



Satish J. Rao

Advocate High Court

SIMON FERNANDES
ASHISH SWAR
GAUTAM SHIRODKAR
Advocates

Office : C/o. Cine Alankar, MAPUSA - GOA. Phone : 2262202 / 2254573 / 9890933780

Residence : "MANGUIRISH", Near Electricity Dept., Ansabhat, MAPUSA - GOA. E-mail : satishrao_office@yahoo.co.in

TO WHOMSOEVER IT MAY CONCERN

THIS TITLE REPORT is prepared at the request of Build Home Developers who has placed in my hands the desired documents and after careful perusal, study and apparent tenor of documents, my opinion is as follows:-

OPINION

I. DESCRIPTION OF THE PROPERTY:-

ALL THAT Plot of land admeasuring 520 sq. mts bearing Survey no. 174/2 and forming a part of the whole property identified as LOCONDIEM situated at Shantinagar- Ponda, bearing Survey no. 174/2 of Ponda, within the limits of Ponda Municipal Council Taluka Ponda Sub- District Ponda, District North- Goa in the State of Goa, which property is described in the Office of Land- Registrar Ilhas under no. 22322 of Book B-60 and is enrolled in the Taluka Revenue Office under Matriz no. 1032 and The said Plot is Bounded as under:

East: by 6 mts. wide Municipal reserved road;

West: by second Plot "A" bearing Survey no. 174/3

North: by Plot bearing Survey no. 174/1, belonging to Shrikrishna J. Kamat

South: by Municipal road.

II. DOCUMENTS RELIED:

- a. Deed of Succession dated 24/08/1998
- b. Agreement for Sale dated 25/10/1999
- c. Deed of Sale dated 14/01/2000
- d. Agreement / Memorandum of Understanding dated 22/02/2019
- e. SGPDA permission dated 06/06/2019
- f. NOC dated 22/07/2019
- g. NOC dated 05/07/2019
- h. Construction License dated 30/08/2019.

III. TRACING OF TITLE OF PROPERTY:

1. That late Bogvonta Suria Rao Sardessai and late Gurunath Suria Rao Sardessai by a Deed of Sale dated 31/03/1964 drawn at folio 88 (R) of Book 1211 in the office of Notary Raul Gerson Purificacao de Santa Rita Vaz purchased the whole property from its original owners.
2. That by Deed of Partition dated 30/11/1968 duly registered under no. 224 at folio 229 to 234 of Book I, Vol. no. VII in the Office of Sub-Registrar Ponda, the said Bogvonta Suria Rao Sardessai and Gurunath Suria Rao Sardessai with their respective spouses partitioned the said property whereby the portion identified as plot B having an area of 564 sq. mts was allotted to Shri. Gurunath Suria rao Sardessai and his wife.

3. That the said Plot B is presently surveyed under no. 174/2 of Ponda and is recorded to have an area of 520 sq. mts in the survey Record of Rights.
4. That the said Gurunath Suria Rao Sardessai constructed a residential building thereon identified as MUKUND NIWAS comprising of 4 flats bearing no. 174/3 (i) (ii) (iii) and (iv) of Ponda Municipal Council for which Occupancy Certificate was given on 11/08/1969.
5. The said Gurunath Suria Rao Sardessai died being survived by his widow the said Smt. Kamalabai Gurunath Suria Rao Sardessai and his sons viz; Mahesh Gurunath Sardessai married to Neeta, and Srivallabh Gurunath Sardessai married to Beena as confirmed by the Deed of Succession dated 24/08/1998 drawn at folio 72 to 74 of Book 663 in the office of Notary- ex-officio- Sub-Registrar Ilhas at Panaji.
6. The Four members namely Shri. Krishna Shridhar Samant, Smt. Manorama Shamrao Dhond, Shri. Santosh Mortu Prabhu Tendulkar and Shri. Devidas Bhagwant Naik, in their own individual capacity had entered into Agreement for Sale dated 25/10/1999 with the original owner i.e. Smt. Kamalabai Gurunath Sardessai and others.
7. The above Four people Krishna Shridhar Samant and others formed the Housing Society called as "MUKUND PRASAD CO-OPERATIVE HOUSING SOCIETY LTD"
8. By virtue of Deed of Sale dated 14/01/2000, duly registered in the office of the Sub- Registrar of Ponda under registered no. 119 at pages 172 to 182, Book no. I, Vol. no. 564 dated 25/01/2000, the original owners said Smt. Kamalabai Gurunath Sardessai and others

sold and transferred the said Plot of land with an area of 520 sq. mts along with the building in the name of MUKUND PRASAD CO-OPERATIVE HOUSING SOCIETY LTD, consisting of four Flats.

9. Therefore the property and building belongs to MUKUND PRASAD CO-OPERATIVE HOUSING SOCIETY LTD and its members and share holders have decided and resolved to develop the property and construct a new building and accordingly licences and permissions dated 30/08/2019 is obtained from Ponda Municipal Council.
10. Primary Health Centre, Ponda issued NOC dated 22/07/2019 for the construction of commercial/ residential building.
11. SGPDA also granted redevelopment permission dated 06/06/2019 for commercial cum residential building and to construct ground plus seven floors.
12. By Agreement / Memorandum of Understanding dated 22/02/2019, Mukund Prasad Co-operative Housing Society Ltd. as owners and Buildhome Developers as Develoeper agreed to redevelop and construct a residential cum commercial building ground Plus Seven Floors.
13. Electricity Department office of the Sub- Divisional Engineer, Sub Div . I Division X, Curti Ponda issued NOC to avail Construction license dated 05/07/2019.
14. Ponda Municipal Council issued Construction License dated 30/08/2019 for carrying out construction of Building commercial cum residential G+7 as per the approved plans in the property zoned as Settlement zone in ODP.

CERTIFICATE

In the premises, I certify title of MUKUND PRASAD CO-OPERATIVE HOUSING SOCIETY LTD to the property in question described above is CLEAN, CLEAR AND MARKETABLE and free from encumbrances. Subject to Development Agreement dated 22/02/2019 with Build home Developers who are authorized to develop the property in terms of above.

Mapusa

Dated 17/09/2019

SATISH J. RAO
ADVOCATE IN COURT
Adv. Satish J. Rao