

MAHIMA KAISUKER

Advocate

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TITLE CERTIFICATE

(DESCRIPTION OF THE PROPERTY)

ALL that property known as BANSAI CUTUMBONA POIQUIM also known as BADSAI CUTUMBONA POIQUIM , admeasuring 2900 sq. mtrs. situated at Village Cacora, of Sub District of Quepem, State of Goa, described in the Land Registration office under No. 26248 at pages 130 reverse of Book B No.70 and inscribed under No.22362 at pages 43 of Book G No.27 and half of the property is found registered in the Land Revenue office under Matriz No.51 and surveyed under survey No. 519, Sub Division No.5 of village Cacora under name Bhavani Morad and bounded as under:

To the East: By the property bearing survey No.522/1

To the West: By road going from Savordem to Quepem

To the North: By property under Survey No.519/3

To the South: By property under survey No.519/6

Herein after referred to as the Said Property.



DESCRIPTION OF DOCUMENTS SCRUTINISED

All documents provided are Photo Copies

List of Documents :

1. Copy of Deed of Sale dated 23/06/1961, drawn in the Office of Notary of Salcete Antonio Vincente da Fonseca, at folios 21 reverse of Book No.788.
2. Certificate of Endorsement dated 28/09/1961 , along with English Translation issued by Land Registration Office of the Judicial Division of Quepem.
3. Copy of Certificate from Land Registration Office containing description no. 26248 at page 130 reverse Book B 70 and Inscription no.22362 at page 43 of Book G no. 27.
4. Copy of Matriz Certificate of property bearing Matriz no.51 issued by Head of Taluka Revenue Office of Quepem.
5. Copy of Deed of Partition dated 22/08/1969 duly registered in the Office of Sub Registrar of Quepem under no.224 at pages 341 to 346 of Book no. 1 Vol. no.18
6. Conversion Sanad dated 02/06/1981 issued by the Additional Collector Panaji,Goa.
7. Deed of Succession dated 21/01/2010 drawn in the Office of Civil Registrar Cum Registrar and Notary Ex-Officio Ilhas Panaji, in Book no. 701 at pages 2v onwards dated 01/02/2010.
8. Deed of Succession and Qualification of Heir ship dated 03/04/2019 drawn in the Office of Civil Registrar Cum Sub Registrar Quepem at page 71V to72V, of Book no.606.
9. Death certificate of Shalinibai Bhende dated 21/12/2019
10. Nil Encumbrance certificate dated 20/01/21 issued by Office of Sub Registrar Quepem.



11. Report of Surveyor Tito D'Cunha, retired Superintendent of Survey and Land Records dated 04/07/2018.
12. Copy of Form I and XIV of sy.no.519/5 of village Cacora Village
13. Survey Plan of survey no 519/5 of Village Cacora Village issued by Office of Survey Land Records Quepem.
14. Copy of Deed of Sale dated 28/09/2022, duly registered in the Office of Sub Registrar of Quepem under no.QPM-1-643-2022, Book 1 Document, dated 12/10/2022.

Flow of Title

After carefully scrutinising the above documents it is seen that by Deed of Sale dated 23/06/1961, drawn in the Office of Notary of Salcete before Antonio Vincente da Fonseca, at folios 21 reverse of Book No.788, Mr. Damodar Jaganata Sinai Daimodo alias Damodar Sinai Daimodo and Damodar Jaganata Daimodo and his wife Votsola Cacodcar also known as Gangabai Damodar Daimodo sold to Mr. Rudragi Gangadora Sinai Bendo property known as BANSAI CUTUMBONA POIQUIM also known as BADSAI CUTUMBONA POIQUIM admeasuring 3,300 sq. mtrs. situated at Village Cacora, of Sub District of Quepem, State of Goa, described in the Land Registration office under No. 10067 at pages 51 reverse of Book B No.29 . Here in after referred to as the said Property.

