

ADVOCATES & NOTARY

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Vivanta by Taj, Campal, Panaji, Tiswadi- Goa, 403001.

Dated: 31/08/2024

This Title Investigation report is submitted at the request of **KAMAT REALTY, a Partnership Firm, registered under the Indian Partnership Act, 1932, represented by its partners Mr. Ramesh A. Kamat, Mr. Rohan R. Kamat.**

SUBJECT MATTER

COMPLETE & FULL DESCRIPTION OF THE IMMOVABLE PROPERTY.

All that building named as SUREKHA Building, situated within the limits of the Corporation of the City of Panaji, along with all incidental appurtenances like entrance, staircase, passage, landings, terrace, roof which building stands on the property "**MORGADO**" situated in Altinho Panaji, within Municipal Limits, Tiswadi, Taluka, Sub-District Ilhas, District Goa described in Land Registration Office Ilhas under No. 21578 of the Book B-58 new and described in the Revenue Register (Matriz Predial) under Nos. 61 and 91. This property is surveyed under new Chalta No. 5 of P.T Sheet No. 84 admeasuring area 1079.00 sq.mts, situated at Altinho, Panaji within the limits of The Corporation of the City Of Panaji

Bounded As Under:



To the East: Plot belonging to Joaquim Anselmo Rodrigues now of Shridhar Tamba and Francisco Menezes and others;

To the West: Plot of property Margado sold to Akbaralli Virjee;

To the North: Property of Ciriaco Estefanio Silveira;

To the South: Public Road;

It is presently bounded as under:

To the East: Plot bearing Chalta Nos. 6 & 7 of P.T. Sheet No. 84 of Panaji City;

To the West: Plot bearing Chalta No. 4 of P.T. Sheet No. 84 of Panaji City;

To the North: Plot bearing Chalta No 86 of P.T. Sheet No. 83 of Panaji City;

To the South: Public Road;

DERIVATION OF TITLE:

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title/ interest to the current title holder.

1. There exists all that residential building called **"SUREKHA"**, situated in property **"MORGADO"** situated in Altinho Panaji, within Municipal Limits, Tiswadi, Taluka, Sub-District Ilhas, District Goa described in Land Registration Office Ilhas under No. 21578 of the Book B-58 new and described in the Revenue Register (Matriz Predial) under Nos. 61 and 91. This property is surveyed under new Chalta No. 5 of P.T Sheet No. 84 admeasuring area 1079.00 sq.mts, situated at Altinho, Panaji within the limits of The Corporation of the City Of Panaji

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To the South: Public Road;

2. This property originally belonged to Mr. Francisco Xavier Luciano De Souza and his wife Mrs. Maria Idalina de Souza also known as Maria A. Estrelina de Souza.
3. Vide Public Deed dated 2/11/1961 executed before Notary Public Adv. Fernando Jorge Colaco in Book No. 542 at page 92 said Mr. Francisco Xavier Luciano de Souza and his wife Mrs. Maria Idalina de Souza also known as Maria A. Estrelina de Souza sold said property to Mr. Sridora Sinai Bobo e Caculo.
4. Said property described in Land Registration Office Ilhas under **Description No. 21578 of the Book B-58** new was accordingly, inscribed in favor of Sridora Sinai Bobo e Caculo under **Inscription No. 24736 at folio 31 v of Book B-58(N)** in Land Registration Office Ilhas **dated 14/11/1961.**



