

SOMNATH B. KARPE

Advocate

Office no 4, 5th Floor,
Bhanav Apartments,
Next to Siddharth Bandodkar Bhavan
Near Mahalaxmi Temple,
Panaji- Goa 403001.

To,

M/s. Sun Estate Developers,
Office at Miramar Beach Road,
Near Hotel Blue Bay,
Caranzalem, Panaji, Goa.

SUB: TITLE INVESTIGATION AND SEARCH REPORT FOR
property admeasuring 1890 sq. mts. surveyed in the
records of rights under survey no. 22/8-A forming part of
the larger property known as "BAMANWADDO" OR
"MOROD" OR "MORODO", situated at Bamanwaddo along
with the residential complex comprising of residential
villas in the name and style of "SOLSTICE" existing
therein.

I. DESCRIPTION OF PROPERTY:

ALL THAT part and parcel of the property admeasuring 1890
sq. mts. bearing Survey No 22/8-A, forming part of the larger



property known as **"BAMANWADDO" OR "MOROD" OR "MORODO"**, admeasuring 2250 sq. mts. situated at Candolim, Bardez, Goa, within the limits of the Village Panchayat of Candolim, Taluka Registration and Sub-District of Bardez, District of North Goa, State of Goa. This Larger property is described in the Land Registration Office of Bardez under Description No. 3219 at folio 276V of Book No. B-21(Old) and is not found enrolled in the Taluka Revenue Office. The larger property admeasuring 2250 sq. mts was bounded as under:

East: By drain of monsoon waters and property of Diego Lobo.

West: By the property Morodo of the heirs of Antonio Reginaldo.

North: By the property Morodo of Fr. Avelino Francisco da Cunha.

South: By the property Morodo of Antonio Vincent.

The property admeasuring 1890 sq. mts. bearing Survey No 22/8-A, forming part of the larger property known as **"BAMANWADDO" OR "MOROD" OR "MORODO"** situated at Bamanwaddo is bounded as under:

North : By property bearing survey no. 22/6 and 22/7 of village Candolim.

South : By property bearing survey no. 27/1 of village Candolim.

East : By property bearing survey no. 22/7 of village Candolim.

West : By property bearing survey no. 22/19 of village Candolim.

II. DOCUMENTS SCRUTINISED:

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

- i. Book of Land Descriptions No. 3219 at folio 276V of Book No. B-21(Old) of Land Registration Record of Bardez; **(English Translation and Portuguese);**
- ii. Deed of Qualification, Partition and Gift dated 25/05/1945, executed in the Judicial Division of Bardez before the Notary Jose Joaquim Filipe Pinto de Menezes, at pages 90 to 93 of Book No. 502 of Bardez
- iii. Deed of Gift and Acceptance dated 18/11/1958, drawn in the Notary Book of Deed bearing No. 586 at pages 83V to 84V before the Notary Ex-Officio of Bardez at Mapusa, Goa
- iv. Deed of Gift dated 30/3/1976, registered before the Sub Registrar of Bardez under No. 243, Book No. 1, Vol 100 at pages 268 to 273 dated 21/4/1976



- v. Agreement for Development dated 2/1/2014 executed before the Notary S.J. Sardessai under no. 142/2014 at Bardez, Mapusa, Goa
- vi. Technical Clearance Order dated 05/08/2014 under No. TPB/760/TCP/2014/2440 issued by the Office of the Town and Country Planning Department
- vii. Construction Licence dated 21/02/2015 under no. VP/C/32/2/24/3012/2014-15 issued by the Office of the Village Panchayat of Candolim
- viii. Sanad dated 08/05/2015 bearing No. RB/CNV/BAR/AC-II/20/2013 issued by the Office of the Collector, Panaji, Goa
- ix. Deed of Sale dated 18/02/2016, registered before the Sub-Registrar of Bardez at Mapusa, Goa under Book No. 1 Document, Registration No. BRZ-BK1- 00812-2016, CD Number BRZD777dated 18/02/2016
- x. Construction Licence dated 10/08/2016 No. VP/C/32/4/14/1599/2016-17 issued by the Village Panchayat of Candolim
- xi. Development Permission Order dated 30/1/2017 under Ref. No. NGPDA/CAN/44/110/1270/17, issued by the Office of the North Goa Planning and Development Authority
- xii. Construction Licence dated 18/05/2017 under Ref. No. VP/32/4/597/12/2017-18 issued by the Office of Village Panchayat of Candolim



