

Smt. SHUBHLAKSHMI NAIK
ADVOCATE

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CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All part and parcel of land admeasuring 5625m2 comprising of two adjoining properties (i) admeasuring 5300m2 bearing Sy.no.243/1 and (ii) admeasuring 325m2 bearing Sy.no.243/4 both of Village Socorro, identified as RAMA ZOIXEACHEM BATA or RAMA JOSSHACHEM BHAT situated at Socorro, within the limits of Village Panchayat Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, described under no. 15655 at folio 162 of book B-40 (new) in the Office of Land Registrar Ilhas and is enrolled in the Taluka Revenue Office.

The SAID PROPERTY as one unit is bounded as under:-
On the North: Sy.no.239/11 and 12 of Village Socorro.

On the South: Sy.no.239/2 and 5 of Village Socorro.

On the East : Nalla.

On the West : Road.

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED

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

1.- Certificate of Description and Inscription from Land Registrar Bardez.

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✓ 2.- Form I and XIV concerning Sy.no. 243/1 and 243/4 of Socorro.

✓ 3.-Extract of Inv. Pro.319/2011/F in the Court of Civil Judge Senior Division Bardez.

✓ 4.-Agreement for Sale dated 28-07-2011 between Gajanan Raikar with his wife Geeta and M/S. Yash-Shanti Developers.

✓ 5.-Agreement for Sale dated 21-07-2011 between Mohan Sitaram Bandodkar with his wife Sushma and M/S. Yash-Shanti Developers.

✓ 6.- Agreement for Sale dated 13-09-2011 between Chnadrakant Ganpat Pednekar with his wife with M/S. Yash-Shanti Developers.

✓ 7.- Agreement for Sale dated 22-07-2011 between Kamlakant Rivonkar with other legal heirs of Krishnabai (daughter of Bhimarathi Pednekar) with M/S.Yash-Shanti Developers.

8.- Agreement for Sale dated 27-07-2011 between Suman Gurudas Bandodkar with others (legal heirs of Godawari Bandodkar) and with M/S. Yash-Shanti Developers.

✓ 9.- Agreement for Sale dated 21-07-2011 between Digambar Gurudas Lotlikar with others (legal heirs of Godawari Bandodkar) and with M/S. Yash-Shanti Developers.

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✓ 10.- Agreement for Sale dated 16-09-2011 between Nanda Audumber Bandodkar with others (legal heirs of Godawari Bandodkar) and with Mahimn Despande.

✓ 11.- Agreement for Sale dated 19-07-2011 between Ratnaprabha Ratnakar Bandodkar with her daughter Kanisha and Mahimn Despande.

✓ 12.- Agreement for Sale dated 19-07-2011 between Raghuvir Ganpat Rivankar with his wife and Mahimn Despande.

✓ 13.- Agreement for Sale dated 19-07-2011 between Vishwas K. Sangodkar with his wife and Mahimn Despande.

✓ 14.- Extract of Inv. 400/2011/D in the Court of Civil Judge Junior Division Mapusa.

✓ 15.- Deed of Sale dated 09-08-2012 registered under Book I Doc.Reg.No.BRZ-BKI-03652-2012 CD No.BRZD363 registered in the office of Sub-Registrar Bardez.

✓ 16.- Deed of Sale dated 09-08-2012 registered under Book I Doc.Reg.No.BRZ-BKI-03651-2012 CD No.BRZD363 registered in the office of Sub-Registrar Bardez, along with the Deed of Rectification dated 25-07-2014 registered under Book I Doc. Reg.No..BRZ-BKI-03344-2014 CD No.BRZD706 in the office of Sub-Registrar at Bardez.

Smt. ✓

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✓ 17.-Agreement fo Assigment dated 02-02-2013 between M/S. Yash-Shanti Developers; Mahimn Deshpandee and Aquarela Hospitality LLP., with Green County Estates and Pooja Sunil Sirsat.

✓ 18.-Memorandum of Understanding dated 02-02-2013 between Green County; Pooja Sunil Sirsat and Aquarela Hospitality LLP.

✓ 19.- (a) Sanad under No.CNV/BAR/II/24/2013/5315 dated 21-10-2013 from the Dy.Collector Mapusa.

