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Date: 21/11/2022

To,
The Legal Manager,
Rajdeep Builders,
708,709 & 710 Gera Imperium Star,
Patto, Panaji-Goa, 403001

Ref: Your Letter dated 14/05/2022 under No. RDB/OWD/1318/14-05-22 and letter dated 21/05/2022 under No. RDB/OWD/1413/21-05-22 for title Report of property admeasuring 750 sa. Mtrs. bearing Chalta No. 89/2, P. T. Sheet No, 9 sitated at Cunchelim/Kucheli, Bardez-Goa.

1) DESCRIPTION OF ENTIRE PROPERTY:-

All that immoveable Property known as "Saunricho Sorvo" also known as "Cunchelim" also known as "Kucheli" bearing Chalta No 89/2, P.T.Sheet No.9, old survey no.22, situated at ward Cunchelim/Kucheli in the city of Mapusa, Taluka Eardez, District of North Goa, State of Goa, admeasuring an area of 750 sq.mtrs, not registered in the Land Registration Office of Bardez, nor enrolled in Land revenue Office of Bardez and the said property is bounded as under:-

North : By property bearing Chalta No.89/31; P.T. sheet no. 9

South : By property bearing Chalta No.89/3; P.T. sheet no. 9

East: By Road;

West: By nallah

Hereinafter called as "said property".

2) DESCRIPTION OF DOCUMENTS SCRUTINISED:

- i) Copy of Cadernete Do Campo Filed Book of Cunchelim Village Taluka for old survey no. 22 (Photo Copy)
- ii) Copy of Area Book of village Cunchelim, Records of Directorates of Land survey Panaji Goa(Photo Copy)

- iii) form "D" Goa Land Revenue (City Survey) Rule 1969 , property card of Cunchelim (Mapusa) City(Photo Copy)
- iv) Order and Consent decree dated 30/01/2006 passed by of the Hon'ble Civil judge Senior Division at Mapusa in Regular Civil Suit no. 8/2006/B(Photo Copy)
- v) Nil encumbrance certificate dated 5/9/2017 issued by sub registrar Bardez(Photo Copy)
- vi) Deed of sale dated 21/01/2011 duly registered before sub registrar Bardez under registration Number BRZ-BK1-00374-2011, CD Number BRZD123 , Book-1, Document dated 21/01/2011(Photo Copy)
- vii) Deed of sale dated 21/10/2022
- viii) Plan(Photo Copy)

3) Flow of title:

The Said Property known as "Saunricho Sorvo" also known as "Cunchelim" also known as "Kucheli" bearing Chalta No 89/2, P.T.Sheet No.9, old survey no.22, situated at ward Cunchelim/Kucheli in the city of Mapusa, Taluka Eardez, District of North Goa, State of Goa, admeasuring an area of 750 sq.mtrs, not registered in the Land Registration Office of Bardez, nor enrolled in Land revenue Office of Bardez, originally belonged to Ambrozio Francisco Cirilo Pires and Joquim Maria Pires, sons of Rosario Pires and Esperanca Generosa Trindade, Maria Pires widow of Mateus Constancio Pires and his children Rosario Pires, Tomas Pires, Francisco Pires, Isabel Fires and Margarida Pires, and Assumfredo Margarida Pires, d/o Antonio Pires and Jolio de Souza.

Vide Copy of Cadernete Do Campo Filed Book of Cunchelim Village Taluka for old survey no. 22 it is reveals that the names of above said owners are recorded in the column of name and resident of landlords or usufructuaries with affiliation and profession.

In Area Book of village Cunchelim, Records of Directorates of Land survey Panaji Goa in column of supposed holder/Tenant the names of Philip Pires, Joseph Pires and Francisco Pires are recorded for survey no. 89.

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In form "D" Goa Land Revenue (City Survey) Rule 1969 , property card of Cunchelim (Mapusa) City, names of Philip Pires, Joseph Pires and Francisco Pires are recorded in column of Holders in the original of the title.

Regular Civil Suit no. 8/2006/B was filed in the court of Civil Judge Senior Division "B Court at Mapusa by Dorothy Josephine Judd Pires and Mr. John Lloyd Judd (as Plaintiffs) against Mr. Mark Jonathn Pires also known Cyril Pires and Mrs. Ozma Farha Isaq (as Defendants) for declaration and injunction in respect of the said property and other properties as the said property is inherited by Dorothy Josephine Judd Pires and Mr. John Lloyd Judd , Mr. Mark Jonathn Pires also known Cyril Pires and Mrs. Ozma Farha Isaq.

