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To,

ARUNODAY DEVELOPERS.,

Office at House No. 72, Kapileshwari,
Kavlem, Ponda-Goa.

TITLE REPORT

Sir,

Subject: Title Report in respect of plot of land admeasuring 1889 sq. mts. surveyed under Chalta No. 41 of P.T. Sheet No. 45 of City Survey of Margao forming part of the property known as "Sem Deno Minacao" or "Sem Denominacao Especial" along with the residential house bearing H. No. 2/8/ existing therein situated at Fatorda.

I. DESCRIPTION OF THE PROPERTY :

All that part and parcel of the land admeasuring 1889 sq. mts. forming part of the property known as "**Sem Deno Minacao**" or "**Sem**

Denominacao Especial" along with the residential house bearing H. No. 2/8/ existing therein along with the F.A.R. allotted by the Government of Goa vide Letter dated 26.04.2017 situated at Fatorda, within the limits of Municipal Council of Margao, District of South Goa, State of Goa, described in Land Registration Office under no. 23804, recorded in city survey records under Chalta No. 41 of P.T. Sheet No. 45, totally admeasuring 2019.00 sq. mts. The said property admeasuring 2019.00 sq. mts. is bounded as under:

North: By road;

South: by property bearing Chalta no. 42 and Chalta no. 44 of P.T. Sheet no. 45;

East: by property bearing Chalta no. 40 of P.T. Sheet no. 45;

West: by property bearing Chalta no. 45 of P.T. Sheet no. 45.

All that part and parcel of the land admeasuring 1889 sq. mts. surveyed in the Records of Rights under Chalta No. 41 of P.T. Sheet No. 45 of City Survey of Margao forming part of the property known as "**Sem Deno Minacao**" or "**Sem Denominacao Especial**" is bounded as under:

North: By road;

South: by property bearing Chalta no. 42 and Chalta no. 44 of P.T. Sheet no. 45;

East: by property bearing Chalta no. 40 of P.T. Sheet no. 45;

West: by property bearing Chalta no. 45 of P.T. Sheet no. 45.

II. DESCRIPTION OF DOCUMENTS:

I have examined the following photocopy of the documents which are valid as per the prevailing laws :-

- i. Certificate of Inscription along with its true English translation.
- ii. Certificate Description along with its true English translation.
- iii. Public Deed with Acquittance dated 02.10.1915 drawn in the Notarial Office of Constancio Roque Bernardo Salvador da Costa, District of Salcete along with its true translation.
- iv. Deed of Sale with Acquittance dated 5/2/1947 drawn in the Notarial Office of Anandaram Babie Camotim along with its true translation.
- v. Will on 19.03.1987 drawn before the Notary Ex. Officio Shri. Joanes Agnelo L. Rodriguese, Margao Goa, recoded in his books at folio 83v to 86 of Book No. 138.
- vi. Sanad dated 28.12.2016 bearing No. COL/SAL/SG/CONV/93/2016/13362 issued by the Office of Collector, South Goa District.
- vii. Award dated 9.10.2012 in Land Acquisition Case No. LQN/2/2009.
- viii. Agreement dated 03.07.2017, registered in the Office of Sub-Registrar of Salcete under No. MGO-BK1-03043-2017, CD Number MGOD113 dated 04.07.2017.
- ix. Deed of Relinquishment of Illiquid and Undivided Rights dated 28.03.2018, executed before the Sub-Registrar of Salcete at Margao, recorded at folio No. 58 to 60 of Deed Book bearing No. 1649.
- x. Special Inventory Proceedings No. 20/2018/III in the Court of Civil Judge Junior Division at Margao along with Statement on Oath, List of Assets, Terms of Compromise, Consent Decree and Order.
- xi. Deed of Sale dated 28/02/2019, registered before the Sub Registrar of Salcete under Reg. No. MGO-1-329-2019 dated 06/03/2019.
- xii. Partnership Deed dated 01/11/2013, executed before Notary Adv. B. V. Sukhthanker under Serial No. 975/2013.

