



V. K. Harmalkar

ADVOCATE & NOTARY

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Dated: 12/09/2017

TITLE VERIFICATION REPORT

AND LEGAL OPINION

M/S. AXR REALTORS, a partnership firm represented by its partners having its office Nirmiti, Tiwali Wadi, Opposite S. T. Depot, Vasai, Maharashtra-401201, has handed over to me following documents and has requested me to give my legal opinion as regards the validity and marketability with respect to the following property.

All that immovable property known as "ZAMBULGALE" or "SANTINICHE ARC", situated at Karaswada, Mapusa, Bardez – Goa, within the Jurisdiction Mapusa Municipality of Bardez Taluka, District of North Goa, State of Goa. The property is presently surveyed under Chalta No. 14, P.T. Sheet 30, of city survey Mapusa admeasuring 1456.00 sq.mts, the property is found described in the Land Registration Office of Bardez Taluka under no. 33187 at page 93 of book B 85, and enrolled in the Taluka Revenue office under Matriz number 1835 in which there was a old house which is not enrolled in the Taluka revenue office presently has been demolished for the purpose of construction of residential building and bounded as under:

...2/-

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North: by property bearing P.T Sheet No.30, Chalta No.27 (Part) and by Chalta No.6.

South: by Public Road.

East: by property bearing P.T Sheet No.30, Chalta No.15.

West: by P.T Sheet No.30, Chalta No.13.

The same is hereinafter referred to as the "SAID PROPERTY" for the sake of brevity.

DOCUMENTS SCRUTINIZED

SR. NO.	NATURE OF DOCUMENTS
1.	Old Cadastral Plan bearing survey no. 638 and Agrimensor along with its translation.
2.	Deed of succession and sale with discharge dated 13 th March 1965.
3.	Deed of sale dated 27/02/1967.
4.	Inventory proceedings bearing Inventory No: 246/2013/B.

...3/-


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5. 'D' Form of the property surveyed under Chalta No. 14, P.T. Sheet 30, of city survey Mapusa.
6. Sale deed dated 28/1/2016.
7. Deed of partnership dated 20/4/2007.
8. Deed of Admission, dated 20/01/2016.
9. Conversion Sanad dated 11/5/2016.
10. Construction license dated 18/11/2016.
11. Permission from NGPDA dated 14/10/2014.
12. NOC from Health department dated 05/01/2015.
13. Nil Encumbrance certificate.

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DESCRIPTION OF THE PROPERTY

All that immovable property known as "ZAMBULGALE" or "SANTINICHE ARC", situated at Karaswada, Mapusa, Bardez – Goa, within the Jurisdiction Mapusa Municipality of Bardez Taluka, District of North Goa, State of Goa. The property is presently surveyed under Chalta No. 14, P.T. Sheet 30, of city survey Mapusa admeasuring 1456.00 sq.mts, the property is found described in the Land Registration Office of Bardez Taluka under no. 33187at page 93 of book B 85, enrolled in the Taluka Revenue office under Matríz number 1835 in which there was a old house ,which is not enrolled in the Taluka revenue office presently has been demolished for the purpose of construction of residential building :

The above property is bounded as under:

North: by property bearing P.T Sheet No.30, Chalta No.27 (Part) and by Chalta No.6.

South: by Road.

East: by property bearing P.T Sheet No.30, Chalta No.15.

West: by P.T Sheet No.30, Chalta No.13.

...5/-


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TRACING OF TITLE


I have verified the listed documents and have come to the following findings:

The said property along with other property was owned and possessed by Mr. Jose Francisco de Souza.

That Jose Francisco de Souza died intestate at Zambulgali ward of the Parish of Mapusa without will or any other disposition, leaving behind as his widow and moiety holder, his wife Maria Ernestina Pires or Ernestina Pires and his only and universal heirs, his two sons, Sebastiao de Souza and Ambrosio Filipe Anthnio de Souza, Both unmarried.

WHEREAS, thereafter on twenty ninth of March one thousand nine hundred and forty nine died, Sebastiao de Souza, at Mapusa, unmarried without descendents, without will or any other disposition leaving behind as his only and universal heir, his mother Maria Ernestina Pires or Ernestina Pires. That Maria Ernestina Pires or Ernestina Pires expired on fourth of November one thousand nine hundred and fifty four at Mapusa without will or any other disposition, leaving behind as her only and universal heir, her son Ambrosio Filipe Anthnio de Souza

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and the same came to be confirmed by deed of succession and sale with discharge dated 13th March 1965. The other property was sold to Naraina Bicagi Rau by Shri. Ambrosio Filipe Anthnio D'Souza Bachelor admeasuring an area of 918 sq.mts.

