

# Rejitha Rajan

Advocate

5<sup>th</sup> Floor, BhanavApts.  
Opp.  
AtmaramCommercialComplex,  
Panaji, Goa  
403001

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## TITLE REPORT

Sir,

Subject: Title Report in respect of an amalgamated property bearing Survey No. 63/2 and 63/3 for Construction Residential and Commercial Building Block A & B in Rustic Property under Strip No. 1 of the property known as "OSSORPO" along with houses/structures thereon, admeasuring an area of 4900 Sq. Meters independently surveyed under survey No. 63/2 in Dabolim Village and in Plot of land known as "OSARPO", situated in the city of Vasco-Da -Gama, Goa under Survey No. 63/3 in Dabolim Village, Formulate Talk, District South Goa.

### I. DESCRIPTION OF THE PROPERTY:

All that Rustic Property under Strip No. 1 of the property known as "OSSORPO" along with houses/structures thereon, admeasuring an area of 4900 Sq. Meters independently surveyed under survey No. 63/2 in Dabolim Village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugoa, District of South Goa, State of Goa, described in the registration office of Salcette



under No. 42010 of Book B, No. 109 of the new series and enrolled in the Taluka revenue office under Matriz predial No. 807, and is bounded as under :

On the East	By the land of comunidade now partly given on afromento to Joaquim Eleutrio Gomes, Alexio Furtado,
On the West	By the land of Mormugoa Railway & Harbour.
On the North	By the branch of National Highway which leads Mormugoa to Cortalim
On the South	By the land of same comunidade

All that piece and parcel of immovable property i.e. a plot of land known as "OSSARPO", situated in the city of Vasco-Da -Gama, Goa under Survey No. 63/3 in Dabolim Village, Formulate Talk, District South Goa admeasuring area 3600 Square Meters approximately having boundary dimensions of 91.40 meters on North Side, 90.65 meters on South Side, 37.53 Meters on West Side and 53.80 Meters on east side and is bounded as under :

On the East	By the land of Comunidade bearing Survey No. 56.
On the West	By the Railway track of Indian Railways and Nalla.
On the North	By the property of Raghunath Porobo Mambro bearing Survey No. 63/2.
On the South	By the property of Manuel de Jesus Gomes bearing Survey No. 63/4.



## II. DESCRIPTION OF DOCUMENTS:

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

- i. Deed of Sales and Discharge of Prices dated 16/03/1961 (True Translation of a Portuguese Document into English).
- ii. Nil Encumbrance Certificate dated 21/09/2017 (Property admeasuring an area of 3,600 Square Meters surveyed under Survey No. 63/3.
- iii. Judgement dated 8/02/2007 passed in the Inventory Proceedings No. 96/98/B.
- iv. Description of Assets.
- v. Chart of Allotment.
- vi. Form I & XIV (Survey No. 63/2 and Survey No. 63/2).
- vii. Certificate of Translation (Book of Land Descriptions and Inscriptions)
- viii. Memorandum of Understanding dated 01/09/2017 between Shree Maa Gayatri Construction Pvt. Ltd. and Mr. Ramsagar Basant Prasad & Mrs. Sangita Ramsagar Prasad.
- ix. General Power of Attorney dated 15<sup>th</sup> July, 2005.
- x. Conversion Sanad bearing No. AC-II/MOR/SG/CONV/81/2015/3280 dated 21/03/2016 issued by the Office of the Collector, South Goa District.
- xi. Conversion Sanad bearing No. COL/SG/CONV/79/2015/3279 dated 21/03/2016 issued by the Office of the Collector, South Goa District





