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**AUDUMBER B. SUKHTHANKER**      **CENTRAL MANSION**  
B.Sc. L.L.M.      **PONDA - GOA.403-401**  
**ADVOCATE**      **PH - 2312266 (O)**  
      **M - 9823669413**

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Date:- 23/04/2022

To,  
VALAN DEVELOPERS, a Partnership firm,  
H. No.78, Pixem Dongri,  
Behind State Bank of India,  
Vasco Da Gama, Goa. 403 802

**Ref:- Title Verification and Search Report.**

Sir,

Having been engaged by VALAN DEVELOPERS, a Partnership firm to prepare Title Verification and Search Report of Plot admeasuring 1420.00 sq. mts which Plot is distinctly surveyed under Survey No.146/2-A of Village Borim of Ponda Taluka to be submitted for the purpose of registration under The Real Estates (Regulation and Development) Act, 2016 (16 of 2016) I submit my report based on the documents submitted as under:-

**1. DESCRIPTION OF THE PROPERTY:-**

All that Plot admeasuring 1420.00 sq. mts which Plot is distinctly surveyed under Survey No.146/2-A of Village Borim of Ponda Taluka forming part of the larger property known as "**HALF OF**



**THE COCONUT PLANTATION TARIVORIL CANTURLI**  
also known as “**AVEDE**” as per Survey records which property is situated within the limits of Village Panchayat of Borim of the Taluka and Registration, Sub District of Ponda, of South Goa District, in the State of Goa and which property as a whole is registered in the Land Registration Office of Ilhas at Panaji Goa under No.3044 of Book B-8 New and enrolled for the purpose of Matriz Predial under No.1763 and 1764 of Village Borim, Land Revenue Office of Ponda and Surveyed under Survey No.146/2 of Village Borim and is bounded as under:-

On or towards the East:- remaining portion of Survey No.146/2,

On or towards the West:- road beyond which lies property under  
Survey No.146/2

On or towards the North:- remaining portion of Survey No.146/2,  
and

On or towards the South:- remaining portion of Survey No.146/2  
and Ponda Margao Road

**2. DOCUMENTS VERIFIED:-**

a. Translated copy of Inventory Proceedings before Civil Judge Senior Division at Panaji under No.51/72 dated 16/02/1973.



- b. Deed of Sale and Conveyance dated 30/04/1983 registered before Sub – Registrar of Ponda under Registered No.590 at pages 111 to 117 Book No.I Volume No.93 dated 31/10/1985.
- c. Deed of Sale dated 17/11/2021 registered before Sub – Registrar of Ponda under registered No.PON-1-1689-2021 dated 08/12/2021
- d. Approved plan issued by Town and Country Planning Department under No.TPP/579/Borim/146/2-A/2022/447 dated 07/03/2022.
- e. Construction License issued by Village Panchayat of Borim under No.VPB/Const./Bor/2021-22/3302 dated 17/03/2022.
- f. Conversion Sanad issued by Office of Additional Collector III Ponda Goa under No.6(i)/AC-III/02/2022/179 dated 06/04/2022.
- g. Form I & XIV of Survey No.146/2-A Village Borim, Ponda Taluka.

**3. CHAIN OF TITLE:-**

- a. That there exists at Village Borim, of Ponda Taluka a property known as **“HALF OF THE COCONUT PLANTATION TARIVORIL CANTURLI”** also known as **“AVEDE”** as per Survey records which property is situated within the limits of



Village Panchayat of Borim of the Taluka and Registration, Sub District of Ponda, of South Goa District, in the State of Goa and which property as a whole is registered in the Land Registration Office of Ilhas at Panaji Goa under No.3044 of Book B-8 New and enrolled for the purpose of Matriz Predial under No.1763 and 1764 of Village Borim, Land Revenue Office of Ponda and Surveyed under Survey No.146/2 and 207/5 of Village Borim.

b. That aforesaid property was originally owned, enjoyed and possessed by one Ramchondra Rogunata Porobo Saucar.

