

**AUDUMBER B. SUKHTHANKER**  
B.Sc. L.L.M.  
**ADVOCATE**

**CENTRAL MANSION**  
**PONDA - GOA.403-401**  
**PH - 2312266 (O)**  
**M - 9823669413**

Date:- 16/12/2017

To,  
M/s. Sumit Woods Pvt. Ltd.,  
Sumit Classic,  
Opp. Ponda Municipal Council,  
Ponda Goa.

Ref:- Title Verification and Search Report.

Sir,

Having been engaged by M/s. Sumit Woods Pvt. Ltd. to prepare a Title Verification and Search Report of Plot No.L admeasuring an area of 3380.00 Sq. mts and surveyed under Survey No.118/1-H of Village Ponda, Taluka Ponda 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 No. L admeasuring 3380.00 Sq. mts and surveyed under Survey No.118/1-H of Village Ponda, Taluka Ponda of the larger property known as "PALSONA" admeasuring an area of 23350 sq. mts and surveyed as a whole under Survey No.118/0 of Village Ponda, Taluka Ponda and forming part of the larger land known as PALSON (Fredda) do Oiteira, which lies behind of market, situated at Curti of Taluka of Ponda, presently within the limits of Village Panchayat of Curti Khandepar, Taluka and Registration Sub- District of Ponda, District of South Goa in the State of Goa, which property as a whole is not described in the Land Registration Office but



enrolled under Matriz Nos.450, 451 and 467. The property is bounded as under:-

On or towards the East :- fence of property of Gopal Hari Xete Parcar,

On or towards the West:- steps of the hill (Aguas Vertentes)

On or towards the North:- Mango tree of Bablo Sadassiva Naique Cormolcar existing near the fence of the property of the said Parcar, and

On or towards the South:- fence of Pandurang Xet Gudecar.

That Plot No. L admeasuring 3380.00 Sq. mts and surveyed under Survey No.118/1-H of Village Ponda is bounded as follows:-

On or towards the East: By property S. No.117,

On or towards the West: By road,

On or towards the North: By Plot S and

On or towards the South: By Plot O.

**2. DOCUMENTS VERIFIED:-**

a. Will dated 12/07/1991 drawn in the Office of Sub- Registrar Ex-Officio Notary and recorded in Notary Book No.103 at pages 36 V to 37 V of Wills at Panaji Goa on 26/07/1991.

b. Deed of Succession dated 11/02/1981 executed in the Office of the Civil Registrar Cum-Sub- Registrar and Notary Ex-Officio, at Panaji Ilhas Goa, drawn in Book 613 onwards, registered under No.683.



c. Deed of Relinquishment and Qualification of heirs executed on 16/03/2000, in the Judicial Division of Ponda and Notarial Office, recorded at page 64 of Notarial Nook No.388.

d. Deed of Relinquishment and Succession executed on 15/01/2004 in the Office of Civil Registrar Cum Sub- Registrar and Notary Ex-officio, Panaji Ilhas Goa, in the Book 681 at pages 10 onwards, at Panaji dated 16/01/2004.

e. Deed of Succession dated 31/05/1995 drawn in the Office of the Sub- Registrar and Notary Ex- officio in Notary Book No.652 at pages 17 V to 19 of Notarial Deeds.

f. Deed of Relinquishment dated 07/04/1995 registered in the Office of Sub- Registrar, Notary Public Ex-Officio and registered in that office in the Notary Book of Deeds No.651 at page 70 to 71.

g. Deed of Sale dated 17/08/2005, registered before the Sub-Registrar of Ponda under registration No.1711 at pages 105 to 137 of Book No.I, Volume No.879 dated 14/09/2005.

h. Deed of Family Settlement dated 10/12/2009, registered before the Sub- Registrar of Ponda under registered No.2383 at pages 77 to 114 Book No. I, Volume 1532 dated 22/12/2009.

i. Agreement dated 10/12/2012, registered before Sub - Registrar of Ponda under registered No.294/13 at pages 241 to 283 Book No.I, Volume No.2231 dated 29/01/2013.

j. Conversion Sanad issued by Office of Collector North Goa under No. RB/CNV/PON/AC-I/11/2011 dated 23/01/2013.

k. Approved plan duly approved by Office of Town Planer vide letter No.Tpp/979/CUR/118/1-H/2015/1156 dated 14/09/2015.



l. Construction License issued by Village Panchayat of Curti Khandepar under No.29/2015-2016 dated 05/10/2015.

m. Form I & XIV of Survey No.118/1-H of Village Ponda.