(b) Sanad under No.RB/CNV/BAR/AC-II/28/2013 dated 31-01-2013 from the Add.Collector II North Goa.

✓ 20.-Construction Licence under No.VP/Soc/520/ 2014-2015 dated 19-06-2014 from Village Panchayat Socorro.

✓ 21.-Agreement for Development Agreement dated 26-11-2015 between Aquarela Hospitality LLP., and Green County Estates with Pooja Sunil Sirsat and Expanse India Buildcon Pvt.Ltd.

✓ 22.-Nil Encumbrance Certificate no.1501 and 1502 both dated 26-07-2013 from the Sub-registrar Bardez confirms that there is no register mortgagage on the said property from 01-11-1984 to 25-07-2013.

✓ 23.-Survey Plan.

III.-OFFICES SEARCHED

I have given searches in the Offices of Land Registrar/Sub-Registrar Bardez; Court of Civil Judge Senior Division Bardez, Directorate of Archives.

(IV)-FLOW OF TITLE

On perusal of the above listed documents and on giving searches in the relevant offices I confirm that on 23-01-1925 the said property (Sy.No.243/1) stands inscribed in favour of Xanum Anta Xeti Sangodkar under no.19492 at folio 31 of Book G-26 in the office of Land Registrar Bardez.

The said Xanum Anta Xeti Sangodkar died on 20-08-1990 and his widow Savitri died on 11-10-1994 both being survived by the following legal heirs:-

- (i) Godavari married to Sitaram Bandodkar
- (ii) Bhimarathi married to Ganpat Pednekar
- (iii) Krishnanath Sangolkar married to Hirabai

1.-The said Godavari died on 16-06-1977 in the status of widow of Sitaram Bandodkar who had died earlier on 28-08-1947; both being survived by the following:-

- (i) Mohan Bandodkar married to Sushma
- (ii) Ratnakar Bandodkar who died on 18-06-2004 being survived by his widow Ratnaprapa and his daughter Kanasha Bandodkar as his sole heirs:-

(iii) Audumber Bandodkar who died on 09-12-2001 being survived by his widow Nanda and his following legal heirs:-

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- (a) Neha Naresh Chodankar
- (b) Sandy Ashok Patil
- (c) Shilpa Damodar Raikar
- (d) Sanfeep Audumber Bandodkar

(iv) Premnath Bandodkar died on 02-06-2002 being survived by his widow Suman and his following legal heirs:-

- (a) Chetan Bandodkar
- (b) Gurudas Bandodkar
- (c) Smita Yadav

(v) Varundavati Lotlikar who died on 29-04-2008 in the status of widow of Gokuldas Lotlikar who had died earlier on 27-01-2006 both being survived by their sole heirs; their son Digamber Gokuldas Lotlikar.

2.-The said Bhimarathi Pednekar died on 21-12-1995 in the status of widow and Ganpat Pednekar who had died earlier on 21-11-1988 both being survived by their following heirs:-

- (i) Chandrakant Pednekar
- (ii) Raguvie Pednekar
- (iii) Krishnabai who died on 15-12-2003 being survived by her widower Kamlakant and hwe following heirs:-
 - (a) Geeta alias Saraswati married to Sazu Shirodkar
 - (b) Sunil Rivonkar
 - (c) Naresh Rivankar
 - (d) Sudesh Rivonkar married to Puja
 - (e) Anita married to Shabhu Lotlikar

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3.-The said Krishnanath Sangodkar; died on 09-02-1980 being survived by his widow Hirabi who died on 02-07-2005 being survived by their legal heirs:-

(a) Vishwas Sangodkar

(b) Reema alias Snehalata married to Ramesh Karekar

(c) Varsha alias Pushpalata married to Vasant Bandodkar

(d) Geeta alias Lalita married to Gajanan Raikar as confirmed by the statement of Cabeça-de-Casal in the Inv.Pro.319/2011/F in the Court of Civil Judge Senior Division Mapusa.

In the course of the years 2011 M/S. Yash Shanti Dvelopers executed various Agreement for Sale with some of the Co-Owners of the said property, similarly Shri. Mahimn Despande entered into various Agreement for Sale with various other Co-owners.

