

Dated 29/08/2018

TITLE REPORT

This Opinion of title is given at the request of M/s Bennet and Bernard Custom Homes Pvt. Ltd, through its Director Lincoln Bernard Rodrigues, having its office at 1st Floor, Mathias House, Campal, Panaji-Goa, pertaining to survey under Survey No. 120/1-E, admeasuring an area of 3562 forming part of bigger property Known as "BHATI" also known as "BATTY" situated in the village Oxel, Taluka and Sub-Division of Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 250559 at page 161 back of B-64 and enrolled in the Taluka Revenue Office of Bardez under No. 71, more specifically described in the Schedule below hereunder written (hereinafter be referred to as "THE SAID PROPERTY").

Tf-04,Rani Pramila Arcade,18th June Road, Panaji- Goa. ph no.9545560863



SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

All that piece of Land/immovable property demarcated as Survey No. 120/1-E, forming part of the bigger property known as "Bhati" and also known as "Batty" admeasuring an area of 3368, situated in the Village Oxel, Taluka Bardez , State of Goa, and the same is bounded as under:-

On the North : By the River, Survey No. 5/1,

On the South : By the Survey No. 120/F, Main Road

On the East : By the property bearing Survey No. 2/1, 120/10

On the West : By the Property bearing Survey No. 120/1,

120/1-A, 120/1-B, 120/1-C.

I have perused the below mentioned documents;-

1. Photocopy Certificate of Orphanological Inventory bearing No. 2/58, translation in English.

Tf-04,Rani Pramila Arcade,18th June Road, Panaji- Goa. ph no.9545560863



2. Photocopy Register of Transfer Land Inscription and Description in Portuguese along with English Translation
3. Photocopy Deed of Sale dated 24/09/1982.
4. Photocopy Deed of Sale dated 03/07/2007
5. Photocopy Deed of Sale dated 29/11/2007
6. Photocopy Deed of Rectification dated 26/11/2009
7. Photocopy Deed of Sale dated 2016
8. Photocopy Judgment and Order dated 25/08/2008 in Case No. 15/174/2007/Part/Land
9. Photocopy of Order dated 29/01/2018 in Case No. 15/114/20017/PART/LAND
10. Photocopy of Letter bearing No. 9/ISLR/MAP/PART/LAND/485/17/394 dated 19/02/2018 along with new formed Survey Plan of Sub Div. 1-E of Survey No. 120 of Village Oxel.
11. Computerized Form I and XIV of Survey No. 120/1-E
12. Photocopy Survey Plan



TRACING OF PARTY'S TITLE TO THE SAID PROPERTY

1. **Certificate of Orphanological Inventory bearing No. 2/58,
translation in English**

It is verified that the Said Inventory Proceedings bearing No. 2/58 instituted upon the death of Joao Arnaldo das Cordeiro, his wife Filomena Monteiro e Cordeiro and their Son Jose Felicismo Gabriel Caridade Belarmino Gregorio das Dores Cordeiro who hailed from Assagao, the said bigger property enlisted under No. 11 was exclusively allotted to Cristalina Elvira Dejanira Saldanha wife of Jose Felicismo Gabriel Caridade Belarmino Gregorio das Dores Cordeiro, and the partitioned made in the said Inventory was finalized and confirmed by the Learned Order dated 26th August, 1959 which order was made absolute.

2. **Register of Transfer Inscription and Description of Land in Portuguese along with English Translation**



ROHAN R. SHIRODKAR

Advocate

It is verified that the Registrar of Transfer Inscription and Description of land from Land Registration Office of Bardez - That the said bigger property is found inscribed in favour of Filomena Monterio, wife of Joao Arnaldo das Cordeiro under No. 25059 on page 61V of book B 64 and Described at real Index of Village oxel No. 7 at page 42 No. 72 of Book 9.

3. Deed of Sale dated 24/09/1982

By virtue of Deed of Sale dated 24/09/1982, Cristalina Cordeiro alias Cristalina elvira Dejanira Saldanha sold part of the bigger property admeasuring 3875 sq. mts to (1) Ramnath Raghunath Harmalcar (2) Ramakant Ramnath Harmalcar (3) Nyaneshwar Ramnath Harmalcar, which deed is duly registered in the Office of the Sub Registrar of Bardez, Registered under No. 273 at page 30 of the year 1983.

