

Raghuveer V. S. Varde

ADVOCATE

Approved
कृते बैंक ऑफ इंडिया
For BANK OF INDIA
मुख्य प्रबंधक / Chief Manager
फोंडा-गोवा / Ponda - Goa
November 9, 2017

To,
The Branch Manager,
Bank of India,
Ponda Branch.

Ref: Title Search & Opinion in respect of property known as
"SOTIYAMOT", admeasuring 1800 sq. mtrs. situated
at Borim, surveyed under No. 4/1 of Village Borim

This Title Search Report pertains to the property known as
"SOTIYAMOT", situated at Borim, within the limits of Village
Panchayat of Borim of the Taluka and Sub District of Ponda of the South
Goa District of the State of Goa, described in the Land Registration
Office under No.6395 and presently surveyed under No. 4/1 of Village
Borim and admeasuring 1800 sq.mts and bounded as per recent survey as
follows:

On the East: by property bearing Survey No. 4/3

On the West & North: by property bearing Survey No. 5

On the South: by property bearing Survey No. 4/3(part) and Survey
No. 4/2, & 4/2-A of Village Borim.

The above property is hereinafter referred to as the 'said property'.

1. Documents examined:

1. Deed of Sale dated 12/01/2016
2. Land Description Certificate (Portuguese with English translation)
3. Consent terms Order dated 18/08/2015 passed in Inventory
Proceeding No. 22/2010/A.



Office : CS-2, 2nd Floor, Fonseca Arcade,
Near Civil Court, Tisk, Ponda - Goa
E-mail : raghuveer_varde@rediffmail.com

No.22/2010/A that was initiated upon the death of said Vithal Raghuvir Shenvi Borkar and Smt. Laxmibai Vithal Shenvi Borkar, the said property came to be allotted to the successors i.e. (1) Shri. Ratnakar Vithal Borkar (2) Smt. Kishori Dayanand Borkar (3) Shri. Sanjeev Dayanand Borkar (4) Smt. Rupali Sanjeev Borkar (5) Shri. Subodh Dayanand Borkar (6) Shri. Suresh Vithal Borkar (7) Smt. Sangita Suresh Borkar and (8) Smt. Kunda Vithal Borkar.

5. That the abovenamed successors as owners of the said property sold the said property to Shri. Vithal Mohan Miringkar and Shri. Sadanand Govind Gaude by Deed of Sale dated 12/01/2016 duly registered in the office of Sub Registrar at Ponda under No. 472/16 at pages 108 to 142, Book No. I, Volume No. 3063 dated 19/01/2016.

6. That said Shri. Vithal Mohan Miringkar and Shri. Sadanand Govind Gaude, forms a Partnership firm by name M/s. M.S. Builders and the same is duly registered in the office of the Registrar of Firms at Salcete/Margao under No. MGO-F149-2016.

7. That since said partners of M/s. M.S. Builders is desirous of developing the said property by constructing the Residential cum Commercial building in the said property have obtained Conversion Sanad Order from the office of Additional Collector, Ponda under No. AC/PON/SG/CONV/01/2016/369 dated 14/10/2016.

8. That the proposed construction is duly approved by Town & Country Planning Department, Ponda vide Technical Clearance Order No. TPP/433/Borim/411/2016/1333 dated 14/10/2016.



9. That the Primary Health Centre, Shiroda has also given NOC to the said proposed construction vide letter No. PHC-Shi/2016-17/1093 dated 03/11/2016.

10. That the Village Panchayat of Borim has also issued Construction License under No. VPB/CONST/2016-17/2384 dated 11/11/2016.

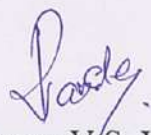
11. That Survey Form I & XIV of Survey No. 4/1 of Village Borim shows that said property also duly found recorded in the name of Vithal Mohan Miringkar and Sadanand Govind Gaude.

12. That the said property herein now being owned, possessed and enjoyed by Shri. Vithal Mohan Miringkar and Shri. Sadanand Govind Gaude, the partners M/s. M.S. Builders as the exclusive owner thereof and the proposed construction is legal in all respect.

3. Opinion:

On perusal of the above documents and in view of the discussions above I do hereby opine that Shri. Vithal Mohan Miringkar and Shri. Sadanand Govind Gaude, the partners M/s. M.S. Builders, have clean, clear, absolute and readily marketable title to create Equitable Mortgage over the said property and the same is free from any recorded encumbrances.




Raghuveer V.S. Varde
Advocate