- xiii. Certificate of Incorporation of Arunoday Developers.
- xiv. Retirement Cum Reconstitution of Partnership dated 18/07/2016 executed before Notary Adv. B. V. Sukhthanker under Serial No. 409/2016.
- xv. Development Permission dated 22/10/2019 under Ref. No. SGPDA/P/6217/1053/19-20 issued by the South Goa Planning & Development Authority.
- xvi. N.O.C. dated 17/01/2020 under Ref. No. UHCM/NOC/2019-20/2109 issued by the Urban Health Centre, Margao.
- xvii. Construction License dated 28/02/2020 under Ref. No. A/56/2019-2020 issued by the Margao Municipal Council, Margao, Goa.
- xviii. Development Permission dated 30/09/2020 under Ref. No. SGPDA/P/6217/727/20-21 issued by the South Goa Planning & Development Authority.
- xix. Construction License (Revised) dated 27/10/2020 under Ref. No. A/56/2019-2020 issued by the Margao Municipal Council, Margao, Goa.
- xx. N.O.C. dated 13/11/2020 under Ref. No. DFES/FP/HB/199/20-21/207 issued by the Directorate of Fire & Emergency Services, St. Inez, Panaji Goa.
- xxi. Form D.
- xxii. Survey Plan.
- xxiii. Nil Encumbrance Certificate dated 04/11/2020.

III. FLOW OF TITLE:

- A. That there exist a property known "**Sem Denominacao**" or "**Sem Denominacao Especial**" along with the residential house bearing H. No. 2/8/ (earlier registered as H. No. 365) existing therein located at Fatorda, registered in the Office of Land

Registration of Salcete under No. 23804, surveyed in the survey Records of the city of Margao under Chalta No. 41 of P.T. Sheet No. 45, totally admeasuring 2019.00 sq. mts., situated at Fatorda, Margao, within the limits of Municipal Council of Margao, District and Sub Registrar of South Goa, State of Goa, which shall hereinafter be referred to as the **"said property"**.

- B. The said property was originally owned and possessed by one Smt. Maria Antonio Fernandes from Margao. Said Smt. Maria Antonio Fernandes as sole and absolute owner of the said property, by a Public Deed with Acquittance dated 02.10.1915, drawn in the Notarial Office of Constancio Roque Bernardo Salvador da Costa, District of Salcete, sold and or transferred the said property to Smt. Maria Joaquina Piedade Herminia Fernandes e Miranda who acquired right to the said property in the status of widow.
- C. That upon acquiring the right, title and interest to the said property by virtue of afore referred Public Deed with Acquittance dated 02.10.1915, the said property came to be inscribed in the Land Registration Office of Salcete under Inscription No. 14322 in favour of said Smt. Maria Joaquina Piedade Herminia Fernandes e Miranda.
- D. That by a Deed of Sale with Acquittance dated 05/02/1947, drawn in the Notarial Office of Anandaram Babie Camotim, said Smt. Maria Joaquina Piedade Herminia Fernandes e Miranda as sole and absolute owner of the said property sold and or transferred the said property to Smt. Kesarbai Ramkrishna Kunkolienkar also known as Kesarbai Naik Kunkolienkar also known as Exasri Naique also known as Quensor Naique in status of a widow of late Ramkrishna Kunkolienkar.

E. That said Smt. Kesarbai Ramkrishna Kunkolienkar expired on 21/09/1993 in the status of widow of late Ramkrishna Kunkolienkar, leaving behind as sole and universal heirs following children namely :-

- a) Mr. Anil Ramkrishna Kuncolienkar married to Mrs. Archana Anil Kuncolienkar.
- b) Mr. Rajan R. Kuncolikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar married to Mrs. Sneha Rajan Kuncolikar alias Sneha Rajan Kuncolienkar.
- c) Smt. Sudha Ramkrishna Kuncolienkar.
- d) Ms. Vaishali Dharendra Katkar.
- e) Shri. Ganapati Ghode.
- f) Smt. Smita Ganapati Ghode.
- g) Shri. Bipinchandra Dharendra Katkar.
- h) Smt. Pooja Bipinchandra Katkar.
- i) Smt. Gauri D. Katkar.
- j) Shri. Vinod Lala Zambauliker.
- k) Smt. Yojana Vinod Zambaulicar.
- l) Shri. Vishwas Lala Jambavalikar.
- m) Smt. Sushama Vishwas Jambavalikar.
- n) Shri. Umesh Vishwanat Loliencar.
- o) Smt. Vandana Umesh Loliencar.

