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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 owner of the said property described herein below.
2. That the owners have acquired the title by virtue of following documents:
 - a) Deed of Sale dated 22/03/2011
 - b) Deed of Sale dated 15/06/2012
 - c) Deed of Sale dated 09/08/2012
 - d) Deed of sale dated 19/03/2014
 - e) Deed of Rectification dated 25/06/2012
 - f) Form I&XIV
 - g) Survey Plan
 - h) N.A. Sanad
 - i) Development Permission from SGPDA dated 19/8/2020
 - j) Construction License dated 11/2/2021
 - k) Approved Plan of the Project

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

That in terms of a Deed of Sale dated 29.03.1963 and recorded at pages 90 to 100 of Notarial Book No.557 and at pages 1 and 2 of notarial book no.558, one Shri. Uttam Bala Revonkar purchased from Dr. Antonio Daniel Alfredo Joaquim D'Cruz, a right of 1/16 part of the property of the residential house with its orchard land known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

That there arose a dispute between said Shri. Uttam Bala Revonkar on one side and one Shrikrishna Jagannath Kamat and Mr. Vithal Jagannath Kamat pertaining to a portion lying in between the said portion of land purchased by said Shri Uttam Rivonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife resulting in a Special Civil Suit No.183/1969 of the Civil Judge Senior Division at Panaji and which was compromised and consequently in terms of a deed of sale dated 16/12/1973 and registered in the office of sub registrar Ponda under no.7 at pages 45 of book I volume XXV on 9/1/1974 said Vithal Kamat and Shrikrishna Kamat sold to Uttam Bala Revonkar a part / portion of the land known as BONDRIACHEM BATTA admeasuring an area of 400sq.mts. and bounded on the East by the road going from Ponda to Khandepar, west by the said 1/16th portion purchased by said Uttam Bala Revonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife by said Deed of Sale dated 29.03.1963 and by the property of heirs of Baldinho Coelho, north by the property of Topan Xete and the said house purchased by said Uttam Revonkar and south by the municipal road.



That the said portion being of the residential house with its orchard land known as RAIMUNDACHEM or GHORBHAT so purchased by said Uttam Bala Revonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife and a part / portion of the land known as BONDRIACHEM BATTA admeasuring an area of 400sq.mts purchased from said Shri. Shrikrishna Jagannath Kamat and Vithal Kamat is surveyed in the course of survey conducted under The Goa Land Revenue code under new survey no.36/2 to 36/12 of village Ponda and which property jointly as per the new survey records is known as "RAIMOND YACHE" alias "GHORBHAT" and is more particularly described in schedule written hereunder and hereinafter referred to as THE SAID LAND.



That said Uttam Bala Revonkar expired and in terms of allotment made in the Inventory Proceedings no.107/92/A of the Court of The Civil Judge Senior Division at Margao, the said property was allotted to Shri. Ramdas Uttam Revonkar with right of 1/5th, Shri. Gurunath Uttam Revonkar with right of 1/5th, Shri. Amol Damodar Revonkar with right of 1/10th, Smt. Sulaksha alias Laksha Damodar Revonkar right of 1/10th, Shri. Bala Uttam Revonkar right of 1/5th, Shri. Subhash Uttam Revonkar with the right of 1/5th.

That vide deed of sale dated 15/06/2012, Mr. Ramdas Uttam Revankar, and his wife, Smt Rakhee Ramdas Revankar, sold their 1/5th undivided share in the said Land to M/s Raj Housing Development Pvt. Ltd., described in schedule written hereunder .

That vide deed of sale dated 09/08/2012, Mr. Subhas Uttam Revankar, and his wife, Smt Usha alias Sushma Subhash Revankar, sold their 1/5th undivided share in the said Land to M/s Raj Housing Development Pvt. Ltd., described in schedule written hereunder.

Development Authority vide No. SGPDA/P/3194/105/20-21 dated

That vide deed of sale dated 22/03/2011, Shri Gurunath Uttam Revankar, and his wife, Smt Girija Gurunath Revakar, and Shri Bala Uttam Revonkar and his wife Smt Bindia Revonkar sold their 2/5th undivided share in the said Land to M/s Raj Housing Development Pvt. Ltd., described in schedule written hereunder.