xiii. Partition Order bearing No. 15/157/2016/PART/LAND dated 04/09/2017 passed by the Deputy Collector and S.D.O. Mapusa, Goa

xiv. Form No. I & XIV

xv. Survey Plan

III. FLOW OF TITLE :

I. That there exists a larger property known as **"BAMANWADDO" OR "MOROD" OR "MORODO"** situated at Bamanwaddo, within the limits of jurisdiction of the Village Panchayat of Candolim within the Taluka Registration and Sub-District of Bardez of the District of North Goa and State of Goa.

II. That the said larger property earlier belonged to Martinho Severinho Francisco and his wife Verodian Flaviana Lisbao.

III. That vide Deed of Gift dated 30/10/1923, the said Mr. Martinho Severinho Francisco and his wife Verodiana Flaviana Lisbao gifted the 1/10th portion of the said larger property to their son Mr. Antonio Reginaldo Jose Francisco.

IV. That said Martinho Severinho Francisco expired on 20/09/1929 and his wife Verodian Flaviana Lisbao expired on



12/04/1929 leaving behind them as their sole and universal legal heirs the following children namely:

- i. Manoel Jose Francisco married to Illydia Florentina Pacifica Menezes e Francisco;
- ii. Mrs. Maria Aninha Carlota Francisco alias Maria Carlota Francisco, Spinster;
- iii. Mrs. Preciosa Ana Pulqueria Francisco e Pinto alias Preciosa Pinto married to Nascimento Manoel Caetano Pinto also known S Nascy Pinto;
- iv. Maria Piedade Francisco also known as Maria Piedade;
- v. Antonio Jose Assuncao Francisco, Bachelor;
- vi. Jose Avelino de Jesus Francisco married to Luisa Maria Lilia Marta Santana Rosario e Souza also known as Lilia Marta de Souza; and
- vii. Antonio Romualdo Sebastiao Jose.
- viii. Francisco alias Antonio Reginaldo Francisco, Bachelor;

V. That a Deed of Qualification, Partition and Gift dated 25/05/1945, executed in the Judicial Division of Bardez before the Notary Jose Joaquim Filipe Pinto de Menezes, at pages 90 to 93 of Book No. 502 of Bardez came to be executed upon the death of said Martinho Severinho Francisco and his wife Verodian Flaviana Lisboa among the afore referred legal heirs, wherein the said larger property came to be listed at Item no.6 and the remaining portion of 9/10 the share of



the said property was allotted to Mr. Antonio Jose Assuncao Francisco.

VI. That vide Deed of Gift and Acceptance dated 18/11/1958, drawn in the Notary Book of Deed bearing No. 586 at pages 83V to 84V before the Notary Ex-Officio of Bardez at Mapusa, Goa, the said Antonio Jose Assuncao Francisco, in the status of bachelor, gifted the said 9/10th portion of the said larger property surveyed in the records of rights under Survey No. 22/8 of Village Candolim, in favour of his godchild and niece Mrs. Maria Blanche Berta Amariles Francisco Mendonca (daughter of his brother Manuel Jose Francisco and wife of Adv. Jovito Joao Xavier do Rosario Mendonca) with reservation of his lifetime usufruct.

VII. That vide Deed of Gift dated 30/3/1976, registered before the Sub Registrar of Bardez under No. 243, Book No. 1, Vol 100 at pages 268 to 273 dated 21/4/1976, the said Mrs. Maria Blanche Berta Amariles Francisco Mendonca and her husband Mr. Jovito Joao Xavier do Rosario Mendonca, gifted the said 9/10th portion of the said larger property surveyed in the records of rights under Survey No. 22/8 of Village Candolim to the Confraria de Capela de Nossa Senhora de Piedade.