In the meanwhile by order of Homologation dated ___-2012 in the Inv.Pro. 319/2011/F in the Court of Civil Judge Senior Division Mapusa the said property (bearing Sy.No.243/1) listed as item no.2(A) is allotted to the successful bidder Vishwas Krishnanath Sangodkar.

By a Deed dated 09-08-2012 Shri. Vishwas Krishnanath Sangodkar with his wife Suvarn sold the said plot to jointly to (a) Aquarela Hospitality LLP., (b) Green County Estates and (c) Pooja Sunil Sirsat; in the shares of 60:25:15 which Deed is confirmed by M/S. Yash -Shanti Developers and Shri. Mahimn Despande with his wife Ankita.

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The said property bearing Sy.No.243/4 was allotted to the following by Order of Homologation dated _____ - 2012 in th Inv.No.400/2012/D in the Court of Civil Judge Junior Division Mapusa.

(i).-Adolfina Pinto e Lobo widow of Victor Timoteo Lobo -----1/2

(ii).-(a)Violet Fernandes daughter of Victor Timoteo Lobo and her husband Orlando Fernandes -----1/6th

(b)Vivien Fernandes daughter of Victor Timoteo Lobo and her husband Causar Fernandes -----1/6th

(c). Austin Pinto Lobo Son of Victor Timoteo Lobo and his wife Louela -----1/6th

However there is no document on record to confirm the title of Victor Tanotio Lobo or Adolfina e Lobo the name of Caitan Pinto stands recorded in the Form no. III in Survey Records of Rights which is bracketed and the name of the Adolfina e Lobo (who is the daughter of Caitan Pinto) stands mutated in the Survey Records of Rights there after in form I and XIV the name of Adolfina e Lobo continues to be in the Survey Recotde of Rights, this confirms the possession of Adolfina e Lobo since 1970's .

By a Deed dated 09-08-2012 the said Smt. Adolfina e Lobo with other co-owners sold the said property to (a) Aquarela Hospitality LLP., (b)Green County Estates

Dr. S. S. Naik

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and (c) Pooja Sunil Sirsat; which Deed is duly registered in the office of Sub-Registrar Bardez; which Rectified by Deed of Rectification dated 25-07-2014 which is duly registered in the office of Sub-Registrar Bardez.

By an Agreement dated 02-02-2013 M/S. Yash-Shanti Developers and Mahimn Despande with his wife assigned all their rights acquired under the varies Agreements in the year 2011 into the said (a) Aquarela Hospitality LLP., (b) Green County Estates and (c) Pooja Sunil Sirsat.

On 02-02-2013 (a) Aquarela Hospitality LLP., (b) Green County Estates and (c) Pooja Sunil Sirsat; with her husband Sunil Sirsat executed a Memorandum of Understanding to clarify their shares in the said ratio of 60:25:15.

On 21-10-2013 Dy. Collector Mapusa issued Sanad under No.CNV/BAR-II/24/2013/5315 for conversion of 325m2 bearing Sy.no.243/4 and on 31-10-2013 Add. Collector II North Goa issued Sanad under No.RB/CNV/BAR-AC-II/28/2013 for conversion of 5150m2 out of Sy.no.243/1 both of Village Socorro.

On 19-6-2014 Village Panchayat Socorro issued License under No.VP/SOC/520/2014-2015 for construction in the said property.



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On 26-11-2015 the said (a)Aquarela Hospitality LLP., (b)Green County Estates and (c)Pooja Sunil Sirsat with her husband Sunil Sirsat executed an Agreement for Development in the said property under terms and condition stipulated therein.

V.- OPINION

In the above circumstances I confirm that (a)Aquarela Hospitality LLP., (b)Green County Estates and (c)Pooja Sunil Sirsat with her husband Sunil Sirsat; jointly have and hold absolute, valid and marketable title to the said property subject to the Agreement for Development dated 26-11-2015 with Expanse India Buildcon Pvt.Ltd.

For better clarity on title Nil Encumbrance Certificate from 26-07-2013 to date be taken on record.

Panaji, 04-01-2016.



Adv. S.S. Naik.