



TITLE REPORT

Mr. Pradatt N. Lawande, the sole proprietor of Lawande Building Solutions, having its principal place of business at 7th floor, B17, Silvio Heights Building, St. Inez, Panaji, Tiswadi, Goa, 403001, submitted for my scrutiny the copies of the following documents mentioned herein below in respect of the property known as 'Tilcampo', admeasuring an area of 600 square meters, situated at Agassaim, St. Lawrence ward, within the limits of village Panchayat of Agassaim, Taluka Tiswadi, registration Sub-District of Ilhas, District of North Goa, in the State of Goa, not registered in the Land registration office, but enrolled in land revenue office of Panaji under Matriz No. 510 and presently surveyed under Survey No. 74, Sub Division No. 20 of Village Goa Velha, Tiswadi - Goa, and bounded on the East by property belonging to Sinai Zunvarkar and presently by property bearing S. No. 70/18 of Village Goa Velha, on the West by fields belonging to the Comunidade and presently by property bearing S. No. 74/18, 74/23 & 74/24 of Village Goa Velha, on the North by fields belonging to the Comunidade and presently by property bearing S. No. 70/18 of Village Goa Velha and on the South by fields belonging to the Comunidade and presently by property bearing S. No. 74/25 of Village Goa Velha (hereinafter for the sake of brevity referred to as the 'said Property').



1. Extract of Register of land revenue containing Matriz No. 510.
2. Index of Land Form III, in respect of property bearing S. No. 74/20 of Village Goa Velha.
3. Deed of Sale dated 31/01/1974, duly registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Tiswadi, under Reg. No. 103, at pages 128 to 133 of Book No. 1, Vol. No. 81, dated 18/02/1974.
4. Form I & XIV in respect of property bearing Survey No. 74/20 of Village Goa-Velha with the name of the occupant as (1) Atmaram Sinai Bonsulo and (2) Anant Prabhu Lawande.
5. Deed of Gratuitous Relinquishment of Illiquid rights dated 20/10/2015, duly registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Sanguem, drawn at pages 82 to 83 of Notarial Book of Deed No. 16, on 23/10/2015.
6. Deed of Relinquishment of Illiquid and undivided rights and Deed of Succession dated 29/10/2015, duly registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Salcete, recorded at Folio 55V to 58V of Deed Book No. 1616.
7. Form I & XIV dated 05/01/2024, in respect of property bearing Survey No. 74/20 of Village Goa-Velha with the name of the



- occupant 1) Atmaram Sinai Bonsulo 2) Loximocanta Porobo Loundo alias Lakshimi Anant Lawande 3) Narayan Prabhu Lawande alias Narayan Anant Prabhu Lawande.
8. Deed of Succession dated 03/02/2025, recorded at Folio 35 to 38 of Book No. 768, in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Tiswadi.
 9. Nil Certificate of Encumbrance on property, Certificate No. NEC/4/2025/658, dated 09/04/2025, for the period from 09/04/1995 to 09/04/2025.
 10. Sanad under No. CCTIS03-25-83/1385, dated 11/04/2025, issued by the Office of the District Collector, North Goa, Panaji- Goa.
 11. Approved Plan.
 12. Technical Clearance Order under No. TIS/10882/GVL/TCP/2024/2064, dated 23/12/2024, issued by Deputy Town Planner Town & Country Planning Department.
 13. Construction License under reference No. VP/SLA/2024-2025/1096, dated 31/01/2025, issued by the Office of the Village Panchayat St. Lawrence, Agassaim, Tiswadi- Goa.



14. Deed of Sale dated 02/07/2025, duly registered in the Office of the Civil Registrar Cum Sub Registrar Tiswadi, under Reg. No. PNJ-1-1743-2025, of Book 1 Document, dated 03/07/2025.

I have perused all the aforesaid documents and I am of the following opinion:

- a. There exists property known as 'Tilcampo', admeasuring an area of 600 square meters, situated at Agassaim, St. Lawrence ward, within the limits of village Panchayat of Agassaim, Taluka Tiswadi, registration Sub-District of Ilhas, District of North Goa, in the State of Goa, not registered in the Land registration office, but enrolled in land revenue office of Panaji under Matriz No. 510 and presently surveyed under Survey No. 74, Sub Division No. 20 of Village Goa Velha, Tiswadi – Goa, the herein above referred '**said Property**'.
- b. By Deed of Sale dated 31/01/1974, registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Tiswadi, under Reg. No. 103, at pages 128 to 133 of Book No. 1, Vol. No. 81, dated 18/02/1974, the said Property which belonged to Mr. Atmaram Sinai Bounsolo @ Atmaram Sinai Bonsulow, was purchased from Ramchandra Atmaram Bhonsule, Indirabai Bhonsule, Govind Atmaram Bhonsule, Hirabai Bhonsule and Anant Atmaram Bhonsule, the only heirs of their deceased parents by Mr. Anant Narayan Prabhu Lawande.