VIII. That vide Agreement for Development dated 2/1/2014, the said Confraria de Capela de Nossa Senhora de Piedade of Dando, Candolim also known as Governing Council of Confraria de N. SRA

De Piedade Da Capela De Dando, Candolim, represented By its President Mr. Mario Hygino Rodrigues, Mrs. Livia Saldanha, Secretary and its Treasurer Mr. Inacio Fernandes —as Vendors agreed to sell the land admeasuring 1890 sq. mtrs. surveyed in the records of rights under Survey No. 22/8 of Village Candolim to Mr. Suraj Morajkar, for the purpose of development with the terms and conditions stipulated therein, which Agreement was executed before the Notary S.J. Sardessai under no. 142/2014 at Bardez, Mapusa, Goa. The land admeasuring 1890 sq. mtrs. surveyed in the records of rights under Survey No. 22/8 of Village Candolim forming part of the larger property shall herein after be referred to as the **"said property"**.

IX. That upon executing an Agreement for Development and Sale dated 2/1/2014, said Mr. Suraj Morajkar as a sole Proprietor of M/s. Sun Estates Developers floated a scheme of residential complex comprising of residential villas in the name and style of **"SOLSTICE"** and for the purpose of construction of said residential complex in the name and style of **"SOLSTICE"** said M/s. Sun Estates Developers had obtained necessary permissions and licenses from the competent authorities namely:-

- a) On 05/08/2014, the Office of the Town and Country Planning Department passed Technical Clearance Order under No. TPB/760/TCP/2014/2440 for the construction of the



residential building and part compound wall on the Said plot of land bearing Survey no.22/8 of Village Candolim.

b) On 21/02/2015, the Office of the Village Panchayat of Candolim granted Construction Licence under no. VP/C/32/2/24/3012/2014-15, for the construction of the residential building and part compound wall on the Said plot of land bearing Survey no.22/8 of Village Candolim.

c) The Office of the Collector, Panaji, Goa, issued SANAD bearing No. RB/CNV/BAR/AC-II/20/2013 dated 08/05/2015 for the Said Property.

X. That vide Deed of Sale dated 18/02/2016, said Confraria de Capela de Nossa Senhora de Piedade of Dando, Candolim also known as Governing Council of Confraria de N. SRA De Piedade Da Capela De Dando, Candolim, represented By its President Mr.Mario Hygino Rodrigues, Mrs. Livia Saldanha, Secretary and its Treasurer Mr.Inacio Fernandes —as Vendors sold, transferred and conveyed the said property to Mr. Suraj Morajkar, which Deed was registered before the Sub-Registrar of Bardez at Mapusa, Goa under Book No. 1 Document, Registration No. BRZ-BK1- 00812-2016, CD Number BRZD777dated 18/02/2016.

XI. That said M/s. Sun Estates obtained further licenses and or approvals from the competent authorities namely:



- a) The Office of Village Panchayat of Candolim issued Construction Licence bearing Construction Licence No. VP/C/32/4/14/1599/2016-17 dated 10/08/2016 for construction of residential Building and part compound wall on the Said Property.
- b) Development Permission Order dated 30/1/2017 under Ref. No. NGPDA/CAN/44/110/1270/17, issued by the Office of the North Goa Planning and Development Authority for the purpose of construction of multifamily residential building and swimming pool on the said amalgamated plot of land.
- c) The Office of Village Panchayat of Candolim issued Construction Licence bearing Construction Licence No. VP/32/4/597/12/2017-18 dated 18/05/2017 for Construction of multifamily residential building and swimming Pool on the Said Property and Survey No. 22/7, Candolim.

XII. That the said property came to be partitioned upon filing a partition proceedings before the Deputy Collector and by virtue of Partition Order bearing No. 15/157/2016/PART/LAND dated 04/09/2017 passed by the Deputy Collector and S.D.O. Mapusa, Goa the said property came to be allotted a new survey number namely Survey No. 22/8-A of Village Candolim.



- XIII.** On perusal of Form I & XIV it reveals that the name of Suraj Morajkar is reflected in the occupant's column under Mutation no. 61189 with respect to the said property bearing Survey No. 22/8-A of Village Candolim.
- XIV.** That by virtue of Deed of Sale dated 18/02/2016 registered before the Sub-Registrar of Bardez at Mapusa, Goa under Book No. 1 Document, Registration No. BRZ-BK1- 00812-2016, CD Number BRZD777dated 18/02/2016, said Mr. Suraj Morajkar along with his wife sole proprietor of M/s. Sun Estate Developers, became the absolute owner in possession of the said property along with the residential complex comprising of residential villas in the name and style of **"SOLSTICE"** existing in the said property.

