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TITLE REPORT

Having been engaged by **M/S PANKAJ BUILDERS AND DEVELOPERS,** through its proprietor Shri Kishor Shrikant Naik having office at Dhavli, Ponda Goa hereinafter called as Developer for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That **M/S PANKAJ BUILDERS AND DEVELOPERS,** are the absolute owners of the said property described hereunder.
2. That the owners / developer have acquired the title by virtue of following documents:

a) Deed of Sale dated 29/03/2016
b) Deed of Succession dated 4/4/2002
c) Deed of Partition dated 23/05/1994
d) Deed of Rectification dated 8/7/1996
e) Deed of Ratification dated 3/1/2005
f) Deed of Sale dated 16/1/1997
g) Land Registration records in Inscription and Description

3. The title history of the property is as under

a. That in the village Orgao of Marcel in Ponda Taluka there is a property known as "Borod" which is described in the Land Registration office under no. 3628 at page 102 of Book B-1 (new), of Bicholim and now surveyed under new survey No. 59/11 of village Orgao, taluka Ponda and bounded on the East and south by Borodo of Communidade, on the west by Xir of Vinaoca Bhot and on the north by Ghorbata Xir. The 13/14th part of this property which is distinct and separate belonged 1/3rd to late Vasudev Ganesh Sukhtankar, 1/3rd to Krishna Shanker Sukhtankar and the remaining 1/3rd to Vishnu Ramchandra Karande. The said three co-owners amicably divided the said property into three plots and the said division was accepted and confirmed by the Court of the Civil Judge Senior Division, Bicholim, in Regular Civil Suit no. 29/1977, which property is hereinafter referred to as **"SAID PROPERTY".**

b. That said Vishnu Ramachandra Karande expired on 24/6/1966 and in terms of Deed of Succession dated 4/4/2002 recorded at pages 78 (V) of the Notarial Book (Deeds) No. 575 Smt Annapurnabai Vishnu Karande was declared as his wife and moiety holder and seven children namely Smt Sarogini Shambu Sukhtankar, Shri Umakant Vishnu Karande, Shri Arun Vishnu Karande, Shri Shashikant Vishn u Karande, Shri Arvind Vishnu Karande, Shri Suresh Vishnu Karande and Shri Pradip Vishnu Karande. Subsequently Shri Umakant Vishnu Karande expired on 3/2/1988 bachelor and on 31/3/1990 Smt Annapurnabai Vishnu Karande expired leaving behind Smt Sarogini Shambu Sukhtankar, Shri Arun Vishnu Karande, Shri Shashikant Vishnu Karande, Shri Arvind Vishnu Karande, Shri Suresh Vishnu Karande and Shri Pradip Vishnu Karande as her sole and universal legal heirs.

c. That after the death of Vishnu Ramchandra karande, the said part of the property belonging to him was surveyed under survey no. 59, sub-division 11 of village Orgao in the name of one of his son Shri Ravindra Vishnu Karande.

d. That all the legal representatives of Vishnu Ramchandra Karande sub-divided the said property into smaller plots and numbered them as 1,2,3,4,5,and 6. The said division is approved by the Town and Country Planning Department vide their letter no. TCP/CONST/ORG/59/93/426 dated 9/12/1993 addressed to the Sarpanch of village Panchayat Tivrem.

e. That the village panchayat Tivrem Orgao, Ponda Taluka by their letter no. VPTO/SD/93-94/722, dated 30/12/1993 have given their no objection certificate to the said sub-division.

f. That in terms of Deed of Partition dated 23/05/1994 and registered before Sub Registrar Bicholim and nearing Registration No. 85 at pages 73 to 86 of book I volume 57 dated 28/7/1997, the legal representatives of said Vishnu Ramchandra Karande partitioned the said property into six plots and the plot no.1 admeasuring 672 sq. mts was allotted to the Shri Arun Vishnu Karande and his wife Asha Arun Karande .