- c. Therefore by virtue of theaforesaid Deed of Sale dated 31/01/1974, Mr. Anant Narayan Prabhu Lawande became absolute owner of the said Property, in its exclusive possession. Having purchased the said Property Mr. Anant Prabhu Lawande proceeded to carry out mutation in respect of the said Property so as to get his name inserted in the occupant column.

Anant Narayan Prabhu Lawande and his wife Laximibai Anant Lawande had seven children namely (i) Loximocanta Porobo Loundo alias Lakshimikant Anant Lawande married to Tejaswini Parshuram Keny (ii) Narayan Prabhu Lawande married to Sushma Jagannath Kamat Bambolkar (iii) Chaia Porobo Loundo married to Dattakumar R. Naik (iv) Teja Porobo Loundo alias Teja Vallab Camotim Sancoalkar married to Vallab Saguna Camotim Sancoalkar (v) Sarita Porobo Loundo alias Sarita Ramesh Naik married to Ramesh Zoivonta Naik (vi) Dipty Prabhu Lawande alias Dipti Bhaskar Kuncolienkar married to Bhaskar Jagannath Kuncolienkar (vii) Rima Lawande alias Rima Bale married to Prashant Vinayak Bale.

- d. By Deed of Gratuitous Relinquishment of Illiquid rights dated 20/10/2015 duly registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Sanguem, drawn at pages 82 to 83 of Notarial Book of Deed No. 16 on 23/10/2015, Chaya Dattakumar Naik alias Rukminibai Dattakumar Naik alias Chaia Porobo Loundo and her husband Dattakumar R. Naik relinquished



all their illiquid and undivided rights in the estate and inheritance of their parents/parents-in-law late Anant Narayan Prabhu Lawande and his wife Laximibai Anant Lawande.

- e. By Deed of Relinquishment of Illiquid and undivided rights and Deed of Succession dated 29/10/2015 duly registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Salcete, recorded at Folio 55V to 58V of Deed Book No. 1616, Teja Porobo Loundo alias Teja Vallab Camotim Sancoalkar and her husband Vallab Saguna Camotim Sancoalkar, Sarita Porobo Loundo alias Sarita Ramesh Naik and her husband Ramesh Zoivonta Naik, Dipty Prabhu Lawande alias Dipti Bhaskar Kuncolienkar and her husband Bhaskar Jagannath Kuncolienkar, Rima Lawande alias Rima Bale and her husband Prashant Vinayak Bale relinquished all their illiquid and undivided rights in the estate and inheritance of their parents/parents-in-law late Anant Narayan Prabhu Lawande and his wife Laximibai Anant Lawande.
- f. Following the above mentioned Deed of Relinquishment dated 20/10/2015 and 29/10/2015, the sole and universal heirs of deceased Anant Narayan Prabhu Lawande and his wife Laximibai Anant Lawande were (i) Loximocanta Porobo Loundo alias Lakshimikant Anant Lawande and (ii) Narayan Prabhu Lawande.
- g. Mr. Loximocanta Porobo Loundo alias Lakshimi Anant Lawande and Mr. Narayan Prabhu Lawande, thereafter proceeded to carry out mutation so as to get their name inserted in the occupant



column in respect of the said Property, instead of their deceased father.

- h. Mr. Loximocanto Porobo Loundo alias Lakshimikant Anant Lawande expired on 21st February, 2022, without will or any other disposition of his assets leaving behind him his widow and moiety holder (i) Tejasvinibai Quenim Robolo alias Tejaswini L. Lawande alias Teja Lakshmikant Lawande and his two children namely (ii) Darshan Lakshimikant Lawande alias Darshan Mandar Prabhu married to Mandar Ramchandra Prabhu and (ii) Anant Lakshimikant Lawande as his sole and universal heir as can be gathered from the Deed of Succession dated 03/02/2025, recorded at Folio 35 to 38 of Book No. 768, in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Tiswadi.
- i. Therefore, Narayan Prabhu Lawande married to Sushma Jagannath Kamat Bambolkar and Tejasvinibai Quenim Robolo alias Tejaswini L. Lawande alias Teja Lakshmikant Lawande, Darshan Lakshimikant Lawande alias Darshan Mandar Prabhu married to Mandar Ramchandra Prabhu and Anant Lakshimikant Lawande, became the co-owners and together the absolute owners of the said Property, in its exclusive possession.
- j. From the Nil Certificate of Encumbrance on property, bearing Certificate No. NEC/4/2025/658, dated 09/04/2025, it is certified



that on search for the period from 09/04/1995 to 09/04/2025 there is no encumbrance affecting the said Property.