F. That late Smt. Kesarbai Ramkrishna Kunkolienkar had executed a Will on 19.03.1987, drawn before the Notary Ex. Officio Shri. Joanes Agnelo L. Rodrigues, Margao Goa, recorded in his books at folio 83v to 86 of Book No. 138 and by virtue of said Will dated 19.03.1987, said Smt. Kesarbai Ramkrishna Kunkolienkar bequeathed the said property to her two sons namely Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncolikar alias Rajan

R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar.

- G. That in pursuance of the rights conferred in favour of Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncolika alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar, the survey records in respect of the said property came to be mutated and the names of Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncolika alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar came to be reflected in the survey records in respect of the said property bearing Chalta No. 41 of P.T. Sheet No. 45 as Occupants thereof.
- H. That the Office of the Collector, South Goa District issued Conversion Sanad dated 28.12.2016 bearing No. COL/SAL/SG/CONV/93/2016/13362 with respect to the said property, thereby converting the said property from Agricultural to Non-Agricultural use.
- I. The portion of the said property to the extent of 130 sq. mts. came to be acquired by the Government of Goa for the purpose of construction of road, vide Notification dated 12.01.2009 bearing No. 23/27/2008-RD and a compensation of Rs. 3,16,615/- (Rupees Three Lakhs Sixteen Thousand Six Hundred and Fifteen Only) came to be awarded in the name of said Smt. Kesarbai Ramkrishna Kunkolienkar by virtue of Award dated 9.10.2012 in Land Acquisition Case No. LQN/2/2009 in respect of the said portion of 130 sq. mts. from the said property bearing Chalta No. 41 of P.T. Sheet No. 45. Upon acquisition of an area of 130 sq. mtrs. from the said property, the said property remained with an area of 1889 sq. mtrs. (2019-130). The said portion of

130 sq. mts. from the said property bearing Chalta No. 41 of P.T. Sheet No. 45 acquired by the Government of Goa.

- J. That said Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar requested the concerned Land Acquisition Authorities vide Communication dated 11.01.2017 that they desire to utilize and retain the Floor Area Ratio of the said portion of 130 sq. mts. in lieu of the compensation awarded.
- K. That by Letter bearing No. 23/27/2008-RD dated 26/04/2017, the Government of Goa, Revenue Department sanctioned its approval and by an Agreement dated 03.07.2017 registered in the Office of Sub-Registrar of Salcete under No. MGO-BK1-03043-2017, CD Number MGOD113 dated 04.07.2017, executed and entered into between the Collector of South Goa District and said Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar, the Government of Goa agreed to compensate the said Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar by allowing said Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar to utilize Floor Area Ratio of the said portion of 130 sq. mts. in lieu of the compensation awarded to said Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar.



L. That by a Deed of Relinquishment of Illiquid and Undivided Rights dated 28.03.2018, executed before the Sub-Registrar of Salcete at Margao, recorded at folio No. 58 to 60 of Deed Book bearing No. 1649, the following legal heirs of late Smt. Kesarbai Ramkrishna Kunkolienkar namely :-

- a) Smt. Sudha Ramkrishna Kunkolienkar.
- b) Ms. Vaishali Dhirendra Katkar.
- c) Shri. Ganapati Ghode.
- d) Smt. Smita Ganapati Ghode.
- e) Shri. Bipinchandra Dhirendra Katkar.
- f) Smt. Pooja Bipinchandra Katkar.
- g) Smt. Gauri D. Katkar.
- h) Shri. Vinod Lala Zambauliker.
- i) Smt. Yojana Vinod Zambaulicar.
- j) Shri. Vishwas Lala Jambavalikar.
- k) Smt. Sushama Vishwas Jambavalikar.
- l) Shri. Umesh Vishwanat Loliencar.
- m) Smt. Vandana Umesh Loliencar.

renounced, released and relinquished all their right, title and interest in respect to said property in favour of the other co-heirs namely Mr. Anil Ramkrishna Kunkolienkar and Mr. Rajan R. Kunkolikar alias Rajan R. Kunkolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cunkolienkar.

M. That somewhere in the month of April 2018, an Inventory Proceedings came to be instituted in the Court of Civil Judge Junior Division at Margao bearing Special Inventory Proceedings No. 20/2018/III and in the said Inventory Proceedings said Mr. Anil Ramkrishna Kunkolienkar came to be appointed as Cabeça de Casal.