From the certificate of Endorsement dated 29/09/1961 issued by Land Registration Office of the Judicial Division of Quepem and copy of Certificate from Land Registration Office containing description no. 26248 at page 130 reverse Book B 70 and Inscription no.22362 at page 43 of Book G- 27, it is seen that at folio 51 of Book no.B-29 there is an endorsement on the application of said Mr. Rudragi Gangadora Sinai Bendo and in view of the documents mentioned in



the Inscription of transmission no. 22362 recorded at page 43 of Book G-27 it is declared that from the property bearing description no. 10067 at folio 51 of Book B-29 was detached five twelfth parts which forms a distinct property which is now described in the Land Registration Office of Quepem under no. 26248 at folio 130 reverse of Book B 70. The said Property was purchased by Rudragi Gangadora Sinai Bendo by Deed of Sale dated 23/06/1961 from Mr. Damodar Jaganata Sinai Daimodo alias Damodar Sinai Daimodo and Damodar Jaganata Daimodo and his wife Votsola Cacodcar also known as Gangabai Damodar Daimodo, is now described in the Land Registration Office of Quepem under description no. 26248 of Book B 70 and the said property bearing description no. 26248 of Book B 70 is inscribed in the name of said Mr. Rudragi Gangadora Sinai Bendo under inscription no. 22362 of Book G-27.

The said Property is registered in the Taluka Revenue Office of Quepem under Matriz no. 51 in the name of the said Mr. Rudragi Gangadora Sinai Bendo.

Deed of Partition dated 22/08/1969, duly registered in the Office of Sub Registrar of Quepem under no.224 at pages 341 to 346 of Book no. 1 Vol. no.18 was executed between the said Mr. Rudraji Gangadhar Sinai Bhende and his wife Mrs. Shalini Bai R. Bhende and his brother Mr. Purshottam Gangadhar Sinai Bhende and his wife Mrs Sunanda Bhende.

In the said Deed of Partition dated 22/08/1969, it is mentioned that said Mr. Rudraji Gangadhar Sinai Bhende and Mr. Purshottam Gangadhar Sinai Bhende were carrying on jointly business of cloth



merchant and said Mr. Rudragi Gangadhar Sinai Bhende and his brother Mr. Purshotum Gangadhar Sinai Bhende with joint funds purchased the said property in name of said Mr. Rudragi Gangadhar Sinai Bendo by Deed of Sale dated 23/06/1961 and by the said Deed of Partition dated 22/08/1969 the portion of the existing house existing in the said property and open area of the said Property behind the house occupying an area of 750 sq.mtrs was allotted to said Mr. Rudragi Gangadhar Sinai Bhende and similarly portion of the existing house in the said property and open area of the said Property behind the house occupying an area of 750 sq.mtrs was allotted to his brother Mr. Purshotum Gangadhar Sinai Bhende and balance area was left as common property belonging to said Mr. Rudragi Gangadhar Sinai Bhende and his brother Mr. Purshotum Gangadhar Sinai Bhende.

The Office of Collector of Goa, Panaji has issued Conversion Sanad for area of 1345 Sq.mtrs. for residential Purpose of said property bearing for survey no. 519/5 (part)of Village Cacora, Quepem.

The said Mr. Rudragi Gangadhar Sinai Bhende expired on 03/09/1995 leaving behind his widow and moiety holder Mrs. Shalinibai Rudraji Bhende alias Pondoribai and his children namely 1) SHEILAJA RUDRAJI BHENDE and 2) JYOTI RUDRAJI BHENDE, which fact is confirmed by Deed of Succession dated 21/01/2010 drawn in the Office of Civil Registrar Cum Registrar and Notary Ex-Officio Panaji Ilhas ,in Book no. 701 at pages 2v onwards dated 01/02/2010.

The said Mrs. Shalinibai Rudraji Bhende alias Pondoribai expired on 21/12/2019 and therefore 1) SHEILAJA RUDRAJI BHENDE and 2) JYOTI RUDRAJI BHENDE, along with their spouses are the sole and



universal heirs of Rudragi Gangadora Sinai Bhende and Mr. Shalinibai Rudraji Bhende.

The Said Mr. Purshotum Gangadhar Sinai Bhende expired on 29/05/2016 leaving behind his wife and moiety holder MRS. SUNANDABAI PURUSHOTTAM BHENDE, and his children namely 1) MR. GANGADHAR BHENDE, and his wife; MRS. PRIYA GANGADHAR BHENDE, 2) MRS. NEELIMA NARAYAN AMONKAR alias NILIMA BHENDE, and her husband; MR. NARAYAN SURENDRA AMONKAR, and 3) .MRS. NEETA KESHAV NAIK DALAL alias NEETA BHENDE, and her husband; MR. KESHAV P NAIK DALAL which fact is confirmed by Deed of Succession and Qualification of Heir ship dated 03/04/2019 drawn in the Office of Civil Registrar Cum Sub Registrar Quepem at page 71V to 72V, of Book no.606.

