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TITLE REPORT

To,

Mr. Suraj Morajkar
C/o Sun Estates Developers
Miramar Beach Road,
Opp.Hotel By the Bay,
Caranzalem Panaji-Goa
403001

Sir,

Subject: Title Report of property admeasuring 1850
sq.mts., along with the House bearing No. 604(36/6),
situated at Village Candolim

I. DESCRIPTION OF THE PROPERTY :

All that part and parcel of property admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6), situated at Village Candolim, within the jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of Goa, registered in the Land Registration Office of Bardez under No23031 at folio 132 (R)of Book B-59 enrolled in the Land Revenue Office under Matriz No.539 and is surveyed in the records of rights under

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Survey No. 251/5 of Village Candolim and which property originally formed 1/4th part of larger property known as **"GORBATTa"** also known as **"PATTEROVOLNAICALEM"** also known as **"PORTEA ROVOLNAICACHEM"** also known as **"SIQUERI WADO"** registered in the Land Registration Office of Bardez under No. 19020 at folio 94 of Book B 49 and enrolled in the Land Revenue Office under Matriz No.541 of the first circumscription.

The larger property known as **"GORBATTa"** also known as **"PATTEROVOLNAICALEM"** also known as **"PORTEA ROVOLNAICACHEM"** also known as **"SIQUERI WADO"** is bounded as under:-

On the East: by the Property of Joao Francisco Fernandes and Others;

On the West: By property of Elsa Carolina do Rozario and others;

On the North: By the drain of Monsoon waters

On the South: By the property of Domingos Lourenco Cardinho and Others

The property admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) which forms a distinct and independent part from the larger property known as **GORBATTa** also known as **"PATTEROVOLNAICALEM"** also known as **"PORTEA ROVOLNAICACHEM"** also known as **"SIQUERI WADO"** situated at Candolim and which came to be described under no.23031 , is bounded as under:

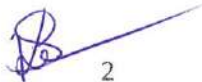
On the East: by the properties bearing Survey Nos. 250/3, 250/6 and 250/7 of Candolim Village;

On the West: By property bearing Survey No.251/4 of Candolim;

On the North: By the rain water drain

On the South: By property bearing Survey No.251/7 of Candolim and by the well property bearing Survey No.251/7 of Candolim

II. DESCRIPTION OF DOCUMENTS :



I have examined the following documents (Xerox) which are valid as per the prevailing laws:

- i) Certificate of Inscription and Description
- ii) Deed of Sale with Acquittance of the Price dated 29/08/1920
- iii) Extracts of Inventory Proceedings bearing No. 234/2007 instituted before the Court of Civil Judge Senior at Mapusa
- iv) Deed of Succession dated 25/08/2015
- v) Order dated 24/07/2008 passed in the Inventory Proceedings bearing No. 234/2007 instituted before the Court of Civil Judge Senior at Mapusa
- vi) Deed of Sale dated 25/08/2015, registered before the Sub Registrar of Bardez under no. BRZD-BK1-08827-2015, CD no.BRZD774 dated 19/11/2015
- vii) Construction License bearing Ref no. VP/32/6/22/2221/2015-16 dated 15/10/2015 issued by the Village Panchayat of Candolim
- viii) Order bearing Ref. No. NGPDA/CAN/44/51/383/15 issued by the North Goa Planning and Development Authority
- ix) Deed of Sale dated 06/01/2016, registered before the sub Registrar of Bardez under no. BRZ-BK100057-2016, CD No. BRZD776 dated 06/01/2016 of Book No.1 dated 06/01/2016
- x) Conversion Sanad bearing Ref no. RB/CNV/BAR/AC-I/20/2016 dated 04/10/2016 issued by the Additional Collector-I, Panaji
- xi) Construction License bearing no. VP/32/6/34/3694/2016-17 dated 23/02/2017 issued by the Village Panchayat Candolim
- xii) House Tax Receipt
- xiii) Order bearing Ref No. NGPDA/CAN/44/51/ 1269/17 dated 30/01/2017 issued by the North Goa Planning and Development Authority
- xiv) Form I and XIV
- xv) Survey Plan