5. Said Mr. Sridora Sinai Bobo e Caculo was married to Mrs. Shantabai Shridhar Bobo Caculo under the regime of communion of assets as is applicable in the State of Goa, thus said Mrs. Shantabai Shridhar Bobo Caculo acquired right in the said property.
6. Vide **Deed of Partition dated 29/03/1971** duly registered in the Office of the Sub-Registrar of Ilhas, Tiswadi-Goa under Reg. No. 435 at pages 155 to 215 in Book No. I, Vol. No. 66 dated 30/08/1972 executed between said Mr. Shiridhar Sinai Bobo e Caculo as the 1st Party, Mrs. Shantabai Shridhar Bobo Caculo as the 2nd Party, Mr. Mohan Sinai Bobo Caculo and his wife Mrs. Surekha Mohan Sinai Bobo E Caculo and their minor son Mahadev Mohan Sinai, represented by his father and natural guardian Mr. Mohan Sinai Bobo Caculo as the 3rd Part and Mr. Pandurang Sinai Bobo Caculo (unmarried) as the 4th part, whereby the said property was allotted to Mrs. Shantabai Shridhar Bobo Caculo along with other properties.
7. During the lifetime said Mr. Sridora Sinai Bobo e Caculo and his wife Mrs. Shantabai Shridhar Bobo Caculo executed two separate wills i.e. **Will dated 16/01/1978** drawn before Adv. Ramacanta Camotim Tarkar, Civil Registrar cum Sub Registrar, Ilhas and Notary Public Ex-Officio of the Judicial Division of Ilhas, recorded at page no. 98 of Book no. 45 of Mr. Sridora Sinai Bobo e Caculo and Will dated 16/01/1978 drawn in the Office of Civil Registrar cum Sub Registrar, Ilhas, Tiswadi-Goa recorded at page no. 93-98 of Book no. 45 of Mrs. Shantabai Shridhar Bobo Caculo, read with **Deed of Acquiescence dated 16/01/1978** drawn before the Notary Public Ex-Officio, Ilhas Goa under registration details at page 25 to 28 of Book No. 610, whereby said Mr. Sridora Sinai Bobo e Caculo and his wife Mrs. Shantabai Shridhar Bobo Caculo bequeathed and devised all their respective rights, title and interest in the estates and properties allotted to them



individually in the aforesaid Deed of Partition dated 29/03/1971, in favor of their two sons namely Mr. Mohan Sinai Bobo e Caculo and Mr. Pandurang Sinai Bobo e Caculo, 1/4th Share to each of them respectively.

8. In the aforesaid Will dated 16/01/1978 said Mr. Sridora Sinai Bobo e Caculo bequeathed one half of his disposable share or reserve (quota disponivel) in favor of his grandsons, the now living sons of said Mohan Sinai Bobo Caculo i.e. Shri. Mahadev alias Manoj Mohan Sinai Bobo Caculo and Shri. Suraj Mohan Sinai Bobo Caculo as well as the sons of said Shri. Mahadev alias Manoj Mohan Sinai Bobo Caculo may have in future; the other half of their disposable share or reserve (quota disponivel), bequeathed in favor of the sons that his son Mr. Pandurang Sinai Bobo e Caculo may have in future.
9. Said Sridora Sinai Bobo Caculo alias Shridar Caculo expired on 08/03/1987 leaving behind aforesaid Will dated 16/01/1978 read with Deed of Acquiescence dated 16/01/1978 and leaving behind his widow Mrs. Shantabai Caculo or Xantabai Sinai Bobo E Caculo and as legal heirs his two sons namely Mr. Mohan Sinai Bobo e Caculo and Mr. Pandurang Sinai Bobo e Caculo.
10. Upon the death of said late Sridora Sinai Bobo Caculo alias Shridar Caculo an Inventory Proceedings bearing No. 62/87 was instituted in the Court of Civil Judge Senior Division at Mapusa-Goa.
11. Said Shantabai Shridhar S. Caculo carried out mutation and her name appear in the Holder in the origin of the title Column in Property Card of Panaji City (**Form D**) pertaining to Chalta No. 5 of P. T. Sheet No. 84 of Panaji City Survey admeasuring 1079.00 sq. mts.



