

SHRI SANJAY K. MANGESHKAR

ADVOCATE

T-2, 3rd Floor, Alfran Plaza,
M. G. Road, Panaji, Tiswadi, Goa

PhoneNo:9881520999

E-Mail: sanjaykm0999@gmail.com

Dated: 15/12/2020

CERTIFICATE OF TITLE

I. Description of Property

All that plot of land admeasuring an area of 600 sq. mtrs. part and parcel of the larger property known as "Betim" alias "Catecummol" situated in the village of Betim, Bardez, Goa, within the limits of village Panchayat of Reis Magos (Verem-Betim), Sub District Bardez, District North Goa, State of Goa, wholly described in the Land Registration Office under no. 16828 of the book 44 new and enrolled in the Taluka Revenue Office under Matriz No. 107, Surveyed under old Cadastral survey No.1924 and 1925, Village Reis Magos, Bardez, Goa, and now independently surveyed for records of right under survey No.64/31 of Village Reis Magos, Bardez, Goa and bounded as under:

East: By five meters wide road;

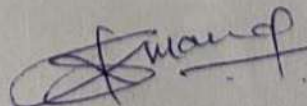
West: By a property of off Shri Balkrishna Shetty;

North: By the remaining portion of the property "Catecummol" and;

South: By a property of AhriSakharam Arjun Talatkar.

II. Description of the documents Scrutinized

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



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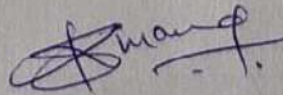
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1. Form I and XIV pertaining to the survey No.64/31 of village Reis Magos, Bardez, Goa, dated 21/09/2020.
 2. Survey Plan of survey No.64/31 of village Reis Magos, Bardez, Goa.
 3. Manual Form I and XIV dated 17/04/2018.
 4. Technical Clearance Order issued by Office of the Senior Town Planner, Mapusa, Goa, Town and Country Planning Department, vide ref. no. TPB/4403/RM/TCP-19/333 dated 16/01/2019.
 5. Construction Licence under No. VP/RM/Fcat/18/2019-20/399 dated 21/06/2019, granted by Village Panchayat Reis - Magos, Bardez, Goa.
 6. Conversion Sanad (Schedule-II) under No. 4/103/CNV/AC-III/2018/468 dated 20/03/2019 along with Plan annexed to it, issued by Office the Additional Collector-III, North Goa District, Goa.
 7. Approved Plan of proposed construction of residential building and compound wall on plot bearing survey No.64/31 situation at Reis Magos, Bardez, Goa.
 8. Approved Plan (Site Plan) of proposed construction of residential building and compound wall on plot bearing survey No.64/31 situation at Reis Magos, Bardez, Goa.
 9. Nil Certificate of Encumbrance on property from 05/05/2005 to 12/08/2020 (16 years) dated 17/08/2020.
 10. Conveyance of sale dated 05/09/1975 registered under registration No.661 at pages 80 to 85 of Book No. I, Volume No. 97 dated 22/10/1975.



REDMI NOTE 8
AI QUAD CAMERA

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11. Agreement for development cum sale dated 24/02/2020 registered before the Sub registrar of Bardez Taluka, Mapusa, Goa, under registration No.BRZ-1-914-2020 of Book 1 Document dated 02/03/2020.
 12. Index of land (Induce Numerico do AldeiaPilerne do Concelho de Bardez).
 13. Old Cadastral survey Plan of village Pilerne Taluka Bardez.
 14. Registered for Mortgages (Mortgage Inscriptions dated 30/04/1955)
 15. Register of Land Descriptions.

III. Offices Search

I have taken searches in the offices of the Sub-Registrar of Bardez Taluka and Tiswadi Taluka, TCP Department of Mapusa and Panaji.

IV. Flow of Title

On perusal of the above listed documents and on giving searches in the relevant offices I confirm that there exist immovable property known as "**Betim**" also known as "**Catecummol**" situated in the village of Betim, Bardez, Goa, within the limits of village Panchayat of Reis Magos (Verem-Betim), Sub District Bardez, District North Goa, State of Goa, described in the Land Registration Office under No.16828 of the book 44 new and enrolled in the Taluka Revenue Office under Matriz No. 107, Surveyed under old Cadastral survey No.1924 and 1925, Village Reis Magos, Bardez, Goa, was originally belonged to Shri Jose Domingos da Costa alias Jose Domingos Rosario Conceica da Costa.