g. That in terms of Deed of Rectification dated 8/7/1996 and registered before Sub Registrar at Bicholim and bearing registration No. 755 of Boo I volume 118 dated 2/9/1996 , said Deed of partition dated 23/5/1994 was rectified as regards the area of Plot No. 1,2,3,4 and 6.

h. That in terms of Deed of Ratification dated 3/1/2005 and registered before Sub Registrar Ponda andbearing Registration No. 40 at pages 192 to 195 of Book IO volume 2005 dated 10/11/2005 Shri Pradip Vishnu Karande, Smt Vanita Shambhu Sukhtankar and her husband Shri

Shambhu Sukhtankar confirmed and ratified the Deed of Partition dated 23/5/1994.

i. That in terms of Deed of Sale dated 16/1/1997 and registered before Sub Registrar at Bicholim and bearing registration No. 44 of Book I volume 133 dated 17/1/1992 said Shri Arun Vishnu Karande and his wife Smt Asha Arun Karande sold and conveyed in favour of Shri Sadanand Govind Kamat plot No. 1 admeasuring 672 sq.mts and forming part of the new survey No. 59/11 of village Orgao Taluka Ponda and which plot is more particularly described in schedule written hereunder and hereinafter to as **"SAID PLOT".**

j. That wife of Shri Sadanand Govind Kamat expired leaving behind Mrs Shubhangi Dnyanesh Amonkar, Mr Dnyanesh Narendra Amonkar, Shri Mahendra Sadanand Kamat and Smt Yamini Mahendra Kamat as her legal heirs/representatives.

k. That in terms of Deed of Sale dated 29/03/2016 and registered before Sub Registrar Ponda and bearing Registration No. 1210/16 at pages 01 to 30 of Book No. I, Volume 3138 dated 05/04/2016, M/S Pankaj Builders and Developers purchased the said plot from Shri Sadanand Govind Kamat, Mrs Shubhangi Dnyanesh Amonkar, Mr Dnyanesh Amonkar, Shri Mahendra Sadanand Kamat and Smt Yamini Kamat and since then M/S Pankaj Builders and Developers is in exclusive owner in possession of the said plot.

l. That M/S Pankaj Builders and Developers has prepared the plan, for construction of building on said plot which building is proposed to be named as "**INDUSHREE ASHRAY**" and the plan of the same has been approved by Town and Country Planning Department vide Technical

Clearance order No. TPP/385/ORGAO/59/11/2016/777 dated 23/06/2016 with Corrigendum dated 6/10/2016 and village Panchayat of Tivrem-Orgao has issued construction Licence bearing Licence No. VPTO/CL/16-17/09/1192 dated 27/09/2016.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is owned by M/s Pankaj Builders and Developers in terms of Deed of sale dated 29/3/2016.

6. By virtue of the said Deed of sale dated 29/03/2016 said property is exclusively owned and possessed by M/s Pankaj Builders and Developers.

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is owned by M/s Pankaj Builders and Developers and are free to deal with the said property.

SCHEDULE

ALL THAT Plot No.1 admeasuring 672 sq.mts of the property known as "Borod' commonly known as "Bharad" situated at Orgao in Ponda Taluka, in the registration sub-District of Bicholim, District of North Goa, the entire property is described in the Land Registration office of Bicholim under no. 3628 of Book B-1 (new), not enrolled in the Taluka Revenue office and which is part of the survey no. 59, sub-division 11 of village Orgao, and which plot is bounded as under:

on the North: by the property of Maria Aurora Afonso and Francisca Reduz Saldanha, Maria Filomena Afonso and Sebastiana Fernandes,
On the South: By Plot No.2 and part of Internal Road,
On the East: By property of Carmel Luiza D'Melo and
On the West: By plot No.4.

Date: 15/02/2018

SATISH S. S. PILGAONKAR ★ ADVOCATE ★ PONDA GOA

Satish S. S. Pilgaonkar

Advocate.