- N. That in the said Inventory Proceeding, Statement of Cabeça de Casal came to be recorded on 01.07.2018, wherein Cabeça de Casal namely said Mr. Anil Ramkrishna Kunkolienkar deposed on oath that said Smt. Kesarbai Ramkrishna Kunkolienkar expired on 21.09.1993 leaving behind the heirs referred to above as the sole and universal heirs.
- O. That in the said Inventory Proceedings, the said property came to be listed as an asset left over by the deceased Smt. Kesarbai Ramkrishna Kunkolienkar. That Will executed in favour of Mr. Anil Ramkrishna Kunkolienkar and Mr. Rajan R. Kunkolienkar alias Rajan R. Kunkolienkar alias Rajan R. Kunkolienker alias Rajan Ramkrishna Kunkolienkar and Deed of Relinquishment and or Renouncement of Right by the other heirs of late Smt. Kesarbai Ramkrishna Kunkolienkar namely:-
- a) Smt. Sudha Ramkrishna Kunkolienkar
 - b) Ms. Vaishali Dharendra Katkar
 - c) Shri. Ganapati Ghode
 - d) Smt. Smita Ganapati Ghode
 - e) Shri. Bipinchandra Dharendra Katkar
 - f) Smt. Pooja Bipinchandra Katkar
 - g) Smt. Gauri D. Katkar
 - h) Shri. Vinod Lala Zambauliker
 - i) Smt. Yojana Vinod Zambauliker
 - j) Shri. Vishwas Lala Jambavaliker
 - k) Smt. Sushama Vishwas Jambavaliker
 - l) Shri. Umesh Vishwanath Loliencar
 - m) Smt. Vandana Umesh Loliencar

were also produced on record as found recorded in the statement of Cabeça da Casal.



- P. That as consequence of the said Will dated 19.03.1987 and Relinquishment of Right by other heirs by virtue of Deed of Relinquishment dated 28.03.2018 referred to above, the said property came to be devolved unto said Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncolikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar as such, said Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncolikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar became the absolute owners in possession of the said property.
- Q. That said Mr. Anil Ramkrishna Kuncolienkar and Mr. Rajan R. Kuncolikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar decided to partition and apportion the said property amicably between themselves and as such filed consent terms in the said Inventory proceeding thereby agreeing that 65% of the said property be allotted to said Mr. Anil Ramkrishna Kuncolienkar and his wife Mrs. Archana Anil Kuncolienkar and 35% of the said property be allotted to said Mr. Rajan R. Kuncolikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar and his wife Mrs. Sneha Rajan Kuncolikar alias Sneha Rajan Kuncolienkar.
- R. That in accordance with the Consent Terms dated 01.07.2018 filed by the parties, a Chart of Partition came to be drawn and Final Decree and Order came to be passed by the Court of Civil Judge Senior Division in the said Inventory Proceeding on 04.12.2018, by virtue of which the Chart of Partition came to be confirmed and made absolute.



- S. That by virtue of the allotment made in the said Inventory proceedings, the said property came to be allotted in the following manner:-
- a. 65% share in respect of said property came to be allotted to Mr. Anil Ramkrishna Kuncolienkar and his wife Mrs. Archana Anil Kuncolienkar.
 - b. 35% share in respect of said property came to be allotted to said Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar and his wife Mrs. Sneha Rajan Kuncollikar alias Sneha Rajan Kuncolienkar.
- T. That said Mr. Anil Ramkrishna Kuncolienkar is married to Mrs. Archana Anil Kuncolienkar and said Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar is married to Mrs. Sneha Rajan Kuncollikar alias Sneha Rajan Kuncolienkar under the regime of communion of assets as such said Mr. Anil Ramkrishna Kuncolienkar and his wife Mrs. Archana Anil Kuncolienkar and said Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar and his wife Mrs. Sneha Rajan Kuncollikar alias Sneha Rajan Kuncolienkar became the absolute owners in possession of the said property.
- U. That an area of 1889 sq. mts. with the residential house bearing No. 2/8/ existing therein forming part of the said property admeasuring 2019 sq. mts. bearing Chalta No. 41 of P.T. Sheet No. 45 of City Survey of Margao along with the F.A.R. allotted to the Mr. Anil Ramkrishna Kuncolienkar and his wife Mrs. Archana Anil Kuncolienkar and Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar and his wife Mrs. Sneha Rajan Kuncollikar alias

Sneha Rajan Kuncolienkar by the Government of Goa vide Letter dated 26.04.2017 shall herein after be referred to as the "**Said Plot**".