12. Said Mrs. Shantabai Caculo or Xantabai Sinai Bobo E Caculo expired on 02/05/1998 in the status of widow, leaving behind aforesaid Will dated 16/01/1978 read with Deed of Acquiescence dated 16/01/1978 and as legal heirs her two sons namely:
- a) Mr. Mohan Sinai Bobo e Caculo married to Mrs. Surekha Mohan Sinai Bobo E Caculo and
 - b) Mr. Pandurang Sinai Bobo e Caculo married to Mrs. Mangala Pandurang Sinai Bobo E Caculo.
13. Vide **Deed of Succession dated 11/01/2000** drawn before the Notary Public Ex-Officio, Ilhas in Book No. 668 at pages 23 to 26 of Deeds said Mr. Mohan Sinai Bobo e Caculo and his wife Mrs. Surekha Mohan Sinai Bobo E Caculo and Mr. Pandurang Sinai Bobo e Caculo and his wife Mrs. Mangala Pandurang Sinai Bobo E Caculo, were confirmed as the legal heirs of late Shantabai Caculo or Xantabai Sinai Bobo E Caculo.
14. Vide **Deed of Partition dated 02/11/2002** duly registered in the office of Sub-Registrar of Ilhas, Tiswadi under Reg. No. 2609 at pages 445 to 535 of Book No. I, Volume No. 1130 dated 18/11/2002, 1) Mr. Mohan Shridhar Sinai Bobo Caculo as the First Party, 2) Mrs. Surekha Mohan Caculo as the Second Party, 3) Mr. Pandurang alias Suhas Shridhar Sinai Bobo Caculo as the Third Party, 4) Mrs. Mangala Pandurang Caculo as the Fourth Party, 5) Mr. Mahadev Mohan Sinai Bobo Caculo alias Manoj Mohan Caculo as the Fifth Party, 6) Mrs. Meghna Manoj Caculo as the Sixth Part, 7) Mr. Suraj Mohan Sinai Bobo Caculo, as the Seventh Party and 8) Mrs. Shefali Suraj Caculo, as the Eighth Part, whereby the said property was allotted to said Mr. Mohan Shridhar Sinai Bobo Caculo, Mr. Pandurang alias Suhas Shridhar Sinai Bobo Caculo, Mr. Mahadev



Mohan Sinai Bobo Caculo alias Manoj Mohan Caculo and Mr. Suraj Mohan Sinai Bobo Caculo i.e. the First Party, Third Party, Fifth Party and Seventh Party respectively in the proportion of 1/4th share each.

15. Said Mr. Mohan Sinai Bobo e Caculo expired on 07/01/2007, without will or any other disposition of his estate in the status of married Mrs. Surekha Mohan Sinai Bobo E Caculo, without leaving any will or any other disposition of her property and leaving behind as her sole and universal heirs her two sons namely:

- a) Mr. Mahadev Mohan Sinai Bhobe Caculo married to Mrs. Meghana Mahadev Caculo and
- b) Mr. Suraj Mohan Caculo married to Mrs. Shafali Suraj Caculo

The above legal heirs are confirmed vide **Deed of Succession dated 19/02/2007** drawn in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas Goa in Book No. 692 at page 77-V onwards.

16. Vide **Memorandum of Understanding dated 10/07/2019** said 1) Mrs. Surekha Mohan Caculo widow of late Mohan Sinai Bobo e Caculo, 2) Mr. Mahadev Mohan Sinai Bobo Caculo alias Mr. Manoj Mohan Caculo, 3) Mrs. Meghna Manoj Caculo 3) Mr. Suraj Mohan Sinai Bobo Caculo 4) Mrs. Shefali Suraj Caculo, all duly represented by their constituted attorney said Mr. Mahadev Mohan Sinai Bobo Caculo alias Mr. Manoj Mohan Caculo, vide **General Power of Attorney dated 31/03/2012** executed before the Notary Kishori N. Fugro at Panaji-Goa under Reg. No. 51730 dated 31/03/2012 as the Vendors agreed for the sale of said property bearing Chalta No. 5 of P. T. Sheet No. 84 of Panaji City Survey, admeasuring 1079.00 sq. mts. to be carried out by the Kamat Realty, a Partnership Firm, registered under the Indian Partnership Act, 1932, represented by its partners Mr. Ramesh A.



Kamat, Mr. Rohan R. Kamat as the Purchaser, as per the terms and conditions therein.