IV. OPINION:

Considering the documents referred to above, I confirm that the title of M/s. Sun Estate Developers concerning the residential complex comprising of residential villas in the name and style of **"SOLSTICE"**, constructed on property admeasuring 1890 sq. mts. surveyed in the records of rights under Survey No. 22/8-A, forming part of the property known as **"BAMANWADDO" OR "MOROD" OR "MORODO"**, situated at Bamanwaddo, Candolim, Bardez, Goa, within the limits of the Village Panchayat of Candolim, Taluka Registration and Sub-District of Bardez, District of North Goa, State



of Goa by virtue of Deed of Sale dated 18/02/2016 registered before the Sub-Registrar of Bardez at Mapusa, Goa under Book No. 1 Document, Registration No. BRZ-BK1- 00812-2016, CD Number BRZD777 dated 18/02/2016, is clear, valid, absolute and marketable title and subject to obtaining latest Nil Encumbrance Certificate.

Place: Panaji

Date: 16.02.2018



Somnath B. Karpe

(Advocate)

SOMNATH B. KARPE
ADVOCATE

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SOMNATH B. KARPE

Advocate

Office no 4, 5th Floor,
Bhanav Apartments,
Next to Siddharth Bandodkar Bhavan
Near Mahalaxmi Temple,
Panaji- Goa 403001.

To,

M/s. Sun Estate Developers,
Office at Miramar Beach Road,
Near Hotel Blue Bay,
Caranzalem, Panaji, Goa

SUB : TITLE INVESTIGATION AND SEARCH REPORT FOR
property admeasuring 2250 sq. mts. surveyed in the
records of rights under survey no. 22/7 forming part of
the larger property known as "BAMANWADDO" OR
"MOROD" OR "MORODO", situated at Bamanwaddo along
with the residential complex comprising of residential
villas in the name and style of "SOLSTICE" existing
therein.

I. DESCRIPTION OF PROPERTY:

ALL THAT part and parcel of the property admeasuring 2250
sq. mts. surveyed in the records of rights under survey no. 22/7
forming part of the larger property known as **"BAMANWADDO"**
OR "MOROD" OR "MORODO", situated at Bamanwaddo.



Candolim, Bardez, Goa, within the limits of the Village Panchayat of Candolim, Taluka Registration and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under Description No. 51444 at folio 23 of Book B-109 and enrolled in the Taluka Revenue Office of Bardez under Matriz No. 656. This Property is bounded as under:

North: by Survey No. 22/6

South: Part of Survey No. 22/8

East: by Road

West: Part of Survey No. 22/8

II. DOCUMENTS SCRUTINISED:

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

- i. Certificate of Inscription and Description
- ii. Description No. 51445 at folio 23V of Book B -109 of Land Registration Record of Bardez; **(English Translation and Portuguese);**



- iii. Inscription No. 41931 at folio 44 of Book G-45 of Land Registration Record of Bardez; **(English Translation and Portuguese);**
- iv. Deed of Qualification and Declaration dated 29/12/1964, drawn before Notary Ex-Officio of Bardez at Mapusa, Goa, on Book of Deed bearing No. 666 at pages 2V to 4.
- v. Deed of Sale with Discharge dated 31/10/1964, drawn before Notary Ex-Officio of Bardez at Mapusa, Goa on Book of Deed bearing No. 663 at pages 56 to 59V.
- vi. Inventory Proceedings No. 29/75, before the Civil Judge senior division at Mapusa. **(English Translation and Portuguese);**
 - a) Statement of Head of household;
 - b) Description of Assets;
 - c) Chart of Distribution;
 - d) Order
- vii. Agreement for Development and Sale dated 28.02.2013 executed before Notary Shri. S.J. Sardesai under serial no. 5453/2013
- viii. Sanad dated 28/01/2014 issued by the Office of the Collector, Panaji, Goa, bearing No. RB/CNV/BAR/AC-II/21/2013
- ix. Technical Clearance Order dated 18/07/2014 bearing Ref. no. TPBZ/92/CAN/22/7/13/2214 issued by the Office of the Town and Country Planning Department, Mapusa, Goa