III. FLOW OF TITLE



- A. There exists a property known as **"GORBATTA"** also known as **"PATTEROVOLNAICALEM"** also known as **"PORTEA ROVOLNAICACHEM"** also known as **"SIQUERI WADO"**, situated at Village Candolim, within the jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of Goa, registered in the Land Registration Office of Bardez under no.19020 at folio 94 of Book B 49 and enrolled in the Land Revenue Office under Matriz No.541 of the first circumscription and shall herein after be referred to as to as the **"said larger property"**.
- B. The said larger property was originally owned and possessed by Mr. Clotildes Conceicao Peres.
- C. That upon the death of said Mr. Clotildes Conceicao Peres, an inventory proceedings came to be instituted in the Civil court wherein the said larger property came to be listed as one of the assets left over by said Mr. Clotildes Conceicao Peres and in the said Inventory proceedings upon following the procedures prescribed in terms of law, the said larger property came to be allotted to Mr. Jeronimo Silvestre de Souza and the allotment made in the said Inventory proceedings came to be confirmed vide Order dated 01/12/1903 passed in the said Inventory proceedings.
- D. Upon acquisition of right to the said larger property by said Mr. Jeronimo Silvestre de Souza who at that relevant point of time was a bachelor, an inscription came to be recorded in the Land Registration Office wherein the said larger property described under no. 19020 came to be inscribed in favour of said Mr. Jeronimo Silvestre de Souza under Inscription no. 13700.
- E. That said Mr. Jeronimo Silvestre de Souza was married to Mrs. Antonia Umbelina Palqueria Augusta da Conceicao e Souza

under the regime of communion of assets and as such by virtue of their marriage, said Mr. Jeronimo Silvestre de Souza and his wife Mrs. Antonia Umbelina Palqueria Augusta da Conceicao e Souza became the absolute owners in possession of the said larger property.

- F.** That vide Deed of Sale with Acquittance of the Price dated 29/08/1920, executed before the Notary Public, Mr. Jose Joaquim Filipe Pinto De Menezes and registered at folio 5 to 6 of Book No.310, said Mr. Jeronimo Silvestre de Souza and his wife Mrs. Antonia Umbelina Palqueria Augusta da Conceicao e Souza sold and or conveyed 1/4th portion of the said larger property totally admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) in favour of one Mr. David Jasinho Pereira.
- G.** The property admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) forms a distinct and independent part from the larger property known as **GORBATT**A" also known as **"PATTEROVOLNAICALEM"** also known as **"PORTEA ROVOLNAICACHEM"** also known as **"SIQUERI WADO"** situated at Candolim and the same came to be described in the Land Registration Office under no. 23031 and shall herein after be referred to as the **"said property"**.
- H.** Upon purchase of the said property by said Mr. David Jasinho Pereira, an inscription came to be recorded in the Land Registration Office wherein the said property described under no. 23031 came to be inscribed in favour of said Mr. David Jasinho Pereira under Inscription no. 16628.
- I.** That somewhere in the year 1970 or thereabout, survey came to be promulgated in the state of Goa under the provisions of Land Revenue Code, and on promulgation of survey, the said property



admeasuring 1850 sq.mts came to surveyed in the records of rights of the Village Candolim under Survey No. 251/5

- J.** That said David Jasinho Pereira was married to Mrs. Tereza Pereira under the regime of communion of assets.
- K.** That said David Jasinho Pereira expired on 13/12/1959 leaving behind as moiety holder his widow, Mrs. Tereza Pereira and as sole and universal heirs, his following children namely;
- i) Maxi Fernand married to Mr. Frank Fernand
 - ii) Mary D'Souza married to Mr. Alex Theodore D'Souza
 - iii) Carmen Carvalho married to Mr. Edmund Carvalho
 - iv) Sebastain Pereira married to Mrs. Alexandra Pereira
- L.** That said Maxi Fernand, daughter of late David Jasinho Pereira expired on 07/06/1965 and her husband Frank Fernand expired on 01/04/2007 leaving behind as sole and universal heirs, their following children namely;
- i) Mrs. Doris Mehra married to Mr. Vimal Mehra
 - ii) Miss Elfin Fernand.
- M.** That said Mrs. Tereza Pereira, widow of late David Jasinho Pereira also expired on 23/01/1982.
- N.** That Mr. Sebastian Pereira also expired on 27/06/2005, leaving behind as moiety holder his widow, Mrs. Alexandra Pereira and as sole and universal heirs, his following children namely;
- i) Mrs. Jennifer Tanwar married to Mr. Subhas Singh Tanwar
 - ii) Mrs. Charmaine Fernandes married to Merwyn Fernnades
 - iii) Mr. Keith Pereira married to Sandra Pereira.