17. Said Mrs. Surekha Mohan Caculo alais Surekha Mohan Bobo e Caculo widow of late Mohan Sinai Bobo e Caculo expired on 11/05/2020, without leaving behind any will or any other disposition of her property, but leaving behind her sole and universal heirs her two sons

a) Mr. Mahadev Mohan Sinai Bhobe Caculo married to Mrs. Meghana Mahadev Caculo and

b) Mr. Suraj Mohan Caculo married to Mrs. Shafali Suraj Caculo

Vide **Declaration of Heirship dated 20/08/2020** drawn in the Office of the Civil Registrar Cum Sub Registrar & Special Notary Ex-Officio, Tiswadi-Goa at folio 16v to 19 of Deed Book No. 745.

18. Said Shri. Mahadev Mohan Sinai Bhobe Caculo alias Mr. Manoj Mohan Caculo, Smt. Meghana Mahadev Caculo, Shri. Suraj Mohan Caculo, and Smt. Shefali Suraj Caculo carried out mutation and their names appear in the Now Holder Column in Property Card of Panaji City (**Form D**) pertaining to Chalta No. 5 of P. T. Sheet No. 84 of Panaji City Survey admeasuring 1079.00 sq. mts. at mutation entry no. 111308.

19. **Conversion Sanad dated 23/05/2022** under No. RB/CNV/TIS/COLL/17/2019/4666 issued by the Office of the District Collector, North Goa, Panaji-Goa granted for the conversion of plot of land surveyed under Chalta No. 5 of P. T. Sheet No. 84 of Panaji City Survey, admeasuring 1079.00 square meters for Residential Purpose with 200% F. A. R.



20. Vide **Deed of Sale dated 21/08/2024** duly registered in the Office of the Sub Registrar of Ilhas, Tiswadi at Panaji Goa registered under registration no. PNJ-1-2523-2024 dated 22/08/2024 said Shri. Mahadev Mohan Sinai Bhobe Caculo alias Mr. Manoj Mohan Caculo, duly represented by his constituted attorney Mr. Harish Laximikant Borkar, vide Power of Attorney dated 23/07/2024 executed before the Office of the Civil Cum Sub-Registrar, Tiswadi under Document Serial No. 2024-PNJ-2290, Reg. No. PNJ-POA Register-43-2024 dated 23/07/2024 along with his wife Smt. Meghana Mahadev Caculo, Shri. Suraj Mohan Caculo along with his wife Smt. Shefali Suraj Caculo as the Vendors sold the said property, admeasuring an area of 1079 sq. mts., surveyed under Chalta No. 5 of P. T. Sheet No. 84 of Panaji City Survey to Kamat Realty, a Partnership Firm, registered under the Indian Partnership Act, 1932, represented by its partners Mr. Ramesh A. Kamat, Mr. Rohan R. Kamat as the Purchaser.
21. Based upon the documents produced and the searches conducted I opine that **KAMAT REALTY, a Partnership Firm, registered under the Indian Partnership Act, 1932, represented by its partners Mr. Ramesh A. Kamat, Mr. Rohan R. Kamat** have a clear and marketable title to the **"SAID PROPERTY**, admeasuring 1079.00 sq. mts. bearing Chalta No. 5 of P. T. Sheet No. 84 of Panaji City Survey" which is legal in all aspects.

REMARK:

Title chain of documents are available from year 1961 i.e. for last 63 years. And title documents are available for scrutiny from 1961 to 2024 and the title chain of documents for last 63 years is clearly established.



LIST OF DOCUMENTS VERIFIED

PARTICULARS OF THE DOCUMENTS SCRUTINIZED	
Name/Nature of the Document	Original/ Certified copy/ certified extract/ photocopy, etc.
1. Description No. 21578 of the Book B-58 in Land Registration Office Ilhas.	Photocopy of Portuguese Document
2. Inscription No. 24736 at folio 31 v of Book B-58(N) in Land Registration Office Ilhas dated 14/11/1961.	Photocopy of Translation of Portuguese Document
3. Deed of Partition dated 29/03/1971 duly registered in the Office of the Sub-Registrar of Ilhas, Tiswadi-Goa under Reg. No. 435 at pages 155 to 215 in Book No. I, Vol. No. 66 dated 30/08/1972.	Photocopy
4. Will dated 16/01/1978 drawn before Adv. Ramacanta Camotim Tarkar, Civil Registrar cum Sub Registrar, Ilhas and Notary Public Ex-Officio of the Judicial Division of Ilhas, recorded at page no. 98 of Book no. 45.	Photocopy
5. Deed of Acquiescence dated 16/01/1978 drawn before the Notary Public Ex-Officio, Ilhas Goa under registration details at page 25 to 28 of Book No. 610.	Photocopy