- xii. Development Permission bearing Reference No. MPDA/9-P-97/2016-17/1374 dated 04/01/2017 issued by Mormugoa Planning and Development Authority.
- xiii. No Objection Certificate bearing Reference No. SDE-II/VSG/Tech-1/96/17-18 dated 2/05/2017 issued by the Electricity Department, Vidhyut Bhavan, Vasco-Da-Gama.
- xiv. No Objection Certificate issued by Mr. Ramdas H. Naik to Mr. Ramsagar Prasad and Mrs. Sangita Ramsagar Prasad.
- xv. Irrevocable Power of Attorney dated 2<sup>nd</sup> May, 2017
- xvi. Construction Licence No. VP/CHI/11/2017-18/10/256 dated 08/05/2017 issued by the Office of the Village Panchayat, Chicalim.
- xvii. Letter bearing Reference No. VP/CHI/7/Health/Const./2017-18/152 dated 21/04/2017 issued by the Office of the Village Panchayat, Chicalim.
- xviii. Letter bearing Reference No. VP/CHI/8/Elect/Const./2017-18/151 dated 21/04/2017 issued by the Office of the Village Panchayat, Chicalim.
- xix. Provisional No Objection Certificate bearing Ref. No. UHCV/NOC/17-18/209 dated 05/05/2017 issued by the Directorate of Health Services, Urban Health Centre, Vasco-Goa.
- xx. Deed of Sale dated 26/09/2007 registered in the Office of the Sub-Registrar, Mormugao under Registration No. 1326 at pages 1 to 22 at Book No. I, Volume No. 742 dated 28/9/2007.
- xxi. Sale Deed dated 11/07/2005 registered in the office of Sub-Registrar of Mormugao registered under No. 1130 at pages 346 to 354, Book No. I, Volume No. 522 dated 20/07/2005.
- xxii. Deed of Sale and Quittance of Prices dated 16/03/1951 (Translation in English).
- xxiii. Copy of the translation (Certificate) of the Inventory Proceedings.



- xxiv. Survey Plan of Survey No. 63/2 and 63/3.
- xxv. Approved Plans.
- xxvi. Copy of the Translation of the Orphanological Inventory Proceedings bearing Proceeding No. 77 before the Court of the Judicial Division of Salcete.

**III. FLOW OF TITLE:**

**Flow of Title of Property No. 1**

- A. There existed a Rustic Property under Strip No. 1 of the property known as "OSSORPO" along with houses/structures thereon, admeasuring an area of 4900 Sq. Meters independently surveyed under survey No. 63/2 in Dabolim Village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugoa, District of South Goa, State of Goa, described in the registration office of Salcete under No. 42010 of Book B, No. 109 of the new series and enrolled in the Taluka revenue office under Matriz Predial No. 807 (which shall herein after be referred as said property No. 1) and the all that piece and parcel of immovable property i.e. a plot of land known as "OSSARPO", situated in the city of Vasco-Da -Gama, Goa under Survey No. 63/3 in Dabolim Village, Formulate Talk, District South Goa (which shall herein after referred as said property No. 2).
- B. That the said property originally belonged to Mr. Arnaldo Martinho Xavier Ribeiro and his wife Beatriz Carmelina Purificacao Figueiredo e Ribeiro alias Beatriz Carmelina Purificacao Figueiredo, landlords domiciled at Cortalim. The said





property was divided into 9 Plots designated as 1 to 9. That vide Public Deed (Deed of Sale with Quittance of Prices) dated 16<sup>th</sup> March, 1961, the said Mr. Arnaldo Martinho Xavier Ribeiro and his wife Beatriz Carmelina Purificacao Figueiredo e Ribeiro alias Beatriz Carmelina Purificacao Figueiredo sold the said Property No. 1 to Rogunata Porobo Mambro and the same is recorded in the Public Deed (Deed of Sales Discharge of Prices) dated 16<sup>th</sup> March, 1961. Thereafter, the said property was inscribed in favour of Rogunata Porobo Mambro which is now described under No. 42010 of Book B, No. 109 of the new series and enrolled in the Taluka revenue office under Matriz predial No. 807.

- C. That upon the death of Rogunata Porobo Mambro 28<sup>th</sup> of November, 1961, the said Rogunata Porobo Mambro was left behind by his wife Sudabai Rogunata Mambro as his moiety Share Holder and his four children as his universal heirs namely: 1. Prakash Porobo Mambro 2. Arun Prabhu Mambro 3. Surekha Prabhu Mambro 4. Rajiv Prabhu Mambro.
- D. Thereafter an Inventory Proceeding was initiated before the court and that the said property No. 1 vide the Final Order of the Inventory Proceedings dated 20/12/1962 came to be allotted to Rajiv Prabhu Mambro (as referred in the Deed of Sale dated 26<sup>th</sup> September, 2007). And accordingly, the Rajiv Prabhu Mambro became the absolute owner of the said property 1.
- E. That upon the death of the said Rajiv Prabhu Mambro alias Rajiv Prabhu Mambro alias Rajiv Raghunath Mahambre alias Raju Prabhu Mambro on 26/6/1996, the said Rajiv Prabhu Mambro was left behind



by his wife Mrs. Paola Ann De Sequeira Mambro alias Paola Ann Mambro alias Paola Ann Mahambre as his moiety share holder and his universal heirs namely Miss. Tejal R. Mahambre and Miss Shona R. Mahambre.