- x.** Construction Licence dated 21/02/2015 bearing No. VP/32/4/26/3013/2014-15 issued by the Office of Village Panchayat of Candolim
- xi.** Deed of Gift dated 20/01/2017 registered with the Sub-Registrar of Bardez under No. BRZ-BK1-00277-2017 CD No.BRZD785 dated 02/02/2017
- xii.** Power of Attorney dated 18.08.2016 executed before Notary Shri. S.J. Sardesai under serial no. 10813/2016
- xiii.** Order dated 30/01/2017 bearing Ref. no. NGPDA/CAN/44/110/1270/17 issued by the Office of the North Goa Planning and Development Authority, Panaji, Goa
- xiv.** Construction Licence dated 18/05/2017 bearing No. VP/32/4/597/12/2017-18 issued by the Office of Village Panchayat of Candolim
- xv.** Deed of Revocation dated 04.08.2017 of Agreement for Development and Sale dated 28.02.2013, executed before Notary Shri. S.J. Sardesai registered under serial no. 14201/2017 dated 05.08.2017
- xvi.** Deed of Sale dated 07/08/2017, registered before the Sub-Registrar of Bardez under No. BRZ-BK1-03313-2017 on CD Number BRZD789 dated 07/08/2017
- xvii.** Deed of Rectification dated 15/09/2017, registered before the Sub-Registrar of Bardez under No. BRZ-BK1-03815-2017 on CD Number BRZD790 dated 18/09/2017



- xviii. Deed of Rectification dated **31.01.2018** registered before the Sub-Registrar of Bardez under No. BRZ-BK1-00703-2018 on CD Number BRZD794 dated 02.02.2018
- xix. Deed of Rectification dated 31/01/2018, registered before the Sub-Registrar of Bardez under No. BRZ-BK1-00712-2018 on CD Number BRZD794 dated 05/02/2018
- xx. Form No. I & XIV;
- xxi. Survey Plan;

III. FLOW OF TITLE:

- A. There exists a larger property known as **"BAMANWADDO" OR "MOROD" OR "MORODO"** situated at Bamanwaddo, within the limits of jurisdiction of the Village Panchayat of Candolim within the Taluka Registration and Sub-District of Bardez of the District of North Goa and State of Goa.
- B. The said larger property originally belonged to Manuel Lobo and his wife Ana Joaquina De Souza
- C. That said Manuel Lobo expired leaving behind as his moiety holder said Ana Joaquina De Souza and as sole and universal heir his only son Jose Joao Adriaio Lobo and upon his death and



Inventory Proceeding came to be instituted in the Court of Civil Judge Senior Division Mapusa wherein the said larger property came to be allotted exclusively to his widow and moiety holder said Ana Joaquina De Souza which allotment came to be confirmed vide Order dated 18/9/1937 passed by the Court of Civil Judge Senior Division at Mapusa in the said Inventory Proceeding.

- D. That by virtue of the allotment and order dated 18/9/1937 in the said Inventory Proceeding, the said larger property stands inscribed in favour of said Ana Joaquina De Souza under No. 41931 at folio 44 of Book G-45 in the Office of the Land Registrar Bardez.
- E. That said Ana Joaquina De Souza expired and upon her death, the said larger property devolved unto her son said Jose Joao Adriaio Lobo as such in terms of the Deed of Qualification and Declaration dated 29/12/1964 the said larger property stands inscribed in his favour under No. 41932 at folio 44 of book G-45 in the Office of the Land Registrar Bardez.
- F. That by Deed of Sale with Discharge dated 31/10/1964, drawn before Notary Ex-Officio of Bardez at Mapusa, Goa on Book of Deed bearing No. 663 at pages 56 to 59V, the said Jose Joao Adriaio Lobo along with his wife Maria Sabina de Souza sold and or transferred the said larger property in favour of Mr. Manohar

Hiru Naik Parulekar as such the said larger property is inscribed in his favour on 27/02/1965 under Inscription No. 41933 at folio 44V of book G-45 in the office of the Sub Registrar of Bardez.

