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Having been engaged by M/s Raj Housing Development Pvt Ltd, having office at Ponda Goa, hereinafter called as Developer/Purchaser 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 Shri Suresh Pandurang Barve, Smt Suman Suresh Barve, Shri Subhash Pandurang Barve, Smt Suchita Subhash Barve, Smt Deepa Dipendra Barve, Shri Ramesh Pandurang Barve and Smt Medha Ramesh Barve are absolute owners of the property described hereunder and M/s Raj Housing Development Pvt Ltd are the purchasers/developers of the said property.

2. That the owners and developer have acquired the title by virtue of following documents:

- a) Land Registration Document (Certificate of Inscription and Description)
- b) Deed of Sale with Quittance dated 02/04/1944.

- c) Records and proceedings in inventory proceedings bearing No. 15/2003/A
- d) Records and proceedings in inventory proceedings bearing No. 57/2013/A
- e) Agreement for Development dated 26/02/2013.
- f) Power of Attorney dated 26/02/2013
- g) Power of Attorney dated 05/10/2013
- h) Form I & XIV of survey No. 10/2-D of village and taluka Ponda.
- i) Survey records.

That in the said Inventory proceedings No. 15/2003/A, said property was

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

in the following manner a) Suresh Barve and his wife Suman Barve 1/4th share . b) Subhash Barve and his wife Suchita

That there exists a landed property known as 'PODERA GHARACODIL' @ ' GHARBHAT PODERA GHARAKADIL situated at Ponda Goa within the jurisdiction of Ponda Municipal Council and registered in the Land Registration of Panaji bearing inscription no. 15877 and described under no. 8122 at folios 159 in the book B-21 (new) and surveyed under new survey no. 10/2-D of village Ponda admeasuring approximately 1657 sq.mts, which landed property is hereinafter referred to as "SAID PROPERTY".

Balkrishna Laxman Palande, Shri Pradip Palande, Smt Kirti Pradip Palande, Shri Rameshkrishna Anant Prabhu Tenulkar alias

That in terms of Deed of Sale with Quittance dated 02/04/1944, Jose Antonio Tiago Fransisco Gomes e Coutinho alias Jose Antonio Gomes e Coutinho and Roque Fansto Coutinho, both bachelor sold and conveyed the said property in favour of Late Pandurang Purushottam Barve alias

Vithal Purushottam Gosavi. The said Agreement of Development dated 26/02/2013:

That the said property is inscribed in favour of Late Pandurang Purushottam Barve alias Vithal Purushottam Barve.

That Late Pandurang Purushottam Barve alias Vithal Purushottam Barve expired on 28/11/1998 and his wife Late Satyabhama Pandurang Barve expired on 17/1/1990 and accordingly their son Shri Suresh Pandurang Barve initiated Inventory proceedings before the Civil Judge Senior Division at Ponda bearing No. 15/2003/A.

That in the said Inventory proceedings No. 15/2003/A, said property was listed as Item No. I. That in terms of Judgment dated 17/5/2003, said property was allotted in the following manner a) Suresh Barve and his wife Suman Barve 1/4th share , b) Subhash Barve and his wife Suchita Barve 1/4th share, c) Deepa Barve 1/4th share and d) Ramesh Barve and his wife Medha Barve 1/4th share.

That in terms of Agreement of Development dated 26/02/2013 said Shri Suresh Pandurang Barve, Smt Suman Suresh Barve, Shri Subhash Pandurang Barve, Smt Suchita Subhash Barve, , Smt Deepa Dipendra Barve, Shri Ramesh Pandurang Barve, Smt Medha Ramesh Barve alongwith Shri Balkrishna Laxman Palande, Shri Pradip Palande, Smt Kirti Pradip Palande, Shri Ramkrishna Anant Prabhu Tenukar alias Tendolkar, Mrs Pournima Tendolkar, Shri Deepak Devasthali, Smt Jyoti Devasthali, Shri Prakash Datta Prabhu, Smt Durga Prakash Prabhu, Shri Dilip Mahadev Paranjape and Smt Savita Dilip Paranjape agreed to sell the said property to M/s Raj Housing Development Pvt Ltd for a total as set out in schedule II of the said Agreement of Development dated 26/02/2013.