- F. Thereafter an inventory proceeding bearing No. 96/98/B was initiated before the court and vide judgement dated 08/02/2007 the said property No. 1 was listed at Item No. I and came to be allotted to Mrs. Paola Ann De Sequeira Mambro alias Paola Ann Mambro alias Paola Ann Mahambre.
- G. That one Mr. Ramsagar Prasad and Mrs. Sangita Ramsagar Prasad approached Mrs. Paola Ann De Sequeira Mambro alias Paola Ann Mambro alias Paola Ann Mahambre for purchase of the said property No. 1 and thus by vide Deed of Sale dated 26/09/2007 registered in the Office of the Sub-Registrar, Mormugao under Registration No. 1326 at pages 1 to 22 at Book No. I, Volume No. 742 dated 28/9/2007, the said Mrs. Paola Ann De Sequeira Mambro alias Paola Ann Mambro alias Paola Ann Mahambre sold the said property No. 1 to Mr. Ramsagar Prasad and Mrs. Sangita Ramsagar Prasad. Thus by virtue of the above mentioned Deed of Sale dated 26/09/2007 the said Mr. Ramsagar Prasad and Mrs. Sangita Ramsagar Prasad became the absolute owners of the said property No. 1.
- H. That the said Mr. Ramsagar Prasad and Mrs. Sangita Ramsagar Prasad in exercise of their proprietary rights carried out the mutation and got their name included in the Form I & XIV Form of the said property No. 1 bearing Survey No. 63/2.





Flow of Title of Property No. 2

- I. That by vide Public Deed (Deed of Sale with Quittance of Prices) dated 16<sup>th</sup> March, 1961, said Property No. 2 was purchased by Shantaram Baburao Samant.
- J. That upon the death of Shantaram Baburao Samant, the said Shantaram Baburao Samant was left behind by his wife Smt. Premela Samant alias Premilabai Xantarama Samant as moiety share holder and his two daughters namely Miss Geeta Shantaram Samant alias Guita Shantaram Samant and Miss Lata Shantaram Samant (with reference to the translation of the Orphanological Inventory Proceedings bearing No. 77 before the Court of the Judicial Division of Salcette, Registry of the 2<sup>nd</sup> Office Clerk).
- K. Thereafter an Inventory proceedings was initiated and as per the Inventory Proceedings, the said property No. 2 came to be allotted to Shantaram Baburao Samant's wife Smt. Premela Shantaram Samant alias Premilabai Xantarama Samant and children namely Miss Geeta Shantaram Samant alias Guita Shantaram Samant and Miss Lata Shantaram Samant.
- L. That the said Smt. Premela Shantaram Samant alias Premilabai Xantarama Samant, Miss Geeta Shantaram Samant alias Guita Shantaram Samant and Miss Lata Shantaram Samant executed a General Power of Attorney dated 15/07/2005 in favour of Mr. Vinayak Nilkanth Bhonsole as their constituted Power of Attorney to represent them in the Deed of Sale executed on 11/07/2005.





M. That by vide Deed of Sale dated 11/07/2005, registered in the Office of the Sub-Registrar of Mormugoa registered under No. 1130 at pages 346 to 354, Book No. 1, Volume No. 522 dated 20/07/2005, the said Smt. Premela Shantaram Samant alias Premilabai Xantarama Samant, Miss Geeta Shantaram Samant alias Guita Shantaram Samant and Miss Lata Shantaram Samant through their constituted Power of Attorney Mr. Vinayak Nilkanth Bhonsole sold the said property No. 2 to Mr. Ram Sagar Vasant Prasad.