AND WHEREAS Ambrosio Filipe Anthnio de Souza vide deed of sale dated 27/02/1965, bearing registration No 847 of Book No I volume No 17 at pages 22 to 25 dated 29/3/1967 registered before sub registrar of Bardez sold the said property to Shri Manohar Pardyumna Haldancar alias Manohar prodymuna Haldoncar. Since then said Shri Manohar Pardyumna Haldancar alias Manohar prodymuna Haldoncar became exclusive owner of the said property along with his moiety holder his wife Mrs. Hira Manohar Haldankar.

WHEREAS Manohar Pardyumna Haldancar alias Manohar prodymuna Haldoncar expired on 12/01/2007 at Mapusa, without will or any other disposition, leaving behind as his widow and moiety holder, his wife Smt. Hira Manohar Haldankar and his only and universal heir his son, Mr. Mayank Manohar Haldankar.

WHEREAS upon the death of Manohar Pardyumna Haldancar alias Manohar prodymuna Haldoncar the Master. Mayank Manohar Haldankar initiated a inventory proceedings bearing inventory No: 246/2013/B. in the court of civil judge senior division Mapusa.

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WHEREAS during the pendency of the said inventory proceedings expired at Mapusa Smt. Hira Manohar Haldankar, mother of the Master. Mayank Manohar Haldankar, which facts were brought on record by Master. Mayank Manohar Haldankar by giving a additional statement on oath on 24th October 2014.

WHEREAS, in the said inventory proceedings this was the only property and same came to be allotted to Master. Mayank Manohar Haldankar and the said chart of allotment was confirmed by the Honorable Court Mapusa by its judgment and order dated 25th April 2014.

WHEREAS the said Master. Mayank Manohar Haldankar being bachelor sold the said property to M/S. AXR Realtors, vide Deed of Conveyance dated, 28/1/2016, bearing registration No. BRZ-BK1-00641-2016 CD Number BRZD777 on 9/2/1016.

WHEREAS by virtue of sale deed dated M/S. AXR Realtors became the absolute and exclusive owner of the said property.

M/S AXR Realtors carried out the mutation with respect to the said property based on the deed of conveyance dated 28/1/2016, and at present the name of M/S. AXR Realtors, is figuring in the "D" Form (Property Card) with respect to the said property.

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WHEREAS M/S. AXR Realtors got the said property converted from the office of District Collector North Goa. The conversion Sanad is bearing reference No RB/CNV/BAR/COLL/14/2016, dated 11/5/2016.


WHEREAS M/S. AXR Realtors have further for the purpose of development have obtained the following license / permissions/ NOC'S:

1. Construction license No.34, dated 18/11/2016 from Mapusa Municipal Council, Mapusa, Bardez – Goa.
2. Permission from NGPDA dated 14/10/2014
3. NOC from electricity department dated 25/11/2014
4. NOC from Health department dated 05/01/2015

WHEREAS "M/S. AXR REALTORS" proposes to construct a Residential Scheme identified as "RASTROLI RESIDENCY" in the SAID PROPERTY and has started constructing of the residential Cum Commercial building in the SAID PROPERTY and offered for sale the flats and shops to its prospective buyers.

Accordingly, the link in chain of transactions for last over 30 years has been properly established till this date.

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All the relevant documents of title which have been mentioned hereinabove in connection with the said property which are placed before me are originals and certified copies.

I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said property along with the flats and shops are transferable and the transferors have right to transfer the said flats and shops .

I hereby certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up to date.

I have also verified that the said property is not attached by court of law as per the inspections carried out by me in the respective offices.

No tenancy laws and no minor's interest are involved in the said property which exclusively belongs to M/S. AXR Realtors and their title is clean, clear, and marketable.

...10/-



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I, therefore certify that the title of M/S. AXR Realtors is marketable over the said property described above and they are entitled to sell the flats/ shops constructed upon the said property and are entitled to enter into Agreement for Sale/Deed of Sale with any prospective buyers and their title is clean, clear and marketable.

This certificate is made in favour of M/S. AXR Realtors based on the documents placed and produced before me which are originals and the same are compared in Sub- Registrar and found the same are genuine.



ADV. V. K. HARMALKAR AND ASSOCIATES

(Advocate & Notary)

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