

**SUBHASH PUNDALIK SAWANT**  
**ADVOCATE**

**Govt. Counsel & Notary**

*Adv. Subhash P. Sawant*

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Panjim Goa. 403 001  
Reg No.134

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**Ph. No. 2426115**

**Date:19.03.2018**

**TITLE REPORT**

As requested by Madkaikar Realtors Private Limited, represented herein by its Director Mrs. Janita Pandurang Madkaikar, residing at "Ashiyana", Behind Bom Jesus Basilica Church, Old Goa, I am submitting the Title Report as under:-

All that property known as "ZAMBONEA BHATTA" or "DABYACHEM BHAT", admeasuring 4,400 sq mts, bearing Survey No.15/2 of Gandaulim Village, within the local limits of Village Panchayat of Cumbharjua, Taluka Tiswadi, Registration Sub District of North Goa, in the State of Goa, described under the Description No.625 at page 406 of Book B-8 Antigo and registered under Matriz Predial No.40 of Gandaulim of Ilhas Revenue Office and bounded as under: East: by Maltigabatta of Mateus Luis de Sa, West: by the property known as "Gabrielachem Batta" of Jose Maria Pires, North: by Public Road, South: by the property "Matisachem Batta" of Mateus Luiz de Sa, and which "PROPERTY" is described herein in the Title Report as said immovable property and more specifically described herein below.

I have carefully gone through, perused and scrutinized all the documents produced for my scrutiny by Madkaikar Realtors Private Limited, represented herein by its Director Mrs. Janita Pandurang Madkaikar, and which

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documents have been referred to in this Title Report and my Title Report is as follows:-

1. The document pertaining to the Deed of Sale, Discharge and Annulment, dated 07/12/1883, duly notarised by Jose Paulo Telles, in the City of Nova Goa, between first part Santu Xette popularly known as Zamno and his wife Rada Xettinim, popularly known as Chondrobaga Xettiny, goldsmiths, resident of Kumbharjua and second part Manguexa Vitoba Sinay Dumo, landlord, resident of Kumbharjua.
2. The document pertaining to the Deed of Remission of Rent dated 05/07/1896, executed by Manguesh Vitoba Sinai Dumo, resident of Kumbharjua, represented by its attorney Vitoba Manguesh Sinai Dumo, and second part the Agrarian Chamber of Ilhas Taluka, composed of Vicente Pereira as President and Elvino S. Alcantara Braganca, Rosario Socorro da Rocha e Sa and Podmo Bandary, landlords, resident of Kumbharjua.
3. The document pertaining to the Deed of Declaration Succession and Partition dated 27/10/1967, between 1) Manguesh Vitoba Sinai Dumo and Mrs. Zaiabai alias Gocul Vitoba Sinai Dumo, residing at Kumbharjua, called First Part, 2) Dr. Govind Sinai Dumo and Mrs. Zaibai Vitoba Sinai Dumo, residing at Panaji Goa, called Second Part, 3) Mrs. Parvatibai Manguesh Sinai Dumo, residing at Kumbharjua, called Third Part, 4) Mrs. Sundarabai Govind Dumo, residing at Panaji Goa, of the Forth Part.



4. The document pertaining to the Deed of Sale dated 29/12/2014, registered before Sub Registrar of Ilhas, registered under Book No.1., Registration No. PNJ-BK1-02939-2014, CD Number PNJD37, dated 29/12/2014, entered between Mr. Laxmibai alias Shanta Govind Dhume, through Power of Attorney Holder Dr. Yeshwant Govind Dhume, R/o. St. Inez, Panaji Goa, as a "THE VENDOR" AND M/s. Madkaikar Realtors Private Limited, represented herein by its Director Mrs. Janita Pandurang Madkaikar, residing at "Ashiyana", Behind Bom Jesus Basilica Church, Old Goa, hereinafter called as the "PURCHASER".

5. The document pertaining to the Sanad dated 12/09/2017, bearing No. RB/CNV/TIS/AC-II/14/2015, issued by Government of Goa, Office of the Collector, North Goa District, Panaji Goa, in favour of M/s. Madkaikar Realtors Private Limited, being the occupant of the plot registered under Survey No.15/2, known as Dabyachem Bhat, situated at Village Gandaulim of Tiswadi Taluka, forming a part Survey No.15/2, admeasuring 4400.00 sq mts, for the purpose of residential use.