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Vide Conveyance of sale dated 05/09/1975 registered under registration No.661 at pages 80 to 85 of Book No.I, Volume No.97 dated 22/10/1975, the said Shri Jose Domingos da Costa alias Jose Domingos Rosario Conceica da Costa conveyed part of the said larger property admeasuring an area of 600 Sq. Mtrs., in favour of Shri Prabhakar Sitaram Morajkar. This part and parcel of the landed property is hereinafter referred to as the 'said property'.

Pursuant to the said Conveyance of sale dated 05/09/1975, Shri Prabhakar Sitaram Morajkar became the absolute owner in possession of the said part portion of the landed property admeasuring an area of 600 Sq. Mtrs., and upon the said conveyance of sale the name of said Shri Prabhakar Sitaram Morajkar is duly recorded in the occupant column of form I and XIV pertaining to the said property.

The said property is now independently surveyed for records of rights under survey No.64/31 of village Reis Magoa, Bardez, Goa.

That Shri Prabhakar Sitaram Morajkar and his wife Smt. Sheela Morajkar being the lawful owner in possession, entered into an agreement for Development cum sale dated 24/02/2020, registered before the Sub-Registrar of Bardez Taluka, Mapusa, Goa, under registration No.BRZ-1-914-2020 of Book 1 Document, dated 02/03/2020, with the developer, M/s. Aashirwad Construction, a partnership firm, for the development of the said proeprty.

M/s. Aashirwad Construction was originally a partnership firm but the same was dissolved by deed of dissolution of partnership dated 30/06/2017, executed



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before the Notary Advocate Shri L. M. Gajinker, under serial No.1404/18 dated 07/02/2018, thereby all the rights therein devolved to the other sole partner Mr. Sanjay Gaude and accordingly the same is converted into sole Proprietorship firm.

Pursuant to the terms and conditions stipulated in the said agreement, the Developer M/s. Aashirwad Construction, proprietorship firm, obtained all necessary permissions for the development of the said property from the concerned department/authorities.

The Office the Additional Collector-III, North Goa District, Goa, issued the Conversion Sanad (Schedule-II) under No. 4/103/CNV/AC-III/2018/468 dated 20/03/2019 along with Plan annexed thereto.

The Office of the Senior Town Planner, Mapusa, Goa, Town and Country Planning Department issued Technical Clearance Order vide ref. no. TPB/4403/RM/TCP-19/333 dated 16/01/2019.

The Village Panchayat Reis-Magos, Bardez, Goa, issued Construction Licence under No.VP/RM/F-cat/18/2019-20/399 dated 21/06/2019.

Based on the documents referred above and the searches conducted, I opine that Shri Prabhakar Sitaram Morajkar and his wife Smt. Sheela Morajkar, along with the developer, M/s. Aashirwad Construction, has absolute right, lawful and clear title and ownership to said property and the building constructed therein and accordingly has absolute and marketable right to sell the same in accordance with law.



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V-OPINION

In the above circumstances I confirm that Shri Prabhakar Sitaram Morajkar and his wife Smt. Sheela Morajkar along with the Developer, M/s. Aashirwad Construction are absolute owners of the said property, admeasuring an area of 600 Sq. Mtrs., part and parcel of the larger property known as "**Betim**" also known as "**Catecummol**", situated in the village of Betim, Bardez, Goa, within the limits of village Panchayat of Reis Magos (Verem-Betim), Sub District Bardez, District North Goa, State of Goa, Surveyed under old Cadastral survey No.1924 and 1925, Village Reis Magos, Bardez, Goa, and now independently surveyed for records of right under survey No.64/31 of Village Reis Magos, Bardez, Goa, and has and hold absolute, clear, valid and marketable title to the said property and the building constructed therein or part thereof and is free to sell, lease or transfer the same or part thereof in accordance with law.

17/12/2020

Panaji, Goa



A handwritten signature in blue ink, appearing to read "Sanjay K. Mangeshkar".

Adv Sanjay K. Mangeshkar



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