4. Deed of Sale dated 03/07/2007

By virtue of Deed of Sale dated 03/07/2007, (1) Ramakant Ramnatha Harmalcar and his wife; (2) Sudha R. Harmalkar

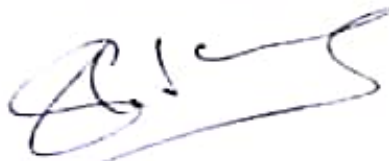
Tf-04, Rani Pramila Arcade, 18th June Road, Panaji- Goa. ph no.9545560863



(3) Mr. Avinash Ramnath Harmalkar s/o late Ramnath Raghunath Harmalcar and his wife; (4) Mrs. Amita A. Harmalkar (5) Mr. Dyaneshwar Raghunath Harmalkar s/o Ramnath Raghunath Harmalkar (6) Mr. Madhu Shirodkar and his wife, (7) Mrs. Nirmala M. Shirodkar (8) Mr. Mukund Naik Kalangutkar and his wife (9) Mrs. Sudha M. Naik Kalangutkar sold Plot of the said bigger property admeasuring an area of 144 sq. mtrs survey under survey No. 120/1 of village Oxel, Bardez, Goa to (1) Smt. Alolika Amrut Narvekar (2) Mr. Hanuman Vaman Narvekar and his wife , (3) Lalan Hanuman Narvekar, which deed is duly registered in the Office of the Sub Registrar of Bardez, Registered under No. 5036 at page 237 to 264 book No. I volume 231 dated 15/10/2007.

5. Deed of Sale dated 29/11/2007

By virtue of Deed of Sale 29/11/2007,(1) Ramakant Ramnath Harmalcar and his wife; (2) Sudha R. Harmalkar (3) Mr. Avinash Ramnath Harmalkar s/o late Ramnath Raghunath Harmalcar and his wife; (4) Mrs. Amita A. Harmalkar (5) Mr.



Dyaneshwar Raghunath Harmalkar and his wife (6) Mrs. Alka Dyaneshwar Harmalkar (7) Mr. Madhu Shirodkar and his wife, (8) Mrs. Nirmala M. Shirodkar (9) Mr. Mukund Naik Kalangutkar and his wife (10) Mrs. Sudha M. Naik Kalangutkar sold the Part/Portion of the said bigger property admeasuring an area of 3875 sq. mtrs survey No. 120/1 of village Oxel, Bardez, Goa to Mr. Ramakant Subrao Shetye, which deed is duly registered in the Office of the Sub Registrar of Bardez, Registered under No. 5887 at page 73 to 107 book no. I Volume 2376 dated 30/11/2007.

6. Deed of Rectification dated 26/11/2009

By virtue of Deed of Rectification dated 26/11/2009, (1) Ramakant Ramnath Harmalkar and his wife; (2) Sudha R. Harmalkar (3) Mr. Avinash Ramnath Harmalkar s/o late Ramnath Raghunath Harmalkar and his wife; (4) Mrs. Amita A. Harmalkar (5) Mr. Dyaneshwar Raghunath Harmalkar and his wife (6) Mrs. Alka Dyaneshwar Harmalkar (7) Mr. Madhu Shirodkar and his wife, (8) Mrs. Nirmala M. Shirodkar

Tf-04, Rani Pramila Arcade, 18th June Road, Panaji- Goa. ph no. 9545560863



ROHAN R. SHIRODKAR

Advocate

(9) Mr. Mukund Naik Kalangutkar and his wife (10) Mrs. Sudha M. Naik Kalangutkar and Mr. Ramakant Subrao Shetye the Deed of Sale dated 29/11/2007 came to be rectified which is duly registered in Sub Registrar of Bardez at Mapusa-Goa under No. 2573 at pages 136 to 155 of Book No. I Vol. 2910 dated 02/12/2009.

In the Partition proceedings filed by (1) Ramakant Ramnath Harmalcar and his wife; (2) Sudha R. Harmalkar (3) Mr. Avinash Ramnath Harmalkar s/o late Ramnath Raghunath Harmalcar and his wife; (4) Mrs. Amita A. Harmalkar (5) Mr. Dyaneshwar Raghunath Harmalkar and his wife (6) Mrs. Alka Dyaneshwar Harmalkar (7) Mr. Madhu Shirodkar and his wife, (8) Mrs. Nirmala M. Shirodkar (9) Mr. Mukund Naik Kalangutkar and his wife (10) Mrs. Sudha M. Naik Kalangutkar the Directorate of Settlement and Land records, city Survey Mapusa vide its report No. 9/ISLR/MAP/PART/LAND/186/ 08/40176 dated 07/07/2008 submitted a plan and IV/area adjustment, partitioning the Survey No. 120/1 of Village Oxel, Bardez-Goa and allotting new Survey No. 120/1-E of Village Oxel, Bardez-Goa and that area reduced to 3368 which was