- O. That said Keith Pereira expired on 01/03/2004, leaving behind as moiety holder his widow, Mrs. Sandra Pereira.
- P. That said i) Miss Elfin Fernand, (ii) Mr. Mrs. Doris Fernand Mehra and her husband Mr. Vimal Mehra, (iii) Mrs. Mary D' Souza alias Rose Mary D' Sousa, and her husband Mr. Alex Theodore D' Souza, (iv) Mrs. Sandra Pereira Pereira, widow of Keith Pereira, (v) Mrs. Charmaine Fernandes and her husband Mr. Merwyn Fernandes, (vi) Mrs. Jennifer Tanwar and her husband Mr. Subhas Singh Tanwar, and (vii) Carmen Carvalho and her husband Mr. Edmund Carvalho became the owners in possession of the said property totally admeasuring 1850 sq.mts. along with the House bearing no. 604(36/6)existing thereon.
- Q. That somewhere in the year 2007, an Inventory Proceedings came to be instituted in the Court of Civil Judge Senior Division at Mapusa bearing Inventory Proceedings No. 234/2007 and in the said Inventory Proceedings the said property which was listed at Item No. I in the list of assets in the said Inventory Proceedings came to be allotted to (i) Mary D'Souza and her husband Mr. Alex Theodore D'Souza, (ii) Miss Elfin Fernand, (iii) Mrs. Doris Mehra and her husband Mr. Vimal Mehra, (iv) Mrs. Sandra Pereira, widow of Keith Pereira (v) Mrs. Charmaine Fernandes and her husband Mr. Merwyn Fernandes (vi) Mrs. Jennifer Tanwar and her husband Mr. Subhas Singh Tanwar (v) Carmen Carvalho and her husband Mr. Edmund Carvalho.
- R. That by an Order dated 24/07/2008, passed by the Court of Civil Judge Senior Division at Mapusa in the said Inventory Proceedings No. 234/2007, the allotment made in the said Inventory Proceedings in favour of above referred persons came to be confirmed.

S. That said Charmaine Carvalho expired on 04/08/2014, leaving behind as moiety holder her widower, Mr. Edmund Carvalho and as sole and universal heirs, his following children namely;

- a) Mr. Carl Bruno Carvalho
- b) Miss Cheryl Esmeralda Carvalho

T. That upon the death of said Charmaine Carvalho, a Deed of Succession dated 24/08/2014 came to be executed before the Sub Registrar of Bardez and registered in Book no. 851 at folio 19 to 20v, whereby the afore referred persons came to be declared as the sole and universal heirs of late Charmaine Carvalho and as such the undivided share of said Charmaine Carvalho with respect to the said property came to be devolved unto her husband and her children namely; Mr. Edmund Carvalho, Mr. Carl Bruno Carvalho and Miss Cheryl Esmeralda Carvalho.

U. That vide Deed of Sale dated 25/08/2015, said (i) Mr. Edmund Carvalho, widower of late Mrs. Carmen Carvalho, duly represented through his Power of Attorney holder, Miss Cheryl Esmeralda Carvalho vide Power of Attorney dated 20/08/2015, executed before Notary, Ashok M. Pandya and registered under no. 2076/H/15 (ii) Mr. Carl Bruno Carvalho, in the status of a bachelor, represented through his Power of Attorney holder, Miss Cheryl Esmeralda Carvalho vide Power of Attorney dated 20/08/2015, executed before Notary, Ashok M. Pandya and registered under no. 2076/H/15 and (iii) Miss Cheryl Esmeralda Carvalho in the status of Spinster, sold and or conveyed their undivided share admeasuring 468.75 sq.mts., in the said property in favour of Mr. Suraj Morajkar.

