

April 26, 2019

To

Mr. Vihal Ramlakhan Yadav,
son of Mr. Ramlakhan Yadav,
resident of House no.184,
Near Ganesh Temple,
Mangor Hill, Vasco da Gama, Goa.

Dear Sir,

Re: Title Opinion in respect of all that building constructed on the distinct, separate, well identified plot identified under Plot no.52 admeasuring an area of 556.00 sq.mtrs being part of the larger property surveyed under no.115/1-A or 115/1A of Cortalim Village.

TITLE DEEDS IN ORIGINAL SEEN BY ME

1. Deed of Sale dated 08/06/2017 executed between Mr. Suhas Nandkumar Patil, Mrs. Veena Suhas Patil, Mr. Santosh Nandkumar Patil, Mrs. Shraddha Santosh Patil and Mr. Bipin Kumar Rai and Mr. Mangal Rai, which deed is registered under Book-1 Document, Registration Number MOR-BK1-00921-2017 CD Number MORD21 on date 09/06/2017.
2. Deed of Sale dated 11/10/2010 executed between Mr. Manoj Pundalik Kunkalienkar and Mrs. Sudha Manoj Kunkalienkar and Mr. Suhas Nandkumar Patil and Mr. Santosh Nandkumar Patil, which deed is registered under no.1910 at pages 129 to 146 Book No. I Volume No.1180 dated 13/10/2010.

3. Deed of Sale dated 19/04/2006 executed between Sou. Sonya Kapil Angle and Shri. Kapil Anil Angle and Shri. Ramrao Ana Desai and Shri. Manoj Pundalik Kunkalienkar, which deed is registered under no.536 at pages 249 to 290 Book No. I Volume No.567 dated 20/04/2006.
4. Deed of Sale dated 17/03/2006 executed between Shri. Agnelo Rodrigues and Sou. Sonya Kapil Angle, which deed is registered under no.392 at pages 27 to 73 Book No. I Volume No.562 dated 20/03/2006.
5. Deed of Sale dated 11/11/1987, which deed is registered under no.31 at pages 395 to 410 Book No. I Volume No.18 dated 25/01/1988.
6. Sale Deed dated 25/10/1986.
7. Deed of Sale cum Mortgage dated 25/09/1985, registered under serial nos.378/85 and 379/85 dated 25/09/1985.
8. Deed of Succession and Qualification of Heirs dated 09/11/2004.
9. Irrevocable Power of Attorney dated 04/09/2010.
10. Irrevocable Power of Attorney dated 25/08/2010.
11. Nil Encumbrance Certificate No.462/2017 dated 11/05/2017 issued from the Office of the Sub Registrar of Mormugao Goa.
12. Development Permission under Order No. MPDA/6-S-15/85-86/686 dated 03/09/1985 issued from the Mormugao Planning and Development Authority.

13. Development Permission under Order No. MPDA/6-S-15/86-87/40 dated 03/04/1986 issued from the Mormugao Planning and Development Authority.
14. Development Permission under Order No. MPDA/6-S-15/86-87/1446 dated 20/11/1986 issued from the Mormugao Planning and Development Authority.
15. Construction License No. 18/2000-2001/1340 dated 29/12/2000 issued from the Village Panchayat of Cortalim Quelossim.
16. Development Permission under Order No. DH/60325/MTP/2018/692 dated 28/8/2018 issued from the Town and Country Planning Department.
17. Construction License No. VP/C/Const Licence/15/2018-19/487 dated 10/12/2018 issued from the Village Panchayat of Cortalim Mormugao, Goa. (Revised)
18. Form I & XIV.
19. Approved Plan of building.
20. Agreement for Sale cum Development dated 20/07/2018 executed by Mr. Bipin Kumar Rai , Mr. Mangal Rai and Mrs. Savitri Rai, the Vendors, and Mr. Vishal Ramlakhan Yadav, son of Mr. Ramlakhan Yadav, resident of Vasco da Gama, Goa, registered under Sub-Registrar of Mormugao, Vasco da Gama, Goa under Book-1 Document Registration Number MOR-BK1-01318-2018 CD Number MORD32 on Date 20/07/2018.