6. The document pertaining to the Deed of Succession drawn on 17/11/1993, at pages 71-V, Book No.647, dated 24/04/1994, duly executed before Sub Registrar of Ilhas Goa, which was executed after the demise of Dr. Govind Dhume.

7. The document pertaining to the Deed of Partition and Family Settlement dated 1/04/1996, duly executed before Sub Registrar of Ilhas, registered under No.723, at pages 542 to 582, Book No.1, Volume No.506, dated 24/04/1996, entered between 1) Smt. Sundarabai Govinda Sinai, residing at Panaji

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Goa, hereinafter referred to as party of the "FIRST PART", (2) Kum. Laximibai alias Shanta Govinda Dhume, residing at Panaji Goa, hereinafter referred to as party of the "SECOND PART", (3) Smt. Sulabha Suresh Wagle, residing at Santa Cruz, Bombay, hereinafter referred to as party of the "THIRD PART", (4) Shri. Suresh Rudrajee Wagle, residing at Santa Cruz, Bombay, hereinafter referred to as party of the "FOURTH PART", (5) Smt. Padma alias Durga Mohan Kamat, residing at Vasco da Gama, Goa, hereinafter referred to as party of the "FIFTH PART", (6) Dr. Mohan Mukund Kamat, resident of Vasco da Gama, hereinafter referred to as party of the "SIXTH PART", (7) Dr. Vishwanath Govind Dhume, resident of Bambolim Goa, hereinafter referred to as party of the "SEVENTH PART", (8) Smt. Geeta Vishwanath Dhume, resident of Bambolim, Goa, hereinafter referred to as party of the "EIGHTH PART", (9) Shri. Krishnanath Govind Dhume, residing at Alto Dabolim, Goa, hereinafter referred to as party of the "NINTH PART" (10) Smt. Vandana Krishnanath Dhume, resident of Alto, Dabolim Goa, hereinafter referred to as party of the "TENTH PART", (11) Dr. Yeshwant Govind Dhume, resident of Panaji Goa, hereinafter referred to as party of the "ELEVENTH PART", (12) Dr. Chitra Yeshwant Dhume, residing at Panaji Goa, hereinafter referred to as party of the "TWELFTH PART".

8. The document pertaining to the Deed of Rectification dated 28/07/1997, duly executed before Sub Registrar of Ilhas, registered under No.1144, at pages 525 to 545, Book No.1, Volume No.615, dated 12/08/1997, entered between 1) Smt. Sundarabai Govinda Sinai Dumo, residing at Panaji Goa, hereinafter referred to as party of the "FIRST PART", (2) Kum. Laximibai alias Shanta Govinda Dhume, residing at Panaji Goa,

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hereinafter referred to as party of the "SECOND PART", (3) Smt. Sulabha Suresh Wagle, residing at Santa Cruz, Bombay, hereinafter referred to as party of the "THIRD PART", (4) Shri. Suresh Rudrajee Wagle, residing at Santa Cruz, Bombay, hereinafter referred to as party of the "FOURTH PART", (5) Smt. Padma alias Durga Mohan Kamat, residing at Vasco da Gama, Goa, hereinafter referred to as party of the "FIFTH PART", (6) Dr. Mohan Mukund Kamat, resident of Vasco da Gama, hereinafter referred to as party of the "SIXTH PART", (7) Dr. Vishwanath Govind Dhume, resident of Bambolim Goa, hereinafter referred to as party of the "SEVENTH PART", (8) Smt. Geeta Vishwanath Dhume, resident of Bambolim, Goa, hereinafter referred to as party of the "EIGHTH PART", (9) Shri. Krishnanath Govind Dhume, residing at Alto Dabolim, Goa, hereinafter referred to as party of the "NINTH PART" (10) Smt. Vandana Krishnanath Dhume, resident of Alto, Dabolim Goa, hereinafter referred to as party of the "TENTH PART", (11) Dr. Yeshwant Govind Dhume, resident of Panaji Goa, hereinafter referred to as party of the "ELEVENTH PART", (12) Dr. Chitra Yeshwant Dhume, residing at Panaji Goa, hereinafter referred to as party of the "TWELFTH PART".

