

D. Waga.

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TITLE REPORT

Having been engaged by **M/S Raj Housing Development Pvt. Ltd.** having office at 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 Raj Housing Development Pvt. Ltd. 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 03/10/2012
 - b) Form I & XIV bearing survey no. 199/2 of village Ponda.
 - c) Deed of Adoption dated 02/09/1946
 - d) Land Registration records in Inscription and Description

3. The title history of last 30 years from this date shows the following chain of transactions:



That the vendors are the absolute owners of the property known as palm grove denominated "CUMBARBATTARA BABOTICAN, SUBATTARA e DAGAPORQUI" situated in the village Queula of the district of Ponda and presently situated at Dag, Ponda Goa within the jurisdiction of the Ponda Municipal Council of the Taluka Ponda and registered in the office of the land Registrar of Ilhas under Land Registration No. 533 of page 402 of Book B-7 (old) and inscribed in the name of Vendor Nos.1 Shri Umakanta Motirama Queulecar under No. 21482 at page 96 of Book G-34 and now surveyed under new survey Nos. 196/3 admeasuring 8775 sq.mts and 199/2 admeasuring 3800.00 sq. mts in which are located certain houses and which entire property is bounded as per land registration records as under:

EAST: By the Border of the paddy field by name Divad in possession of the comunidade of the same village,

WEST: With a fence of stones of the property Cumbarcungui in possession of Muzawar,

NORTH: By Slope of the hill in possession of Paulo d'Aguiar

SOUTH: By Fence of stones of the property in possession of Custam Hori Botto Devolcar Gauncar and with a rivulet.

and which property bearing survey Nos. 196/3 and 199/2 of village and taluka Ponda are hereinafter referred to as “ **SAID PROPERTY**” and more particularly described in schedule I written hereunder .

That the said property was originally owned by Late Motiram Baguiroti Gan Queulecar, bachelor who was resident of Village Queula.

That in terms of Deed of adoption dated 2/9/1946 at folio twelve to fourteen of Book No. 270 of the Notary of Ponda Jose Francisco Sebastiao de Santa Rita Lobo, Late Motirama Baguiroti Gan Queulencar adopted Shri Umanata Bascora Queulencar with the consent of his parents Late Bascora Dacoji Queulencar and his wife Late Loximim Bascora Queulencar.

That in terms of Deed of Declaration of singular succession dated 26/1/1951 at folio 2(v) of Book No. 294 registerd in the office of Xantananda Sinai Narcornim, Shri Umanath Motirama Queulencar was declared as the sole and universal heir of Late Motirama Baguiroti Gan Queulencar.

That as such the vendor No. 1 Shri Umanath Motirama Queulencar inherited in all the immovable assets left behind by Late Motirama Baguiroti Gan Queulencar.

That in terms of deed of sale dated 3/10/2012 and registered before sub registrar Ponda and bearing registration nos. 2501/12 at pages 254 to 278 of Book I volume 2192 dated 14/12/2012 said Shri Umanath Motiram Kavalekar and his wife Smt Nalini Umanath Kawlekar sold and conveyed to M/s Raj Housing Development Pvt. Ltd., and plot of land admeasuring 3800 sq. mts bearing survey no. 199/2 of village and Taluka Ponda forming part of the said property which plot is hereinafter referred to as the SAID PLOT and more particularly described in schedule II written hereunder.

That since the time of execution and registration of deed of sale dated 3/10/2012, M/s Raj Housing Development Pvt. Ltd., are exclusive owners in possession of the said plot of land admeasuring 3800 sq. mts bearing survey nos. 199/2 which plot is hereinafter referred to as 'THE SAID PLOT'.

That M/s Raj Housing Development Pvt. Ltd. has obtained permission from S.G.P.D.A vide order bearing No. SGPDA/P/3014/179/15-16 dated 16/11/2015 and the plans approved by the Ponda Municipal Council, vide Licence No. 08/2016-2017 Dated 04/05/2016.

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

5. On the basis of searches made by me and the documents placed before me, I certify that the said plots referred in the Schedule is

owned by M/S Raj Housing Development Pvt. Ltd in terms of Deed of Sale dated 3/10/2012.

6. By virtue of the Deed of Sale dated 3/10/2012 said Plot is owned and possessed by M/S Raj Housing Development Pvt. Ltd.

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 and possessed by M/S Raj Housing Development Pvt. Ltd, their title is clear and marketable and they are free to deal with and develop the said property and to sell the premises constructed thereon.

SCHEDULE-I

ALL THAT PROPERTY admeasuring 8775 sq.mts bearing survey no. 196/3 of village and taluka Ponda and plot admeasuring 3800 sq.mts and bearing survey no. 199/2 of village and taluka ponda forming part of larger property known as palm grove denominated "CUMBARBATT A RAMA BABOTICAN, SUBATTA e DAGAPORQUI" situated in the village Queula of the district of Ponda and presently situated at Dag, Ponda Goa within the jurisdiction of the Ponda Municipal Council of thye taluka Ponda and registered in the office of the land Registrar of Ilhas under Land Registration No. 533 of page 402 of Book B-7 (old) and inscribed in the name of Vendor Nos.1 Shri Umakanta Motirama Queulecar under No. 21482 at page 96 of Book G-34 and now surveyed under new survey Nos. 196/3 admeasuring 8775 sq. mts and 199/2 admeasuring 3800 sq.mts which entire property is bounded as per land registration records as under:

EAST: By the Border of the paddy field by name Divad in possession of the comunidade of the same village,

WEST: With a fence of stones of the property Cumbarcungi
in possession of Muzawar,

NORTH: By Slope of the hill in possession of Paulo d'Aguiar,

SOUTH: By Fence of stones of the property in possession of
Custam Hori Botto Devolcar Gauncar and with a rivulet.

SCHEDULE-II

(SAID PLOT)

ALL THAT PORTION OF LAND admeasuring 3800
sq.mts and bearing new survey Nos. 199/2 of village ant
taluka Ponda and forming part of the larger property
described in schedule-I written herein above and which
plot is bounded as under:

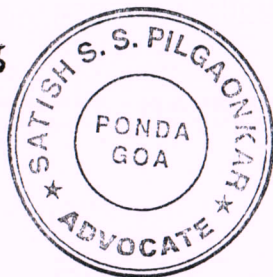
NORTH: By Survey Nos. 203 / 15, 16, 17, 18, 19, 20 & 21

SOUTH: By Public Road

EAST : By Survey No. 200 / 3

WEST : By Survey No. 199 / 1

Date: **17/5/2016**




Satish S. S. Pilgaonkar
Advocate.