



VINAYAK K. NARVEKAR

Advocate High Court & Notary

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Office : Panaji - Goa. Mob. : 09604164389

Ref. :

Date : 16-12-2025

TITLE REPORT

This title report is prepared at the request of Shri. Anish Pradeep Kamat @ Anish Pradip Kamat, resident of Dhondebhat, Neura-O-Grande, Tiswadi, Goa, for the purpose of submitting to the Real Estate Regulatory Authority, in respect of plots of land namely E-1 admeasuring 400 sq. mtrs, E-2 admeasuring 350 sq mtrs, E-3 admeasuring 315 sq mtrs and E-4 admeasuring 380 sq mtrs of the property known as "**MANGADO**" bearing survey No. 26/2 also known as Mollar of Corlim of Tiswadi Taluka, North Goa District of Goa State. The said property as a whole is bounded as under:-

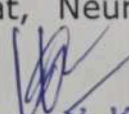
On the East : Boundary of Village Gaundalim

On the West : land of Comunidade of Corlim

On the North: Public Road

On the South: convenient of St. Monica.

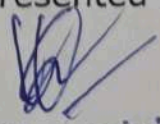
This title report is prepared based on the following documents furnished by Shri. Anish Pradeep Kamat @ Anish Pradip Kamat, resident of Dhondebhat, Neura-O-Grande, Tiswadi, Goa.


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1. Sale deeds dated 06/07/2000.
2. Conversion Sanads dated 02/02/1989 and dated 04/05/1990
3. Document No. 3: Gift Deeds bearing Registration Nos. (1) PNJ-1-760-2023, (2) PNJ-1-770-2023, (3) PNJ-1-761-2023 and (4) PNJ-1-762-2023 all dated 28/03/2023 in the office of the Sub-Registrar of Panaji.
4. Form I & XIV of Survey No. 26/2 of Corlim.

Document No. 1: Sale deeds dated 06/07/2000

This four sale deeds bearing Registration Nos. 1616, 1617, 1618 and 1619 all executed on the same day and registered on 16/08/2000 in the office of the Sub-Registrar of Panaji in respect of 4 plots namely plot Nos. E-1 admeasuring 400 sq. mtrs, E-2 admeasuring 350 sq mtrs, E-3 admeasuring 315 sq mtrs, and E-4 admeasuring 380 sq mtrs of the said property, executed between Caitano Fidelis do Rosario Alemão and his wife Alzira Nalini Alemão, Olvao Antonio De Perpetuao Socorro Alemão and his wife Janet Alemão, Maria Aurea Das Dores Alemão, all represented by their attorney Mr. Vikas Damodar Godge, partner of Vikas enterprises by virtue of Power of Attorney bearing serial No. 16/2000 dated 22/06/2000 executed before the Sub-Registrar of Ilhas, as vendors and Pradeep V. Kamat as the purchasers and M/s Vikas Enterprises, represented by Vikas Damodar Godge as the confirming Party.


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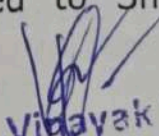
This sale deeds reveals that the said property was originally owned by Smt. Maria Laura Lodovina Da Piedade Rodrigues e Alemao, who had executed an agreement dated 18/11/1990 with the confirming party for the development of the property. The confirming party developed the said property by sub dividing the same and got approval vide order No. PDA/T/8098/500/91 dated 09/06/1991 from the Central Planning and Development Authority and Village Panchayat of Corlim vide letter No. VP/COR/04/91-92 dated 26/06/1991. All the four plots described above are hereinafter referred to as the "said plots".

By these four sale deeds Mr. Pradeep V. Kamat became the owner in possession of the said plots.

Meanwhile the Smt. Maria Lodovina Piedade Alemao expired and was survived by her legal heirs named as vendors hereinabove.

Document No. 2: Conversion Sanads dated 02/02/1989 and dated 04/05/1990.

This sale deed further reveals that the said property as a whole was converted for non agricultural purposes by sanad dated 02/02/1989 issued to one Shri. Teotori Alemao and by second sanad dated 04/05/1990 issued to Shri. Fedelis Alemao and Olavo Alemao.


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Document No. 3: Gift Deeds bearing Registration Nos. (1) PNJ-1-760-2023, (2) PNJ-1-770-2023, (3) PNJ-1-761-2023 and (4) PNJ-1-762-2023 all dated 28/03/2023 in the office of the Sub-Registrar of Panaji.

This gift deed s are executed by (1) Mrs. Amita Pradeep Kamat, (2) Mr. Priyesh Pradeep Kamat alias Kamat Priyesh P. and (3) Mrs. Arya Laxmikant S. Kundaikar alias Arya L Kundaikar as donors and Mr. Anish Pradip Kamat alias Anish P Kamat as the Donee.

This documents reveal that after the purchase of the said plots of the said property Mr. Pradeep V. Kamat, expired on 24/02/2020 and a succession deed dated 16/03/2020 was drawn and was registered before the Civil Registrar cum Sub-Registrar and Special Notary Ex-Officio, Panaji whereby the Donors nos. 1, 2 and 3 and the Donee were declared as his sole universal heirs.

By the above gift deeds the ownership of the said plots was vested in the Donee Shri. Anish Pradeep Kamat @ Anish Pradip Kamat whereby he became the sole owner of the said plots.


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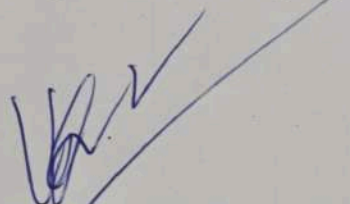
Document No.4: Form I & XIV of Survey No. 26/2 of Corlim.

After the execution of the gift deeds Shri. Anish Pradip Kamat @ Anish P Kamat carried out the mutation in the survey records of the said property in respect of the said plots and his name is recorded in occupants column of the said property.

OPINION

In view of the documents discussed above, it is expressed that Shri. Anish Pradeep Kamat @ Anish Pradip Kamat is the sole owner of the plots Nos. E-1 admeasuring 400 sq. mtrs, E-2 admeasuring 350 sq mtrs, E-3 admeasuring 315 sq mtrs and E-4 admeasuring 380 sq mtrs of the said property described hereinabove and he has clear, marketable, unencumbered right, saleable title and right to develop and construct for the said plots.

Place: Panaji-Goa
Date: 16/12/2025


Adv. **Vinayak K. Narvekar**

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