N. That the said Mr. Ram Sagar Vasant Prasad alias Ramsagar Basant Prasad in exercise of his proprietary rights carried out the mutation and got his name included in the Form I & XIV Form of the said property No. 2 bearing Survey No. 63/3.

O. Thereafter, Mr. Ramsagar Prasad with an intention to construct the Construction Residential and Commercial Buildings (Multi Family Dwelling Building) Block A & B amalgamated the said property No. 1 & 2 bearing Survey No. 63/2 and 63/3 and thereafter obtained all the necessary permissions and or approvals from the competent authorities namely:

- a) Conversion Sanad bearing No. AC-II/MOR/SG/CONV/81/2015/3280 dated 21/03/2016 issued by the Office of the Collector, South Goa District.
- b) Conversion Sanad bearing No. COL/SG/CONV/79/2015/3279 dated 21/03/2016 issued by the Office of the Collector, South Goa District
- c) Development Permission bearing Reference No. MPDA/9-P-97/2016-17/1374 dated 04/01/2017 issued by Mormugoa Planning and Development Authority.



- d) No Objection Certificate bearing Reference No. SDE-II/VSG/Tech-1/96/17-18 dated 2/05/2017 issued by the Electricity Department, Vidhyut Bhavan, Vasco-Da-Gama.
- e) Construction Licence No. VP/CHI/11/2017-18/10/256 dated 08/05/2017 issued by the Office of the Village Panchayat, Chicalim.
- f) Letter bearing Reference No. VP/CHI/7/Health/Const./2017-18/152 dated 21/04/2017 issued by the Office of the Village Panchayat, Chicalim.
- g) Letter bearing Reference No. VP/CHI/8/Elect/Const./2017-18/151 dated 21/04/2017 issued by the Office of the Village Panchayat, Chicalim.
- h) Provisional No Objection Certificate bearing Ref. No. UHCV/NOC/17-18/209 dated 05/05/2017 issued by the Directorate of Health Services, Urban Health Centres, Vasco-Goa.

P. Thereafter a Memorandum of Understanding came to be executed and notarized before Notary Adv. Ulhas V. Shirodkar bearing Ref. No. or Registration No. 6313 dated 7/9/2017. That by Memorandum of Understanding dated 01/09/2017 executed between Shree Maa Gayatri Construction Pvt. Ltd. through it's Directors Mr. Ramsagar Prasad, Mrs. Sangita Ramsagar Prasad and Mr. Saket Ramsagar Prasad and Mr. Ramsagar Prasad, Proprietor of M/s. Shree Maa Gayatri Enterprises, Mrs. Sangita Ramsagar Prasad, Proprietor of M/s. Shree Maa Gayatri Developer by which Mr. Ramsagar Prasad and Mrs. Sangita Ramsagar Prasad decided to give contracts for construction of Residential and commercial buildings under the Project named and Styled as "ISHTA GOA" to Shree Maa Gayatri Construction Pvt. Ltd. on the said property No. 1 & 2.





Q. That on perusal of the Nil Encumbrance Certificate dated 21/09/2017 it reveals that the said property No. 2 bearing survey No. 63/3 is free from all encumbrances and or defect in title however said property No. 1 is free from all encumbrance can be revealed only upon production and perusal of latest Nil Encumbrance certificate issued by the Office of the Sub-Registrar, Mormugao.

IV. OPINION:

Considering the documents referred to above, I confirm that the title of, in respect of the Rustic Property under Strip No. 1 of the property known as "OSSORPO" along with houses/structures thereon, admeasuring an area of 4900 Sq. Meters independently surveyed under survey No. 63/2 in Dabolim Village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugoa, District of South Goa, State of Goa is clear, valid and marketable title subject to obtaining latest Nil Encumbrance Certificate and in Plot of land known as "OSARPO", situated in the city of Vasco-Da - Gama, Goa under Survey No. 63/3 in Dabolim Village, Formulate Talk, District South Goa is clear, valid and marketable title upon perusal of the Nil Encumbrance Certificate dated 21/09/2017.

Place : Panaji

Date : 17/11/2017



Adv. Rejitha Rajan

REJITHA RAJAN  
ADVOCATE  
5th Floor, Bhanav Apts.  
Opp Atmaram Commercial Complex  
Panaji