V. That vide another Deed of Sale dated 06/01/2016, registered before the sub Registrar of Bardez under no. BRZ-BK100057-

2016, CD No. BRZD776 dated 06/01/2016 of Book No.1 dated 06/01/2016, said (i) Miss Elfin Fernand, (ii) Mr. Mrs. Doris Fernand Mehra and her husband Mr. Vimal Mehra, (iii) Mrs. Mary D' Souza alias Rose Mary D' Sousa, duly represented through her Attorney holder, her husband Mr. Alex Theodore D' Souza vide Power of Attorney dated 05/07/2011, executed before Notary, Balkrishna S.Shetty along with her husband Mr. Alex Theodore D' Souza, (iv) Mrs. Sandra Pereira Pereira, widow of Keith Pereira, duly represented through her Attorney holder, Mrs. Jennifer Tanwar, vide Power of Attorney dated 01/08/2011, executed before Notary, D.J.Khatri (v) Mrs. Charmaine Fernandes and her husband Mr. Merwyn Fernandes, both duly represented through his Attorney holder, Mrs. Jennifer Tanwar vide Power of Attorney dated 26/04/2012, executed before the Consulate General of India Toronto (vi) Mrs. Jennifer Tanwar and her husband Mr. Subhas Singh Tanwar, duly represented through his Attorney holder, Mrs. Jennifer Tanwar vide Power of Attorney dated 01/08/2011, executed before Notary, D.J.Khatri sold and or conveyed their undivided share admeasuring 1381 in the said property in favour of Mr. Suraj Morajkar.

W. That by virtue of two separate Deed of Sale dated 25/08/2015 and 06/01/2016 , said Mr. Suraj Morajkar became the absolute owner in possession of the said property totally admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) existing thereon.

X. That upon purchase of the said property along with the residential House bearing No. 604(36/6) said Mr. Suraj Morajkar with an intention to re-construct the said existing house bearing H.No. 604(36/6) and to construct a multi family residential building in the said property obtained necessary permissions, approvals and or licenses from competent authorities namely;



- i) Construction License bearing Ref no. VP/32/6/22/2221/2015-16 dated 15/10/2015 issued by the Village Panchayat of Candolim
- ii) Order bearing Ref. No. NGPDA/CAN/44/51/383/15 issued by the North Goa Planning and Development Authority
- iii) Conversion Sanad bearing Ref no. RB/CNV/BAR/AC-1/20/2016 dated 04/10/2016 issued by the Additional Collector-I, Panaji
- iv) Construction License bearing no. VP/32/6/34/3694/2016-17 dated 23/02/2017 issued by the Village Panchayat Candolim
- v) Order bearing Ref No. NGPDA/CAN/44/51/ 1269/17 dated 30/01/2017 issued by the North Goa Planning and Development Authority

Y. That the House Tax Receipt issued in respect of the House bearing No. 604(36/6) existing on the said property also stands recorded in the name of the Mr. Suraj Morajkar .

Z. That by virtue of said above referred Deeds of Sale dated dated 25/08/2015 and 06/01/2016 respectively, Mr. Suraj Morajkar became the absolute owner of the said property totally admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) existing thereon, a mutation came to be effected in respect of the said property and the name of Mr. Suraj Morajkar is found recorded in the Occupants Column in respect of the said property bearing Survey No. 251/5 of Village Candolim

AA. That the perusal of the documents referred to above makes it very clear and apparent that the said property totally admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) existing thereon, is exclusively owned and possessed by Mr. Suraj Morajkar by virtue of the documents namely Deed



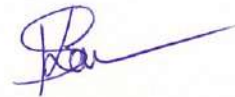
of Sale dated 25/08/2015 and 06/01/2016 referred to above, Mr. Suraj Morajkar acquired absolute ownership right, title and interest in respect of the said property totally admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) existing thereon, and in exercise of the of its proprietary rights, Mr. Suraj Morajkar can enter into Agreement for Sale with Prospective purchasers in respect of the built up area which may be constructed by said Mr. Suraj Morajkar in the said property in compliance with the permissions granted by the competent authorities which are referred to above. Any such instrument executed by Mr. Suraj Morajkar in favour of the prospective purchasers upon the same being duly executed and registered before the competent Sub Registrar would confer clear and marketable title on such prospective purchasers.

IV. OPINION

In view of the above, and upon scrutinizing the documents I am of the opinion that the said property totally admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) existing thereon is owned and possessed by Mr. Suraj Morajkar and the Title of said Mr. Suraj Morajkar with respect to the said property totally admeasuring 1850 sq.mts., along with the House bearing No. 604(36/6) existing thereon is absolute clear and marketable.

Place: Panaji-Goa.

Date: 26/03/2018



Somnath B. Karpe

(Advocate)

SOMNATH B. KARPE

ADVOCATE

**Off. No. 4, 5th Floor, Bhanav Appi
Near Mahalaxmi Temple
Panaji - Goa 403001.**