That vide deed of sale dated 19/3/2014, Mr Amol Damodar Revonkar, Mrs. Sulaksha alias Laksha Damodar Revonkar alias Laksha Amit Bichu, and Mr. Amit Prabhakar Bichu sold their 1/5th undivided share in the said Land to M/s Raj Housing Development Pvt. Ltd., described in schedule written hereunder.

That in terms of Deed of Rectification dated 25/6/2012 and registered before Sub Registrar Ponda and bearing Registration No. 1738/12 at pages 136 to 152 of Book I Volume 2115 dated 28/8/2012, said Deed of Sale dated 22/03/2011 has been rectified and survey numbers which were wrongly mentioned as 32/2 to 32/12 has been corrected and replaced as 36/2 to 36/12 of village Ponda.

Accordingly M/s Raj Housing Development Pvt. Ltd. have acquired ownership title and right over the entire said land described in schedule written hereunder and are exclusive owner in possession of the said land.

That M/s Raj Housing Development Pvt. Ltd. after purchase of the entire said Land has applied for mutation and got their name recorded in the Occupants column of the survey records bearing survey No. 36/2 to 36/12 of village Ponda.

That said Land has been converted to Non Agricultural Use vide Sanad bearing No. AC/PON/SG/CONV/07/2017/106 dated 01/02/2021 issued by the Additional Collector Ponda.

That M/S Raj Housing Development Pvt. Ltd. has obtained development permission from the South Goa Planning and



Development Authority vide No. SGPDA/P/3194/105/20-21 dated 19/8/2020 and has further obtained Construction License from Ponda Municipal Council bearing No. 40/2020-2021 dated 11/2/2021.

10. I certify that all agreements, documents and all other
4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years. provisions of the Indian Stamp Act 1899.

5. On the basis of searches made by me and the documents placed before me, I certify that the Said Land referred in the Schedule is owned by M/s Raj Housing Development Pvt. Ltd in terms of Deed of Sale namely, Deed of Sale dated 22/03/2011, Deed of Sale dated 15/06/2012, Deed of sale dated 09/08/2012 and 19/03/2014.

6. . By virtue of the said Deed of Sale dated 22/03/2011, Deed of Sale dated 15/06/2012, Deed of sale dated 09/08/2012 and 19/03/2014 said Land is exclusively owned and possessed by M/S Raj Housing Development Pvt. Ltd. with name RAIMUNDACHEM

@ GHORBHAT and is bounded on the East by National Highway.

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. Ponda - Goa, within the limits of Ponda

Municipal Council, Taluka and registration Sub-district of Ponda.

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. 560, 562, 565 and 567 and the balance area

of the property known as RAIMUNDACHEM or GORBHAT and



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 and they are free to deal with the said property.



SCHEDULE

All that plot or piece of land totally admeasuring a total area of 1275sq.mts. and surveyed under new survey nos. 36/2 to 36/12 of village Ponda, taluka Ponda, Goa with name RAIMUNDACHEM @ GHORBHAT and is bounded on the East by National Highway, on the west by rivulet, on the North by the property of Babuli Sinai Talvodkar and Topan Xete and on the South by rivulet and municipal road along with the building/s standing thereon and situated at Sadar, Ponda - Goa, within the limits of Ponda Municipal Council, Taluka and registration Sub-district of Ponda, North district of Goa State and comprising in it an area of 400sq.mts of the larger land known as "BONDRIACHEM BATA" described in the Land Registration office under no.8458 of book B-22 (new) and enrolled in Taluka Revenue Office for matríz purpose under no.471, 559, 560, 562, 565 and 567 and the balance area of the property known as RAIMUNDACHEM or GORBHAT and

described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

Above Axis Bank.

Sadar, Ponda, Goa 403401

Ph. no. (off) 2314434

Date: 16/02/2021

Ponda Goa



Satish S. S. Pilgaonkar
Advocate.

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