Description of Immovable Property

LOCATION OF PROPERTY

SURVEY NO.	EXTENT AREA	LOCATION	BOUNDARIES
Surveyed under survey no.115/1 -A		<u>SCHEDULE I</u> All that property known as Lote No.47 or Aforamento or Aforamento Govt. of Plot No. or Project Phase I of the Kesarval Housing Complex of the property which is not described in the Land Registration Office nor enrolled in the Taluka Revenue Office of the Cortalim Village	On the North: by the plot of Phase II of the said property On the South: by Lote No.72 and remaining part of the Lote No.47 On the East: by plot on Aforamento and part of the said property of the Phase II On the West: remaining part of the Lote No.75 of the Comunidade Cortalim
surveyed under no.115/1 -A or 115/1A	admeasuring an area of 556 sq.mtrs	<u>SCHEDULE II</u> All that distinct, separate, well identified plot identified under plot no.52 admeasuring an area of 556.00 sq.mtrs being part	On the North: by Plot No.72 of the same property On the South: by Plot No.51 of the same

		of the larger property surveyed under no.115/1-A or 115/1A of Cortalim Village.	property On the East: by Plot No.53 of the same property On the West: by 10.00 meters wide internal access road
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4. SEARCH IN SUB-REGISTRAR'S OFFICE

1. LOCATION OF PROPERTY:

DISTRICT: SOUTH GOA

SUB-REGISTRAR: MORMUGAO, GOA

II) INVESTIGATION, FLOW/TRACING OF TITLE AND SEARCH:

There exists a property known as Lote No.47 or Aforamento or Aforamento Govt. of Plot No. or Project Phase I of the Kesarval Housing Complex of the property which is not described in the Land Registration Office nor enrolled in the Taluka Revenue Office Surveyed under survey no.115/1-A of the Cortalim Village.

The said property earlier belonged to Comunidade of Cortalim and it was granted to Shri. R. M. Salgaoncar on Aforamento basis, which grant was approved by then Government of Goa, Daman and Diu vide approval vide letter bearing no. CAB/47/44/60 dated 06/01/1969 by the Administrator of Salcete.

Thus the aforesaid Shri. R. M. Salgaoncar became the absolute owner of the larger property of Lote No.47 under Article 338 of Code of Comunidade and sub divided the same into smaller plots in two phases being Phase I and Phase II which was duly approved by then MPDA at Vasco da Gama.

The aforesaid plots at Phase I and Phase II was purchased by Smt. Maria Bernadit Raquela Xavier D. Faleiro alias Rachel Faleiro and Smt. Mukta Ganesh Daivajna vide Deed of Sale cum Mortgage dated 25/09/1985 registered under serial nos.378/85 and 379/85 dated 25/09/1985 from Shri. Ramcrishna Salgaoncar and his wife Smt. Radhabai Ramcrishna Salgaoncar and at the same time and the under the same deed, mortgaged the same in favour of the aforesaid Shri. Salgaoncar and his wife for the security of the payment of the balance amount of consideration for the purchase of the property.

Smt. Maria Bernardita Raquela Xavier D. Faleiro along with her husband (married under Communion of Assets) and Smt. Mukta Ganesh Daivajna (not married under communion of assets) became sole and absolute owners of the property and for the purpose of developing the aforesaid property into Housing Colony entered into a partnership firm known as M/s. Kesarval Real Estates wherein they brought in the aforesaid property as an asset in the said partnership firm.

The aforesaid owners after obtaining necessary permission and necessary authorities being sub division permission vide Order from the Mormugao Planning and Development Authority under no.

MPDA/6-S-15/85-86/686 dated 03/09/1985 undertook and completed the development and accordingly the completion certificate from the Mormugao Planning and Development Authority was obtained under Ref. No. MPDA/6-S-15/86-87/40 dated 03/04/1986 and also obtained No Objection Certificate from the Mormugao Planning and Development Authority under ref. no. MPDA/6-S-15/86-87/1446 dated 20/11/1986 which includes the said plot.

The aforesaid earlier owners being M/s. Kesarval Real Estates, the partnership firm sold inter alia the plot no.52 (being the said plot) vide Deed of Sale dated 19/04/2006 registered in the Office of the Sub Registrar of Mormugao under no.536 at pages 249 to 290 of Book No. I dated 20/04/2006 unto and in favour of Mr. Manoj Pundalik Kunkalienkar.