- G. That said Mr. Manohar Hiru Naik Parulekar was married to Vimalabai also known as Guitabala under the regime of communion of assets.
- H. That said Manohar Hiru Naik Parulekar expired on 29/9/1975 and upon his death an Inventory Proceeding came to be instituted in the Court of Civil Judge Senior Division Mapusa bearing Inventory Proceeding No. 29/75 wherein it is declared that said Manohar Hiru Naik Parulekar expired leaving behind as his moiety holder his widow said Guitabala Manohar Naik Parulekar also known as Vimalabai and as sole and universal heirs the following children namely :
- a. Rajashri Manohar Naik Parulekar (spinster);
 - b. Gitanjali Manohar Naik Parulekar (spinster);
 - c. Sita Manohar Naik Parulekar (spinster);
- I. That in the said Inventory Proceeding the said larger property came to be listed at Item no. 73 in the Description of assets and as per the chart of distribution dated 06.01.1977 the said larger property came to be allotted to said Guitabala Manohar Naik

Parulecar also known as Vimalabai and the said chart of distribution dated 06.01.1977 came to be confirmed and made absolute by order dated 12.01.1977.

J. That by Agreement for Development and Sale dated 28.02.2013 executed before Notary Shri. S.J. Sardesai under serial no. 5453/2013, said Guitabala Manohar Naik Parulecar agreed to sell and entrust the development of the portion of the said larger property to the extent of 2250 sq. mts. surveyed in the records of rights under Survey no. 22/7 of Village Candolim to Mr. Suraj Morajkar, a sole proprietor of Sun Estates Developers, having its office at Miramar Beach Road, Near Hotel Blue Bay, Caranzalem, Panaji Goa. The said portion to the extent of 2250 sq. mts. surveyed in the records of rights under Survey no. 22/7 of Village Candolim forming part of the larger property shall herein after be referred to as the **"said property"**.

K. That upon executing an Agreement for Development and Sale dated 28.02.2013, said Mr. Suraj Morajkar as a sole Proprietor of M/s. Sun Estates Developers floated a scheme of residential complex comprising of residential villas in the name and style of **"SOLSTICE"** and for the purpose of construction of said residential complex in the name and style of **"SOLSTICE"** said M/s. Sun Estates Developers had obtained necessary permissions and licenses from the competent authorities namely:-



- i. The Office of the Collector, Panaji, Goa, issued SANAD bearing No. RB/CNV/BAR/AC-II/21/2013 dated 28/01/2014 for the Said Property.
 - ii. The Office of the Town and Country Planning Department, Mapusa, Goa, issued Technical Clearance Order bearing Ref. no. TPBZ/92/CAN/22/7/13/2214 dated 18/07/2014 for construction of residential Building and part compound wall on the Said Property.
 - iii. The Office of Village Panchayat of Candolim issued Construction Licence bearing Construction Licence No. VP/32/4/26/3013/2014-15 dated 21/02/2015 for construction of residential Building and part compound wall on the Said Property.
- L. That by Deed of Gift dated 20/01/2017 registered with the Sub-Registrar of Bardez under No. BRZ-BK1-00277-2017 CD No.BRZD785 dated 02/02/2017, said Guitabala Manohar Naik Parulecar duly represented by her son in law i.e., Mr. Umesh Damodar Bhakta authorised vide Power of Attorney dated 18.08.2016 executed before Notary Shri. S.J. Sardesai under serial no. 10813/2016, gifted the said property in favour of her daughter Rajashri alias Rajani Umesh Bhakta.



M. That said M/s. Sun Estates obtained further licenses and or approvals from the competent authorities namely:

- a) The Office of the North Goa Planning and Development Authority, Panaji, Goa, issued Order bearing Ref. no. NGPDA/CAN/44/110/1270 dated 30/01/2017 for Construction of multifamily residential building and swimming Pool on the Said Property and Survey No. 22/7, Candolim.
- b) The Office of Village Panchayat of Candolim issued Construction Licence bearing Construction Licence No. VP/32/4/597/12/2017-18 dated 18/05/2017 for Construction of multifamily residential building and swimming Pool on the Said Property and Survey No. 22/7, Candolim.