9. The document pertaining to the Survey Plan of Survey No.15/2, situated at Gandaulim Village of Tiswadi Taluka, issued by Government of Goa, Office of Inspector of Survey and Land Records, Panaji Goa.

10. The document pertaining to the Form I & XIV of Survey No.15/2, of Village Gandaulim, Tiswadi Taluka, wherein the name of M/s. Madkaikar Realtors Private Limited is figuring in Occupants Column.

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11. The document pertaining to the approved plan proposed Sub Division of Plot bearing Survey No.15/2 at Gandaulim Village of Tiswadi Taluka, for Madkaikar Realtors Pvt. Ltd, duly approved by Deputy Town Planner, Town and Country Planning Department, Panaji Goa, Mohandas D. Kholkar, B.E (Civil) TCP. Reg. No. ER/0094/2010.

12. The party has placed before me the original Sale Deed dated 29/12/2014, and after perusing the same it is crystal clear that original document is in possession and in legal custody of M/s. Madkaikar Realtors Pvt. Ltd. It is further clear that if the mortgage was created against the said property the said document would have been in the custody of any banks or financial institution. Hence encumbrance or lien has not been created on the said property.

From the scrutiny and analysis of the above referred documents, it is seen that there exist property known as "ZAMBONEA BHATTA" or "DABYACHEM BHAT", admeasuring 4,400 sq mts, bearing Survey No.15/2 of Gandaulim Village, within the local limits of Village Panchayat of Cumbharjua, Taluka Tiswadi, Registration Sub District of North Goa, in the State of Goa described under the Description No.625 at page 406 of Book B-8 Antigo and registered under Matriz Predial No.40 of Gandaulim of Ilhas Revenue Office.

The said immovable property known as "ZAMBONEA BHATTA" or "DABYACHEM BHAT", admeasuring 4,400 sq mts, bearing Survey No.15/2 of Gandaulim Village, within the local

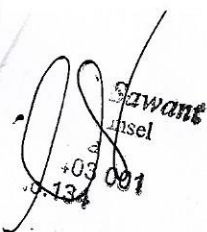


limits of Village Panchayat of Cumbharjua, Taluka Tiswadi, is free of any charges or encumbrances.

That the property belongs to Shantu Shet popularly known as Zamno and his wife Rada Xettinim, popularly known as Chondrobagga Xettiny, resident of Kumbharjua, thereafter the said property. The said property was purchased by Manguesh Vitoba Sinai Dumo by Deed of Sale, Discharge and Annulment dated 07/12/1883, by Manguesh Vitoba Sinai Dumo.

Thereafter the said property was registered in the name of Manguesh Vitoba Sinai Dumo, under inscription no.302. Vide Deed of Remission of Lease, Obligation and Discharge, dated 05/07/1896, Manguesh Vitoba Sinai Dumo, through his attorney his son Mr. Vitoba Sinai Dumo, being in possession made remission of all the rents due to the agrarian/agricultural association of the District of Ilhas, by which said Association gave full discharge of the rents declaring remitted for all effects any rent due and made the said property free.

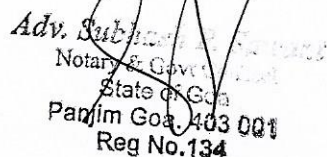
That Mr. Vitoba Sinai Dumo, expired in the year 1934, leaving behind his widow Mrs. Zaiabai alias Gokul Sinai Dumo and his seven children as his only universal legal heirs. i.e a) Mr. Manguexa Vitoba Sinai Dumo married to Mrs. Parvatibai Manguexa Sina Duma, b) Dr. Govinda Siani Dumo alias Dr. Govinda Vitoba Sianai Dumo married to Mrs. Sundarabai Govindna Sinai Dumo, c) Mrs. Indirabai Sinainim alias Falubai married to Vassudeva Xencora Sinai Amoncar, d) Mrs. Gopicabai alias Muctabai married to Gopal Balkrishna Sinai Pilgaonkar, e) Mrs. Durgabai alias Ladubai married to Gonesa