- V. That by a Deed of Sale dated 28/02/2019, registered before the Sub Registrar of Salcete under Reg. No. MGO-1-329-2019 dated 6/3/2019, said Mr. Anil Ramkrishna Kuncolienkar, Mrs. Archana Anil Kuncolienkar, Mr. Rajan R. Kuncollikar alias Rajan R. Kuncolicar alias Rajan R. Kunkolienker alias Rajan Ramcrishna Cuncolienkar and Mrs. Sneha Rajan Kuncollikar alias Sneha Rajan Kuncolienkar sold and or transferred the said plot to **ARUNODAY DEVELOPERS**, a partnership firm duly registered under the Indian Partnership Act, having its registered office at House No. 72, Kapileshwari, Kavlem, Ponda-Goa.
- W. That upon purchase of the said plot, said ARUNODAY DEVELOPERS effected mutation proceedings in respect of said plot as such the name of said ARUNODAY DEVELOPERS came to be inserted in Form D of the survey records with respect to said plot.
- X. That said ARUNODAY DEVELOPERS with an intention to develop the said plot by constructing thereon residential cum Commercial Building comprising of Basement floor, Ground floor + 6 floors obtained following permissions from the competent authorities namely :-
- a) Development Permission dated 22/10/2019 under Ref. No. SGPDA/P/6217/1053/19-20 issued by the South Goa Planning & Development Authority.



- b) N.O.C. dated 17/01/2020 under Ref. No. UHCM/NOC/2019-20/2109 issued by the Urban Health Centre, Margao.
- c) Construction License dated 28/02/2020 under Ref. No. A/56/2019-2020 issued by the Margao Municipal Council, Margao, Goa.
- d) Development Permission dated 30/09/2020 under Ref. No. SGPDA/P/6217/727/20-21 issued by the South Goa Planning & Development Authority.
- e) Construction License (Revised) dated 27/10/2020 under Ref. No. A/56/2019-2020 issued by the Margao Municipal Council, Margao, Goa.
- f) N.O.C. dated 13/11/2020 under Ref. No. DFES/FP/HB/199/20-21/207 issued by the Directorate of Fire & Emergency Services, St. Inez, Panaji Goa.

Y. From the perusal of Nil Encumbrance dated 04/11/2020, it appears that the said plot admeasuring 1889 sq. mts. is free from encumbrances, charge, lien and or defect in title.

IV. OPINION:

Considering the documents referred to above, I confirm that the title of **ARUNODAY DEVELOPERS** in respect of plot of land admeasuring 1889 sq. mts. surveyed in the Records of Rights under Chalta No. 41 of P.T. Sheet No. 45 of City Survey of Margao forming part of the property known as "**Sem Deno Minacao**" or "**Sem Denominacao Especial**" along with the residential house bearing H. No. 2/8/ existing therein along with the F.A.R. allotted by the Government of Goa vide Letter dated 26.04.2017 situated at Fatorda, within the limits of Municipal Council of Margao, District of South Goa, State of Goa, is clear, valid, absolute and marketable title by virtue of Deed of Sale dated 28/02/2019 .

GENERAL QUALIFICATIONS AND ASSUMPTIONS

- This report on title is prepared solely on the basis of documents furnished to me particularly documents referred to above.
- For the purpose of issuing this report on title, I have assumed:
 - a) The legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, as photocopies or scanned copies and the authenticity of the originals of such documents.
 - b) That the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force.
 - c) That all the documents relating to the said plot of land admeasuring 1889 sq. mts. and furnished to me have been validly executed and delivered by the parties to them.
 - d) That all documents are within the capacity and powers of each party and have been validly authorized by each party.
- This report on title is confined to the said plot only,

Place : Panaji-Goa.

Date : 15/12/2020

Adv. Somnath B. Karpe

SOMNATH B. KARPE

ADVOCATE

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