to develop a portion admeasuring 57062 square meters of the said property into plots and in consideration thereof said Shri Bogwant Xabuli Sinai Bhobe and his wife Smt. Manikbai, Smt Hirabai Roghuvir Bobo, Mrs. Suman Uday Bhobe and Shri Voicunta Xabuli Sinai Bobo and his wife Smt. Neerabai agreed to sell the plots so developed to the said M/s. Kamat Constructions Pvt Ltd or its nominees.

That said Uday Roghuvir Bhobe was married to Smt Suman Uday Bhobe under the law of Communion of Assets as applicable to the State of Goa, expired on 25/08/1992 and upon his death Inventory Proceedings bearing No.

60/1995/A was filed by his widow Smt Suman Uday Bhobe for the apportionment and partition of his assets and in the said inventory proceedings a Civil Miscellaneous application bearing No. 56/1997/A came to be filed to ratify the Agreements entered into by Smt Suman Uday Bhobe for self and on behalf of her two surviving children namely Ms. Cynthia Uday Bhobe also known as Synthia also known as Cyntheia Bhobe and Master Sanket Uday Bhobe and vide Order dated 03/09/1997, the Civil Judge Senior Division at Panaji, Goa authorized and empowered Smt Suman Uday Bhobe to ratify and/or to enter into the Agreement with M/s. Kamat Constructions Pvt Ltd as also to execute the Sale Deeds in respect of the plots of the said property.

AND WHEREAS vide Agreements all dated 13/04/1993 and Addendum to the Agreement all dated 06/02/1997, entered into by Shri Vociunta Xabuli Bobo and his wife Smt Neerabai, Smt. Suman Uday Bhobe for self and on behalf of her two minor children namely Ms. Cynthia Uday Bhobe and Master Sanket Uday Bhobe, Smt Hirabai Roghuvir Bobo and Shri Bogwant Xabuli Sinai Bobo and his wife Smt. Manikbai with M/s. Kamat Constructions Private Limited, the aforesaid owners of the larger property authorized and empowered to sub-divide and develop the said property into plots and enter into sale transactions with third parties for the consideration in the form of built up areas in the plots allotted to them and constructed by the said M/s. Kamat Constructions Private Limited.

That M/s. Kamat Constructions Private Limited had accordingly obtained the following permissions/approvals from the various departments, namely:

1. Conversion Sanad bearing No.CNV/BAR/76/91 dated 16/11/1993;
2. Final N.O.C. bearing No. DB/9744/942/95 dated 28/04/1995 issued by the Office of the Associate Town Planner, Bardez, Goa, for sub-division of property bearing survey No.36/1 of Village Pilerne-Marra, Bardez, Goa.
3. Final N.O.C bearing No. VP/PM/F.49/95-96/637 dated 13/09/1995 issued by the Office of the Village Panchayat of Pilerne-Marra for sub-divided plots at survey No.36/1 of Village Pilerne – Marra, Bardez, Goa.

That M/s. Kamat Construction Pvt. Ltd., has thereupon completed the development work as prescribed by the concerned authorities and in terms of the Agreements dated 13/04/1993 and 06/02/1997, M/s. Kamat Construction Pvt. Ltd., was entitled to obtain the conveyance of the plots developed in the said property either in its name or in the name/s or their nominee/s.

That said M/s Kamat Constructions Pvt Ltd had entered into an agreement for sale dated 24/05/1995 with Mr.Dilip Arlindo Do Carmo Rodrigues Chico and his wife Mrs. Ana Paula Gomes Chico for sale of a property situated at candolim bearing survey no. 223/7 and towards sale consideration it was agreed to allot and convey developed plots bearing nos.

42 to 46,48,66 and 67 which plots fall in survey nos. 34/1, 35/1, 36/1, 36/4, 206/1, 206/2, 206/3, 206/5, 207/3 and 208/1 of village Pilerne.