  
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Roguvira Sinai Curchorcar, f) Mrs. Indirabai alias Putubai married to Xencora Esvonta Sinai Assoldecar and Mrs. Sushilabai alias Banabai married to Sridora Manguexa Sinai Dolvi. Upon the death of said Vitoba Manguexa Sinai Dumo and his five daughters renounced their respective rights to his estate, his widow Mrs. Zaiabai Sinai Dumo and his above two sons viz. Mr. Manguexa Vitoba Siani Dumo and Dr. Govinda Sinai Dumo alias Dr. Govinda Vitoba Sinai Dumo succeeded to the estate of late Vitoba Manguexa Sinai Dumo.

The said Mrs. Zaiabai Sinai Dumo died on 7/09/1950, leaving behind her two sons and five daughters, as her sole and universal heirs. The said daughters along with their respective husbands, renounced their respective rights to the estate of the said late Zaiabai Sinai Dumo, under article 2029 of the Portuguese Civil Code and by virtue of above release, her two sons viz Mr. Manguexa Vitoba Sinai Dumo and Dr. Govinda Sinai Dumo alias Dr. Govinda Vitoba Sinai Duma succeeded to the estate of late Zaiabai Sinai Dumo.

By virtue of Deed of Declaration of Succession and Partiion dated 27/10/1967 the said Mr. Manguexa Vitoba Sinai Dumo along with her wife Mrs. Parvatibai Manguexa Sinai Dumo and Dr. Govinda Vitoba Sinai Dumo along with his wife Mrs. Sundarabai Govind Sinai Dumo partitioned among themselves the property they had succeeded to, in equal and undivided share as separate and distinct properties.

  
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That by virtue of said Declaration of Succession and Partition dated 27/10/1967, the said property, among others, was allotted to Dr. Govinda Vitoba Sinai Dumo, to hold it thereafter as separate and distinct property.

That said Dr. Govinda Vitoba Sinai Dumo died intestate on 08/04/1981, and hence by virtue of Deed of Succession dated 17/11/1993, his estate was succeeded by his widow and moiety holder Smt. Sundarabai Govind Sinai Dumo and his children with their respective spouses as their only legal heirs i.e a) Kum. Laximibai Sinai Dumo, b) Sulbabai Sina Dumo married to Suresh Wagle, c) Smt. Durga Dumo married to Mohan Kamat, d) Vishwanath Dumo married to Geeta Dhume, e) Krishnananth Dhume married to Vandana Dhume, and f) Yeshwant Dhume married to Chitra Dhume.

The above mentioned legal heirs of late Govind Vitoba Dhume executed themselves Deed of Partition and Family Settlement on 1/04/1996, by virtue of which estate of late Govind Dhume was settled partitioned and distributed among themselves and by virtue of the said Deed of Partition and Family Settlement dated 01/04/1996, the said property among others was allotted to Kum. Laximibai alias Shanta Govind Dhume.

That vide Deed of Sale dated 29/12/2014, Kum. Laximibai alias Shanta Govind Dhume sold the above mentioned property admeasuring 4,400 sq mts, in Survey No.15/2 at Village Goundalim to M/s.Madkaikar Realtors Private Limited, represented herein by its Director Mrs. Janita Pandurang Madkaikar.

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### LEGAL OPINION

The title of the immovable property outline is clear, legal and marketable and I have carefully gone and scrutinized the documents produced before me and also examined the Portuguese Family Laws existing in the State of Goa, and I have come to the conclusion that said immovable property is free from encumbrances and the rightful owner in title vest in M/s. Madkaikar Realtors Private Limited, represented herein by its Director Mrs. Janita Pandurang Madkaikar, residing at "Ashiyana", Behind Bom Jesus Basilica Church, Old Goa.

This certificate is issued at the request of M/s. Madkaikar Realtors Private Limited, represented herein by its Director Mrs. Janita Pandurang Madkaikar, residing at "Ashiyana", Behind Bom Jesus Basilica Church, Old Goa, is the legal owners of the immovable property mentioned hereinabove.

Place: Panaji Goa

Date: 19/03/2018



Signature.

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