- k. Sanad under No. CCTIS03-25-83/1385, dated 11/04/2025, is issued by the Office of the District Collector, North Goa, Panaji-Goa for the said Property.
- l. Technical Clearance Order under No. TIS/10882/GVL/TCP/2024/2064, dated 23/12/2024, is granted issued by office of Town Planner, Town & Country Planning Department, for proposed construction of Residential/commercial Building and Compound wall by Mr. Narayan Anant Prabhu Lawande, as per the enclosed approved plan in the said Property zoned as settlement zone in regional plan for Goa 2021.
- m. Construction License under reference No. VP/SLA/2024-2025/1096, dated 31/01/2025, is issued by the Office of the Village Panchayat St. Lawrence, Agassaim, Tiswadi- Goa to Mr. Narayan Anant Prabhu Lawande for carrying out proposed construction of Residential/Commercial Building and Compound wall as per the approved plan in the said Property.
- n. By Deed of Sale dated 02/07/2025, registered in the Office of the Civil Registrar Cum Sub Registrar Tiswadi, under Reg. No. PNJ-1-1743-2025, of Book 1 Document, dated 03/07/2025, 78.33 undivided share of the said Property equivalent to 470 sq. mtrs. out of 600 sq. mtrs. area of the said Property was sold by the owners of the said Property viz. Narayan Prabhu Lawande married to Sushma



Jagannath Kamat Bambolkar and Tejasvinibai Quenim Robolo alias Tejaswini L. Lawande alias Teja Lakshmikant Lawande, Darshan Lakshmikant Lawande alias Darshan Mandar Prabhu married to Mandar Ramchandra Prabhu and Anant Lakshmikant Lawande (the therein referred "Vendors") to Mr. Pradutt Narayan Prabhu Lawande (the therein referred "Purchaser") together with its development rights, with the exclusion of the built-up area comprised in 04 (Four) Flats viz. Flat bearing No. 201, 202, 203 and 204, situated on the Second Floor of the proposed building "Greenfields" (the "Units of the Vendors"), 02 (Two) Car parking slots along with the corresponding proportionate undivided share in the said Property, which is retained being the consideration as specified in the Deed of Sale dated 02/07/2025.

Based on the above, I am of the considerate opinion that Mr. Pradutt Narayan Prabhu Lawande is the absolute owner, in exclusive possession of 78.33 undivided share of the said Property equivalent to 470 sq. mtrs. out of 600 sq. mtrs. area of the said Property. That based on the licenses/permissions/approvals obtained Mr. Pradutt Narayan Prabhu Lawande is entitled to construct residential/commercial Building "Greenfields" and Compound wall on the said Property as per the approved plan. That save and except for the Units of the Vendors of the said Property i.e. the 04 (Four) Flats viz. Flat bearing No. 201, 202, 203 and 204, situated on the Second Floor in the proposed building "Greenfields" and the 02 (Two) Car parking slots along with the corresponding proportionate undivided share which is the

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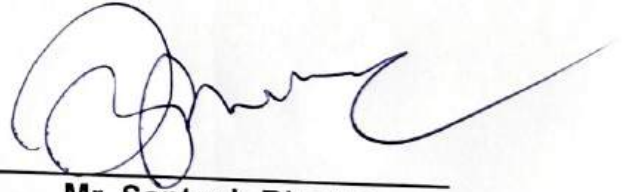
remaining 130 sq. mtrs. out of 600 sq. mtrs. area in the said Property which is retained as hereinabove stated, Mr. Pradutt Narayan Prabhu Lawande in his own name is entitled to allot/sell the remaining units, other area and all the premises in the residential/commercial Building "Greenfields" by entering into any Agreement for construction/sale/allotment with intending purchasers.

This title report is issued by me based on the copies of the aforesaid documents and at the request of Mr. Pradatt N. Lawande, the sole Proprietor of Lawande Building Solutions.

Place : Panaji, Goa.

Date : 05/09/2025.




Mr. Santosh Bharne.
Advocate.