Tf-04, Rani Pramila Arcade, 18th June Road, Panaji- Goa. ph no.9545560863



ROHAN R. SHIRODKAR

Advocate

document Registration No. BRZ-BK1-02843-2016 CD Number
BRZD dated 20/06/2016

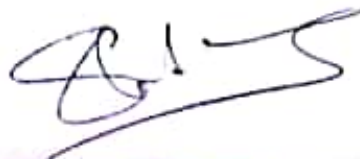
8. Judgment and Order dated 25/08/2008 in Case No.
15/174/2007/Part/Land

By virtue of Judgment and Order dated 25/08/2008 in Case
No. 15/174/2007/Part/Land the Partitioned carried out by the
Directorate of Settlement and Land Records, City Survey Mapusa
vide its report No. 9/ISLR/MAP/PART/ LAND/186/ 08/40176
dated 07/07/2008 pursuant to the Order dated
15/174/2007/Part/Land dated 31/03/2008 was confirmed and the
new Sub Division created was Surveyed under Survey No. 120/1-E
of village Oxel, Taluka Bardez-Goa.

9. Order dated 29/01/2018 in Case No.
15/114/20017/PART/LAND

It is verified that vide Order dated 29/01/2018 in Case No.
15/114/20017/PART/LAND passed by the Deputy Collector and

Tf-04,Rani Pramila Arcade,18th June Road, Panaji- Goa. ph no.9545560863



ROHAN R. SHIRODKAR

Advocate

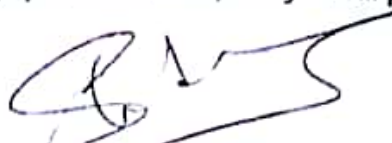
S.D.O, Bardez, Mapusa Goa confirmed Partition and Amalgamation field by Mr. Ramakant subrao Shetye of Survey No. 120/1, 120/1-E and 120/9 of Village Oxel, taluka Bardez-Goa, partitioning an area of 3562 sq. mtrs as per partition and amalgamation plan prepared by the Supt. of Survey and Land Record, Mapusa-Goa.

It was directed that the newly partition and amalgamation portion shall bear a new Sub Division No. 1-E respectively of Survey No. 120/1, 120/1-E and 120/9 of Oxel Village in Bardez Taluka.

10.Letter bearing No. 9/ISLR/MAP/PART/LAND/485/17/394 dated 19/02/2018 along with new formed Survey Plan of Sub Div. 1-E of Survey No. 120 of Village Oxel.

It is verified that the Letter bearing No. 9/ISLR/MAP/PART/LAND/485/17/394 dated 19/02/2018 issued by Inspector of Survey and Land Records, City Survey Mapusa Goa was to sent the Mamlatdar of Bardez Taluka Mapusa-Goa to

Tf-04,Rani Pramila Arcade,18th June Road, Panaji- Goa. ph no.9545560863



ROHAN R. SHIRODKAR

Advocate

carry out necessary corrections in the records maintained by the Mamlatdars's office in respect of the newly formed Sub Div. 1-E of Survey No. 120 of Village Oxel, Bardez-Goa in the name of occupant/ Ramakant Subrao Shetye.

11. Form I and XIV of Survey No. 120/1-E

It has been verified that the Survey Record of Rights relating to the Said Property to this dated is in favour of Ramakant Subaro Shetye.

12. Survey Plan

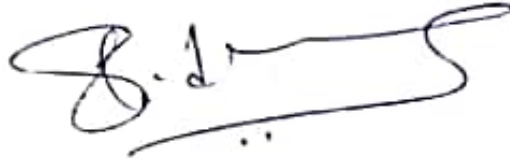
It has been verified from the New Survey Plan that the Said Property admeasuring 3562 sq. mtrs and area applied for conversion admeasuring 3368 sq.mts.'

That the Boundaries have been verified from the Survey Plan.

Tf-04, Rani Pramila Arcade, 18th June Road, Panaji- Goa. ph no.9545560863



In view of the documents mentioned above, which have been perused by me it is seen that Mr. Ramakant Subrao Shetye is the absolute owner of the said property and can deal with the said property in the manner that he wish, considering that it has a valid, clear and marketable title thereto as per prevailing law, provided the above observation are met with.



(Adv. Rohan R. Shirodkar)