**3. CHAIN OF TITLE:-**

a. That there exists a property known as "PALSONA" admeasuring 23,350 Sq. mts and surveyed under new Survey No.118/0 of Village Ponda, Taluka Ponda and forming part of the larger land known as "PALSON" (Fredda) do Oiteira, which lies behind market, situated at Curti of Taluka of Ponda, presently within the limits of Village Panchayat of Curti - Khandepar, Taluka and Registration Sub - District of Ponda, District of South Goa in the State of Goa, and the property is bounded as under:-

On or towards the East :- fence of property of Gopal Hari Xete Parcar,

On or towards the West:- steps of the hill (Aguas Vertentes)

On or towards the North:- Mango tree of Bablo Sadassiva Naique Cormolcar existing near the fence of the property of the said Parcar, and

On or towards the South:- fence of Pandurang Xet Gudecar.

b. That the property is not described in the Land Registration Office but is enrolled under Matriz Nos.450, 451 and 467, and originally belonged to "SOCIEDADE FAMILIAR DOS KUNDAICARS" i.e. joint family of Kundaikars.

c. That property "PALSON" is inscribed in Matriz Predial Nos.450, 451, and 467 in the name of Shri. Vithal Ghansham Sinai Kundaikar in the capacity as the head of said joint family of Kundaikar.



That said "SOCIEDADE FAMILIAR DOS KUNDAIKARS" or "Joint Kundaikar Family" was dissolved by Decree dated 30th June 1971 in the Civil Suit No.30/1970, by the Court of The Civil Judge Senior Division at Panaji Goa, and thereafter its estate was partitioned in the Inventory Proceedings No.21/1971 in The Court of Civil Judge, Senior Division at Panaji and in the said Inventory the above property was listed under No.385.

d. That in the said Inventory Proceedings 1/3rd of the said property was allotted to Shri. Srikant Vithal Kundaikar, 1/6th was allotted to Shri. Yeshwant Shivram Sinai Kundaikar, 1/6th to Shri. Santba Jivaji Sinai Kundaikar, 1/30, to Shri. Shivram Rajaram Sinai Kundaikar, 1/30th to Shri. Arvinda Rajaram Sinai Kundaikar, 1/30th to Shri. Jivaji Rajaram Sinai Kundaikar, 1/30th to Shri. Vassudev Rajaram Sinai Kundaikar and 1/30th to Shri. Ganpati Rajaram Kundaikar and 1/6th was allotted to Smt. Laxmibai Sinai Kundaikar widow of Shri Shantaram Sinai Kundaikar.

e. That Shri. Srikant Vithal Sinai Kundaikar by a Will executed on 12/07/1991 has bequeathed the rights in immovable properties situated at Mercurim (Agacaim) Tiswadi Taluka, Curti and said property in favour of his wife Smt. Durgabai Srikant Sinai Kundaikar, which Will is drawn in the Office of Sub- Registrar Ex-Officio Notary and recorded in Notary Book No.103 at pages 36 V to 37 V of Wills at Panaji Goa on 26/07/1991.

f. That Shri. Srikant Vithal Sinai Kundaikar subsequently died on 12/01/1999 and therefore the wife of Shri Srikant Vithal Sinai Kundaikar i.e. Smt. Durgabai Kundaikar became the sole owner of entire 1/3rd share of the property.

g. That upon the death of Smt. Muktabai Yeshwant Sinai Kundaikar, wife of Shri. Yeshwant Sinai Kundaikar, by a Deed of Succession dated 11/02/1981 executed in the Office of the Civil Registrar Cum-Sub- Registrar and Notary Ex-Officio, at Panaji Ilhas Goa, drawn in Book 613 onwards, registered under No.683 the share of Muktabai,



devolved upon Jayanti Yeshwant Sinai Kundaikar, spinster, Smt. Sunita Raghurai Tamba and Shri. Yeshwant Sinai Kundaikar and upon the death of said Shri. Yeshwant Sinai Kundaikar on 27/09/1985 and Jayanti Sinai Kundaikar on 05/04/1998 their share in said property devolved upon Shri. Raghurai Rama Tamba and Smt. Sunita Raghurai Tamba.

h. That upon the demise of Shri. Santba Jivaji Sinai Kundaikar and his wife Smt. Girijabai Santba Sinai Kundaikar by a Deed of Relinquishment and Qualification of heirs executed on 16/03/2000, in the Judicial Division of Ponda and Notarial Office, recorded at page 64 of Notarial Nook No.388 their share descended upon his sons and daughters in law i.e. Shri. Laxmikant Santba Sinai Kundaikar, Smt. Sima Laxmikant Sinai Kundaikar, Shri. Vijaykumar Santba Sinai Kundaikar and Smt. Kunda Vijaykumar Sinai Kundaikar.

i. That upon the demise of Shri. Vassudev Rajaram Sinai Kundaikar on 16/11/03 and subsequent Deed of Relinquishment and Succession executed on 15/01/2004 in the Office of Civil Registrar Cum Sub- Registrar and Notary Ex- officio, Panaji Ilhas Goa, in the Book 681 at pages 10 onwards, at Panaji dated 16/01/2004, the share of late Shri. Vassudev descended equally to Shri. Shivram Rajaram Sinai Kundaikar, Smt. Sagunabai Shivram Sinai Kundaikar, Shri. Arvind Rajaram Sinai Kundaikar, Smt. Nira Arvind Sinai Kundaikar, Shri. Jivaji Rajaram Sinai Kundaikar, Smt. Mohini Jivaji Sinai Kundaikar, Shri. Ganapati Rajaram Sinai Kundaikar, Smt. Sweta Ganpati Sinai Kundaikar, became the sole heirs and entitled to 1/6th of the said property.