Dorothy Josephine Judd Pires and Mr. John Lloyd Judd has settled with the Mr. Mark Jonathn Pires also known Cyril Pires and Mrs. Ozma Farha Isaq that as regards the other properties besides the suit properties Dorothy Josephine Judd Pires and Mr. John Lloyd Judd shall claim any rights and same shall be vested in the defendants .i.e. Mr. Mark Jonathn Pires also known Cyril Pires and Mrs. Ozma Farha Isaq.

Vide Order and Consent decree dated 30/01/2006 passed by of the Hon'ble Civil judge Senior Division at Mapusa in Regular Civil Suit no. 8/2006/B, Dorothy Josephine Judd Pires and Mr. John Lloyd Judd were declared as owners of the said property.

Nil encumbrance certificate dated 5/9/2017 issued by sub registrar Bardez certified that there is no encumbrance on the said property till 04/09/2017.

Vide Deed of sale dated 21/01/2011 duly registered before sub registrar Bardez under registration Number BRZ-BK1-00374-2011, CD Number BRZD123 , Book-1, Document dated 21/01/2011, Mrs. Dorothy Josephine Judd Pires and her husband Mr. John Lloyd Judd sold the said immovable Property known as "Saunricho Sorvo" also known as "Cunchelim" also known as "Kucheli" bearing Chalta No 89/2, P.T.Sheet No.9, old survey no.22, situated at ward Cunchelim/Kucheli in the city of Mapusa, Taluka Eardez, District of North Goa, State of Goa, admeasuring an area of 750 sq.mtrs, not registered in the Land Registration Office of Bardez, nor enrolled in

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Land revenue Office of Bardez to Mr. Gajanan Ramchandra Sawant and Mrs. Shubhangi Gajanan Sawant.

In view of above Mr. Gajanan Ramchandra Sawant and Mrs. Shubhangi Gajanan Sawant became absolute owners of the said property.

The names of Mr. Gajanan Ramchandra Sawant and Mrs. Shubhangi Gajanan Sawant are recorded in form 'D' of Property card of Cunchelim Mapusa City under mutation no. 211208.

Vide Deed of sale dated 21/10/2022 duly registered before sub registrar Bardez under registration Number BRZ-1-4828-2022, , Book-1, Document dated 02/11/2022, Mr. Gajanan Ramchandra Sawant and Mrs. Shubhangi Gajanan Sawant sold the said immovable Property known as "Saunricho Sorvo" also known as "Cunchelim" also known as "Kucheli" bearing Chalta No 89/2, P.T.Sheet No.9, old survey no.22, situated at ward Cunchelim/Kucheli in the city of Mapusa, Taluka Eardez, District of North Goa, State of Goa, admeasuring an area of 750 sq.mtrs, not registered in the Land Registration Office of Bardez, nor enrolled in Land revenue Office of Bardez to Rajdeep Builders through its sole proprietor Rajesh Tarkar.

In view of above Rajdeep Builders through its sole proprietor Rajesh Tarkar and his wife Mrs. Deepa Rajesh Tarkar became absolute owners of the said property.

CERTIFICATE

I have examined the title deed of said Property known as "Saunricho Sorvo" also known as "Cunchelim" also known as "Kucheli" bearing Chalta No 89/2, P.T.Sheet No.9, old survey no.22, situated at ward Cunchelim/Kucheli in the city of Mapusa, Taluka Eardez, District of North Goa, State of Goa, admeasuring an area of 750 sq.mtrs, not registered in the Land Registration Office of Bardez, nor enrolled in Land revenue Office of Bardez.

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I certify that Rajdeep Builders through its sole proprietor Rajesh Tarkar and his wife Mrs. Deepa Rajesh Tarkar became absolute owners of the said Property known as "Saunricho Sorvo" also known as "Cunchelim" also known as "Kucheli" bearing Chalta No 89/2, P.T.Sheet No.9, old survey no.22, situated at ward Cunchelim/Kucheli in the city of Mapusa, Taluka Eardez, District of North Goa, State of Goa, admeasuring an area of 750 sq.mtrs, not registered in the Land Registration Office of Bardez, nor enrolled in Land revenue Office of Bardez and have valid, clear, marketable title in the said property.

Yours faithfully

(Adv. Sudha Lad)

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