N. That by Deed of Revocation dated 04.08.2017 of Agreement for Development and Sale dated 28.02.2013, executed before Notary Shri. S.J. Sardesai registered under serial no. 14201/2017 dated 05.08.2017, said Guitabala Manohar Naik Parulecar duly represented by her son in law i.e., Mr. Umesh Damodar Bhakta authorised vide Power of Attorney dated 26.02.2013 registered under serial no. 5216/2013, terminated and or cancelled and or revoked and or rescinded the Agreement for Development and



Sale dated 28.02.2013 entered into between said Guitabala Manohar Naik Parulecar and Mr. Suraj Morajkar.

- O. That said Rajashri alias Rajani Umesh Bhakta along with her husband Mr. Umesh Bhakta vide Deed of Sale dated 07/08/2017, registered before the Sub- Registrar of Bardez under No. BRZ-BK1-03313-2017 on CD Number BRZD789 dated 07/08/2017 sold and or transferred the said property to Mr. Suraj Morajkar.
- P. That a Deed of Rectification dated 15/09/2017, registered before the Sub-Registrar of Bardez under No. BRZ-BK1-03815-2017 on CD Number BRZD790 dated 18/09/2017 came to be executed between said Guitabala Manohar Naik Parulecar and Rajashri alias Rajni Umesh Bhakta, wherein the errors reflected in the Deed of Gift dated 20/1/2017 with respect to the description of the property came to be rectified and or corrected.
- Q. That by another Deed of Rectification dated 31.01.2018 registered before the Sub-Registrar of Bardez under No. BRZ-BK1-00703-2018 on CD Number BRZD794 dated 02.02.2018 came to be executed between said Guitabala Manohar Naik Parulecar and Rajashri alias Rajni Umesh Bhakta, wherein the errors reflected in the Deed of Gift dated 20/1/2017 with respect to the recitals and also the description of the property came to be rectified and or corrected.



- R. That by a Deed of Rectification dated 31/01/2018, registered before the Sub-Registrar of Bardez under No. BRZ-BK1-00712-2018 on CD Number BRZD794 dated 05/02/2018 executed between said Rajashri alias Rajani Umesh Bhakta and Mr. Suraj Morajkar, wherein the errors reflected in the Deed of Sale dated 7/8/2017 with respect to the description of the property came to be rectified and or corrected.
- S. That by virtue of Deed of Sale dated 07/08/2017 read with Deed of Rectification dated 31/01/2018, said Mr. Suraj Morajkar along with his wife sole proprietor of M/s. Sun Estate Developers, became the absolute owner in possession of the said property along with the residential complex comprising of residential villas in the name and style of **"SOLSTICE"** existing in the said property.

IV. OPINION:

Considering the documents referred to above, I confirm that the title of M/s. Sun Estate Developers concerning the residential complex comprising of residential villas in the name and style of **"SOLSTICE"**, constructed on the property admeasuring 2250 sq. mts. surveyed in the records of rights under Survey No. 22/7 forming part of the property known as **"BAMANWADDO" OR**

"MOROD" OR "MORODO", situated at Bamanwaddo, Candolim, Bardez, Goa, within the limits of the Village Panchayat of Candolim, Taluka Registration and Sub-District of Bardez, District of North Goa, State of Goa by virtue of Deed of Sale dated 07/08/2017, registered before the Sub- Registrar of Bardez under No. BRZ-BK1-03313-2017 on CD Number BRZD789 dated 07/08/2017 read with Deed of Rectification dated 31/01/2018, registered before the Sub-Registrar of Bardez under No. BRZ-BK1-00712-2018 on CD Number BRZD794 dated 05/02/2018, is clear, valid, absolute and marketable title and subject to obtaining latest Nil Encumbrance Certificate.

Place: Panaji-Goa.

Date: 16.02.2018



Somnath B. Karpe

(Advocate)

SOMNATH B. KARPE

ADVOCATE

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Near Mahalaxmi Temple

Panaji - Goa - 403001.