c. That said Ramchondra Rogunata Porobo Saucar expired on 12/04/1972 at Ponda and upon his death Inventory Proceedings was filed before Civil Judge Senior Division at Panaji under No.51/72 and the property **“HALF OF THE COCONUT PLANTATION TARIVORIL CANTURLI”** also known as **“AVEDE”** as per Survey records which property is situated within the limits of Village Panchayat of Borim of the Taluka and Registration, Sub District of Ponda, of South Goa District, in the State of Goa was described under Item No.9.

d. That interms of Allotment of Assets the property **“HALF OF THE COCONUT PLANTATION TARIVORIL CANTURLI”** also known as **“AVEDE”** as per Survey records which property is situated within the limits of Village Panchayat of Borim of the Taluka and Registration, Sub District of Ponda, of South Goa



District, in the State of Goa was allotted to his widow Subodrabai Ramachondra Porobo Saucar.

e. That in terms of Deed of Sale and Conveyance dated 30/04/1983 registered before Sub – Registrar of Ponda under Registered No.590 at pages 111 to 117 Book No.I Volume No.93 dated 31/10/1985, said Subodrabai Ramachondra Porobo Saucar sold and transferred Plot admeasuring 1420.00 sq. mts. in favour of Shri. Suresh Mangesh Borkar and Shri. Kishor Arjun Borkar.

f. That Shri. Suresh Mangesh Borkar and Shri. Kishor Arjun Borkar partitioned the Plot admeasuring 1420.00 sq. mts which Plot is now distinctly surveyed under Survey No.146/2-A of Village Borim of Ponda Taluka.

g. That in terms of Deed of Sale dated 17/11/2021 registered before Sub – Registrar of Ponda under registered No.PON-1-1689-2021 dated 08/12/2021, Shri. Suresh Mangesh Borkar and Shri. Kishor Arjun Borkar along with their respective spouses sold and transferred Plot admeasuring 1420.00 sq. mts which Plot is distinctly surveyed under Survey No.146/2-A of Village Borim of Ponda Taluka for the total consideration of ₹49,50,000/- (Rupees forty nine lakhs fifty thousand only) in favour of Shri. Tito X. Barreto, Shri. Kevin Barreto and Shri. Rahul Satyendra Kamble, partners of Valan Developers.



h. That Office of Town and Country Planning Department issued Approved plan under No.TPP/579/Borim/146/2-A/2022/447 dated 07/03/2022.

i. That Village Panchayat of Borim issued Construction License under No.VPB/Const./Bor/2021-22/3302 dated 17/03/2022.

j. That Office of Additional Collector III Ponda Goa issued Conversion Sanad under No.6(i)/AC-III/02/2022/179 dated 06/04/2022.

**4. LEGAL OPINION:-**

a. Upon perusal of the aforesaid documents it transpires that the Plot admeasuring 1420.00 sq. mts which Plot is distinctly surveyed under Survey No.146/2-A of Village Borim of Ponda Taluka is owned by Shri. Tito X. Barreto, Shri. Kevin Barreto and Shri. Rahul Satyendra Kamble, partners of Valan Developers.

b. The Links in chain of title have been properly established. All the necessary parties have been joined in the documents and the documents have a desired effect.

c. I have to state that I have made necessary searches at Sub-Registrar's Office at Ponda Goa up to date and as a result of such searches I am satisfied that the title of Shri. Tito X. Barreto, Shri.



Kevin Barreto and Shri. Rahul Satyendra Kamble, partners of Valan Developers to Plot admeasuring 1420.00 sq. mts which Plot is distinctly surveyed under Survey No.146/2-A of Village Borim of Ponda Taluka is clean, clear, marketable and free from all types of encumbrances.

d. To conclude, I have to state that Plot admeasuring 1420.00 sq. mts which Plot is distinctly surveyed under Survey No.146/2-A of Village Borim of Ponda Taluka is owned and possessed by Shri. Tito X. Barreto, Shri. Kevin Barreto and Shri. Rahul Satyendra Kamble, partners of Valan Developers who obtained all the necessary approvals for the purpose of construction of Residential Building on Plot admeasuring 1420.00 sq. mts which Plot is distinctly surveyed under Survey No.146/2-A of Village Borim of Ponda Taluka.

Yours truly,

  
**A. B. SUKHTHANKER**

**Advocate,**