j. That share of Smt. Laxmibai Shantaram Sinai Kundaikar by Deed of Succession registered in the Office of Sub- Registrar, Ponda at page 5 overleaf of Notarial Book dated 15/02/1980, has been inherited by Shri. Purxotoma Shantaram Sinai Kundaikar and Smt. Indirabai Purxotoma Sinai Kundaikar.



k. That upon the demise of Shri. Purxotoma Sinai Kundaikar, his share descended on his widow Smt. Indirabai Purxotoma Sinai Kundaikar and his son Shri. Shantaram Purxotoma Sinai kundaikar and daughter in law Smt. Laxmibai S. Kundaikar, as per the Deed of Succession dated 31/05/1995 drawn in the Office of the Sub-Registrar and Notary Ex- officio in Notary Book No.652 at pages 17 V to 19 of "Notarial Deeds" reads with Deed of Relinquishment dated 07/04/1995 registered in the Office of Sub- Registrar, the Notary Public Ex-Officio and registered in that office in the Notary Book of Deeds No.651 at page 70 to 71.

l. That by virtue of Deed of Sale dated 17/08/2005, registered before the Sub- Registrar of Ponda under registration No.1711 at pages 105 to 137 of Book No.I, Volume No.879 dated 14/09/2005, Smt. Durgabai Srikant Sinai Kundaikar and others sold and transferred the said property in favour of Shri. Vishnu Gangaram Naik, Shri. Brahmanand Gangaram Naik, Shri. Dattatray Gangaram Naik, and Shri. Prakash Gangaram Naik.

m. That interms of Deed of Family Settlement dated 10/12/2009, registered before the Sub- Registrar of Ponda under registered No.2383 at pages 77 to 114 Book No. I, Volume 1532 dated 22/12/2009, Shri. Brahmanand Gangaram Naik and his wife Smt. Reshma Brahmanand Naik was allotted Plot L admeasuring 3380.00 Sq. mtrs.

n. That interms of Agreement dated 10/12/2012, registered before Sub - Registrar of Ponda under registered No.294/13 at pages 241 to 283 Book No.I, Volume No.2231 dated 29/01/2013, Shri. Brahmanand Gangaram Naik and his wife Smt. Reshma Brahmanand Naik entered into development agreement with M/s. Sumit Woods Pvt. Ltd., and interms of Power of Attorney dated 10/12/2012, registered before Notary Shri. B. V. Sukhthanker appointed M/s. Sumit Woods Pvt. Ltd., to carry out the development and sale of the premises to be constructed on Plot L thereby



reserving certain premises towards consideration in kind as per the said Agreement.

o. That Office of Collector North Goa issued Conversion Sanad under No. RB/CNV/PON/AC-I/11/2011 dated 23/01/2013.

p. That Construction Plan is duly approved by Office of Town Planer vide letter No.Tpp/979/CUR/118/1-H/2015/1156 dated 14/09/2015.

q. That Village Panchayat of Curti Khandepar issued Construction License under No.29/2015-2016 dated 05/10/2015 for construction of residential building.

r. That upon completion of the project the same to be named as "SUMIT MOUNT".

#### **4. LEGAL OPINION:-**

a. Upon perusal of the aforesaid documents it transpires that the Plot No. L admeasuring 3380.00 Sq. mts and surveyed under Survey No.118/1-H of Village Ponda, Taluka Ponda is under Agreement for Development and Sale with M/s. Sumit Woods Pvt. Ltd., a registered Company having its Goa Office at Sumit Classic, Opp. Ponda Municipal Council, Ponda Goa.

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 M/s. Sumit Woods Pvt. Ltd., to Plot No. L admeasuring 3380.00 Sq. mts and surveyed under Survey No.118/1-H of Village Ponda, Taluka Ponda is clean, clear, marketable and free from all types of encumbrances.

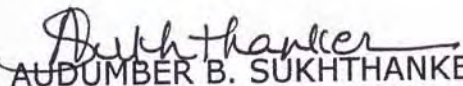




d. Further I have to add here that said M/s. Sumit Woods Pvt. Ltd., have entered into Agreements for Sale in respect of premises constructed on the said Plot No.L in favour of different purchasers and also given NOC for mortgage of the said premises along with undivided share in the land, who in turn have mortgaged their premises along with undivided proportionate share in the land in favour of financial institutions for securing the loan amount.

e. To conclude, I have to state that Plot No. L admeasuring 3380.00 Sq. mts and surveyed under Survey No.118/1-H of Village Ponda, Taluka Ponda is under Agreement for Development and Sale with M/s. Sumit Woods Pvt. Ltd. who has obtained all the necessary approvals for the purpose of construction of building/s on Plot No. L admeasuring 3380.00 Sq. mts and surveyed under Survey No.118/1-H of Village Ponda, Taluka Ponda.

Yours truly,

  
A. B. SUKHTHANKER  
Advocate,