6. Deed of Succession dated 11/01/2000 drawn before the Notary Public Ex-Officio, Ilhas in Book No. 668 at pages 23 to 26 of Deeds.	Photocopy
7. Deed of Succession dated 19/02/2007 drawn in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas Goa in Book No. 692 at page 77-V onwards.	Photocopy
8. General Power of Attorney dated 31/03/2012 executed before the Notary Kishori N. Fugro at Panaji-Goa under Reg. No. 51730 dated 31/03/2012.	Photocopy
9. Memorandum of Understanding dated 10/07/2019.	Photocopy
10. Declaration of Heirship dated 20/08/2020 drawn in the Office of the Civil Registrar Cum Sub Registrar & Special Notary Ex-Officio, Tiswadi-Goa at folio 16v to 19 of Deed Book No. 745.	Photocopy
11. Property Card of Panaji City (Form D) pertaining to Chalta No. 5 of P. T. Sheet No. 84 of Panaji City Survey.	Photocopy
12. Deed of Sale dated 21/08/2024 duly registered in the Office of the Sub Registrar of Ilhas, Tiswadi at Panaji Goa registered under registration no. PNJ-1-2523-2024 dated 22/08/2024	Photocopy

Place: Panaji-Goa

Date: 31/08/2024

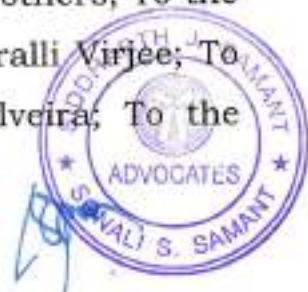
Advocate Siddharth J. Samant



CERTIFICATE

I have examined the photocopies of documents referred to in the Opinion, given to me with the records/copy of it in the office of the Sub Registrar and has found both tallying with each other. I do not find anything adverse which would prevent the Title holders from selling the said property in question.

I certify that **KAMAT REALTY, a Partnership Firm, registered under the Indian Partnership Act, 1932, represented by its partners Mr. Ramesh A. Kamat, Mr. Rohan R. Kamat** are the absolute right and a clear and marketable title to all that building named as SUREKHA Building, situated within the limits of the Corporation of the City of Panaji, along with all incidental appurtenances like entrance, staircase, passage, landings, terrace, roof which building stands on the property "**MORGADO**" situated in Altinho Panaji, within Municipal Limits, Tiswadi, Taluka, Sub-District Ilhas, District Goa described in Land Registration Office Ilhas under No. 21578 of the Book B-58 new and described in the Revenue Register (Matriz Predial) under Nos. 61 and 91. This property is surveyed under new Chalta No. 5 of P.T Sheet No. 84 admeasuring area 1079.00 sq.mts, situated at Altinho, Panaji within the limits of The Corporation of the City Of Panaji Bounded As Under: To the East: Plot belonging to Joaquim Anselmo Rodrigues now of Shridhar Tamba and Francisco Menezes and others; To the West: Plot of property Margado sold to Akbaralli Virjee; To the North: Property of Ciriaco Estefanio Silveira; To the



South: Public Road; It is presently bounded as under: To the East: Plot bearing Chalta Nos. 6 & 7 of P.T. Sheet No. 84 of Panaji City; To the West: Plot bearing Chalta No. 4 of P.T. Sheet No. 84 of Panaji City; To the North: Plot bearing Chalta No 86 of P.T. Sheet No. 83 of Panaji City; To the South: Public Road; have absolute right and ownership to **"SAID PROPERTY"**.

Adv. Siddharth Jaiprakash Samant