That said Shri Suresh Pandurang Barve, Smt Suman Suresh Barve, Shri Subhash Pandurang Barve, Smt Suchita Subhash Barve, , Smt Deepa Dipendra Barve, Shri Ramesh Pandurang Barve, Smt Medha Ramesh Barve alongwith Shri Balkrishna Laxman Palande, Shri Pradip Palande, Smt Kirti Pradip Palande, Shri Ramkrishna Anant Prabhu Tenukar alias Tendolkar, Mrs Pournima Tendolkar, Shri Deepak Devasthali, Smt Jyoti Devasthali, Shri Prakash Datta Prabhu, Smt Durga Prakash Prabhu, Shri Dilip Mahadev Paranjape and Smt Savita Dilip Paranjape have also executed General Power of Attorney dated 26/02/2013 and 5/10/2013 in favour of Shri Sandeep Nilkanth Nigalye and Smt Pratibha Sandeep Nigalye , Directors of M/s Raj Housing Development Pvt Ltd to act on their behalf with respect to the said property.

Accordingly M/s Raj Housing Development Pvt Ltd are in absolute possession of the said property in terms of Agreement of Development dated 26/02/2013 and are having all the powers to deal with the said property in terms of General power of attorney dated 26/02/2013 and 5/10/2013.

That acting upon the said Power of Attorney, M/S Raj Housing Development Pvt.LTd, have got the said property partitioned from the larger property interms of Judgement dated 31/7/2017 and presently said property is bearing new survey No. 10/2-D of village and taluka Ponda admeasuring 1657 sq.mts. and names of Shri Suresh Pandurang Barve, Smt Suman Suresh Barve, Shri Subhash Pandurang Barve, Smt Suchita Subhash Barve, Smt Deepa Dipendra Barve, Shri Ramesh Pandurang Barve and Smt Medha Ramesh Barve are recorded in the occupants column.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is owned Shri Suresh Pandurang Barve, Smt Suman Suresh Barve, Shri Subhash Pandurang Barve, Smt Suchita Subhash Barve, Smt Deepa Dipendra Barve, Shri Ramesh Pandurang Barve and Smt Medha Ramesh Barve and in terms of Agreement of Development dated 26/2/2013 and General power of attorney dated 26/2/2013 and 5/10/2013, M/S Raj Housing Development Pvt Ltd are in absolute possession of the said property and are free to deal with the said property provided the consideration as set out in Schedule II of the Agreement dated 26/2/2013 is paid to the owners.

6. By virtue of the said Agreement dated 26/2/2013 said property is possessed by M/S Raj Housing Development Pvt. Ltd.

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.

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.

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.

Satish S.S. Pilgaonkar

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 by Shri Suresh Pandurang Barve, Smt Suman Suresh Barve, Shri Subhash Pandurang Barve, Smt Suchita Subhash Barve, Smt Deepa Dipendra Barve, Shri Ramesh Pandurang Barve and Smt Medha Ramesh Barve and M/S Raj Housing Development Pvt Ltd are free to deal with the said property

SCHEDULE

ALL THAT landed property known as 'PODERACHA GHARACODIL' situated at Ponda Goa within the jurisdiction of Ponda Municipal Council and registered in the Land Registration of Panjai bearing inscription no. 15877 and described under no. 8122 at folios 159 in the book B-21 (new) and surveyed under new survey no. 10/2-D of village Ponda admeasuring 1657 sq.mts.and bounded as under

EAST: By strip of land wherein there exist a Govt residential quarters

WEST: By property bearing survey no.11 of village Ponda

NORTH: By property bearing survey No. 10/2 of village Ponda

SOUTH: By property bearing survey no.10/3 of village Ponda Ponda Goa

Date: 02/11/2017



Satish S. S. Pilgaonkar
Advocate.