The aforesaid Mr. Manoj Pundalik Kunkalienkar along with his wife Mrs. Sudha Manoj Kunkalienkar sold the said plot vide Deed of Sale dated 11/10/2010, which deed is registered under no.1910 at pages 129 to 146 Book No. I Volume No.1180 dated 13/10/2010 unto and in favour of Mr. Suhas Nandkumar Patil and Mr. Santosh Nandkumar Patil.

Deed of Sale dated 08/06/2017, Mr. Suhas Nandkumar Patil, Mrs. Veena Suhas Patil, Mr. Santosh Nandkumar Patil, Mrs. -Shraddha Santosh Patil sold distinct, separate, well identified plot identified under plot no.52 admeasuring an area of 556.00 sq.mtrs being part of the larger property surveyed under no.115/1-A or 115/1A of Cortalim Village to Mr. Bipin Kumar Rai and Mr. Mangal Rai, which

deed is registered under Book-1 Document, Registration Number MOR-BK1-00921-2017 CD Number MORD21 on date 09/06/2017.

By an Agreement for Sale cum Development dated 20/07/2018, Mr. Bipin Kumar Rai , Mr. Mangal Rai and Mrs. Savitri Rai, the Vendors, agreed to sell to Mr. Vishal Ramlakhan Yadav, son of Mr. Ramlakhan Yadav, resident of Vasco da Gama, Goa for developing and constructing building on the plot, registered under Sub-Registrar of Mormugao, Vasco da Gama, Goa under Book-1 Document Registration Number MOR-BK1-01318-2018 CD Number MORD32 on Date 20/07/2018.

ABOUT LEGALITY OF CONSTRUCTION:

In order to put up construction for the said property certain conditions have to be fulfilled by the builders.

1. Development Permission under Order No. MPDA/6-S-15/85-86/686 dated 03/09/1985 issued from the Mormugao Planning and Development Authority.
2. Development Permission under Order No. MPDA/6-S-15/86-87/40 dated 03/04/1986 issued from the Mormugao Planning and Development Authority.
3. Development Permission under Order No. MPDA/6-S-15/86-87/1446 dated 20/11/1986 issued from the Mormugao Planning and Development Authority.
4. Construction License No. 18/2000-2001/1340 dated 29/12/2000 issued from the Village Panchayat of Cortalim Quelossim.

5. Development Permission under Order No. DH/60325/MTP/2018/692 dated 28/8/2018 issued from the Town and Country Planning Department.
6. Construction License No. VP/C/Const Licence/15/2018-19/487 dated 10/12/2018 issued from the Village Panchayat of Cortalim Mormugao, Goa. (Revised)

ENCUMBRANCES, IF ANY

After carrying out a due search in the property in the Office of the Sub Registrar at Mormugao, Vasco da Gama I did not find any recorded encumbrances affecting or touching the said property thereby indicating that the said property is free from encumbrances.

OPINION

On the perusal of the above documents, I certify as under:-

➤ **About clear and marketable title to the subject property:**

Mr. Bipin Kumar Rai , Mr. Mangal Rai and Mrs. Savitri Rai have clear and marketable title to all that building constructed on the distinct, separate, well identified plot identified under Plot no.52 admeasuring an area of 556.00 sq.mtrs being part of the larger property surveyed under no.115/1-A or 115/1A of Cortalim Village.

➤ **About the Right to Develop**

Mr. Vishal Ramlakhan Yadav has right to develop and construct in the said plot.

➤ **About legality of construction of the building:**

The proposed construction of the said building is legal.

➤ **Whether the title deeds are original and whether there is clear, marketable and unencumbered.**


I certify that the title deeds are original and have clear, marketable and unencumbered.

➤ **Whether complete list of all documents/deeds/paper are examined and full particulars of the documents, which are registered including the dated of execution and registration of documents and particulars of entries made in the books/records of the Sub-Registrar/Registration Authority.**

I have examined all relevant documents in respect of the said property and full particulars of the documents, which are registered including the dated of execution and registration of documents and particulars of entries made in the books/records of the Sub-Registrar /Registration Authority.

➤ **Whether the chain of title of property in question for at least 30 years preceding the date of passing of title is verified.**

I have verified the chain of title of property in question from 1985.


Adv. Dnyanesh B. Karpe
ADVOCATE