As per the Land Use Zoning Certificate issued by Town and Planning Department the said property bearing surveyed no. 519/5 admeasuring 2900 sq.mtrs. falls in Settlement Zone as per Regional Plan 2021.

The Surveyor Mr. Tito D'Cunha, retired Superintendent of Survey and Land Records by its report dated 04/07/2018 has stated that he was engaged by Mr. Gangadhar Bhende to give his opinion as to whether property bearing Land Registration no. 26248(description) and property bearing survey no.519/5 of Village Cacora is one and the same property and the said Surveyor has given his said report dated 04/07/2018 that property bearing Land Registration no. 26248 (description) and property bearing survey no.519/5 of Village Cacora is one and the same property.



From the Nil Encumbrance certificate dated 20/01/21 it is seen that the Sub Registrar Office Quepem has certified that there is no encumbrances on the said Property.

In the Occupants Column in Form I and XIV of Survey no. 519/5 situated at Cacora Quepem, Goa names of MRS. SUNANDA SINAI RATABOLI, MR. GANGADHAR BHENDE, MRS. NILIMA PURXOTOMA BHENDE alias NEELIMA NARAYAN SINAI AMONKAR, MR. NARAINA SURENDRA SINAI AMONKAR, MRS. NEETA KESHAV NAIK DALAL alias NEETA PURSHOTTAM BHENDE, MR. KESHAV PRABHAKAR NAIK DALAL, MRS. SHEILAJA RUDRAJI BHENDE and JYOTI RUDRAJI BHENDE are mentioned.

Deed of Sale dated 28/09/2022, duly registered in the Office of Sub Registrar of Quepem under no.QPM-1-643-2022, Book 1 Document, dated 12/10/2022 MRS. SUNANDABAI PURUSHOTTAM BHENDE alias SUNANDA SINAI RATABOLI, MR. GANGADHAR BHENDE, MRS. BHENDE PRIYA GANGADHAR alias MRS. PRIYA GANGADHAR BHENDE, MRS. NILIMA NARAYAN AMONKAR alias NEELIMA NARAYAN SINAI AMONKAR alias NILIMA PURXOTOMA BHENDE, MR. NARAYAN SURENDRA AMONKAR, alias NARAINA SURENDRA SINAI AMONKAR, MRS. NEETA KESHAV NAIK DALAL alias NEETA PURSHOTTAM BHENDE, MR. KESHAV P NAIK DALAL, MRS. SRIMATI P. RATABOLI alias SHEILAJA RUDRAJI BHENDE, DR. PADMANABH VAMAN RATABOLI, MRS. SHAMA RAJENDRA KAMAT alias JYOTI RUDRAJI BHENDE and RAJENDRA GANESH KAMAT as owners have sold the said Property to RAJDEEP BUILDERS proprietary firm of MR. RAJESH TARKAR.



OPINION

The above documents scrutinised by me traces the title of said property from the year 1961 and I am of the opinion that RAJDEEP BUILDERS proprietary firm of MR. RAJESH TARKAR, have a clear and marketable title to the said property known as BANSAI CUTUMBONA POIQUIM also known as BADSAI CUTUMBONA POIQUIM , admeasuring 2900 sq. mtrs. situated at Village Cacora, of Sub District of Quepem, State of Goa, described in the Land Registration office under No. 26248 at pages 130 reverse of Book B No.70 and inscribed under No.22362 at pages 43 of Book G No.27 and half of the property is found registered in the Land Revenue office under Matriz No.51 and surveyed under survey No. 519, Sub Division No.5 of Village Cacora under name Bhavani Morad and the said Property is free from encumbrances.

Place: Panaji, Goa

Date: 07/11/2022



A handwritten signature in blue ink, appearing to read "Mahima Kaisuker".

(ADV. MAHIMA KAISUKER)