That as per the above agreement said M/s Kamat Constructions as Confirming party and Shri Bogvonta Xabuli Bobo and his wife Smt. Manicbai, Shri Voicunta Xabuli Bobo and his wife Smt. Neerabai, Mrs. Suman Udhay Bhobe for self and as guardian for Miss. Synthia Uday Bhobe and Mast Sanket Uday Bhobe, and Mrs.Hirabai Roghuvir Bobo, and Shri Vaikunth Shabuli Bhobe and his wife Smt. Neerabai vide Deed of Sale dated 12/09/2005 registered before the Sub-Registrar of Bardez at Mapusa, Goa under No. 4727 at pages 60 to 75 of Book No. I, Volume No. 1446 dated 15/11/2005, sold the said plot bearing No. 42 admeasuring 664.50 square meters and surveyed under survey No.36/1 which plot is bounded as under:

- On the East: Partly by remaining portion of property bearing survey no. 36/1 and partly by property bearing survey no. 36/2
- On the West: partly by 10 mtrs road and Partly By Plot no. 41
- On the North: Partly by remaining portion of property bearing survey no. 36/1 and partly by plot no. 41
- On the South: By Plot no. 43 and partly by property bearing survey no. 36/2

to Mr. Dilip Arlindo Do Carmo Rodrigues Chico and his wife Mrs. Ana Paula Gomes Chico.

Thus by virtue of the said Sale Deed said Mr. Dilip Arlindo Do Carmo Rodrigues Chico and his wife Mrs. Ana Paula Gomes Chico became the absolute Owners in possession of all the said plot no. 42.

That said Dilip Arlindo Do Carmo Rodrigues Chico through his Power of Attorney has produced a Nil Encumbrance Certificate for the period from 12/09/2005 till 13/06/2022

from the office of the sub registrar of Bardez, Goa stating that there are no encumbrances found on the said plot of land.

That said Mr. Dilip Arlindo Do Carmo Rodrigues Chico and his wife Mrs. Ana Paula Gomes Chico through their Power of Attorney sold the said Plot to GOVENKAR BROS LLP, a LLP having LLP Identification Number: **ABB-6207** and Reg office at 409/8(1-P), Vijay Laxmi Apartments, Alto Povorim, Bardez, Goa vide Deed of Sale dated 14/09/2022 duly registered in Book I Document, Registration no. BRZ-1-4558-2022 dated 20/10/2022 sub registrar Bardez and thereby putting the said Govenkar Bros LLP into physical possession of the said plot as absolute owners. The said Govenkar Bros LLP has also got their name mutated in the Form no. I & XIV of survey no. 36/1 of village Pilerne. The said Govenkar Bros LLP with intention to construct on the said Plot no.42 have obtained Technical Clearance order and Approved Plans no.

TPB/8393/PIL/TCP/2023/6187 dated 25/07/2023 from Town and Country Planning Dept, Mapusa, Goa and there upon the Construction License ref no. VP/PM/F.38/Com-wall/2023-24/1859 dated 14/11/2023 issued by Village Panchayat of Pilerne, Marra.

(6)Legal Opinion :

I have examined the title deeds relating to plot no. 42 situated at Village Pilerne, Bardez, Goa surveyed under survey no. 36/1 admeasuring 664.50 sqmtrs, District of North Goa , State of Goa that as per the copies of the documents provided I certify that the documents of the title referred hereinabove under the opinion is perfect evidence of right , title and interest in favour of GOVENKAR BROS LLP in respect of the said Plot of land therefore I further certify that GOVENKAR BROS LLP has an absolute, clear and marketable title over the said Plot a and the same is legal, valid and enforceable.

Yours Sincerely


14/06/2024

Adv. Shilpa B. Salgaonkar

DATE: 14/06/2024

PLACE: PORVORIM, GOA

Adv. Shilpa B Salgaonkar
H.No. 852/1 Journalist Colony
Alto Porvorim Bardez-Goa