

Viraj Timble

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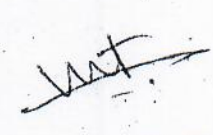
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TITLE REPORT

At the request of M/S VRUNDA BUILDERS, office at Shop no. 1 Karma Empress Building, near KTC Bus Stand, Vasco Da-Gama Goa, I have examined the title Documents relating to the following property:-

DESCRIPTION OF PROPERTY:

All that property known as "ZORICHEM CULAGOR" or "RAMACHI PATOLI" situated Vaddem, Vasco da Gama within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, South-Goa, Goa not described in the Land Registration Office of Salcete, Enrolled in the Taluka Revenue Office bearing Matriz no.13 and has two separate part, one Surveyed under Chalta no.35 of P.T. Sheet no.145 of Vasco City admeasuring an area of 1606 sq.mts. and the other independently under Chalta no.36 of P.T. Sheet no. 145 of Vasco City admeasuring an area of 3164sq.mts. totally admeasuring an area of 4770sq.mts. and bounded as follows:


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**Chalta No.35 of P.T.Sheet no. 145 of Vasco City bounded
as follows: -**

On the North: -Chalta no. 1 of P. T. Sheet no.144 of Vasco City and Chalta no. 36 of P.T. Sheet 145 of Vasco City

On the South: -Chalta no. 34 of P. T. Sheet no.145 of Vasco City

On the East: -By the top of hill (cum de eiteriro)

On the West: -By Rivulet "Regueiro"

**Chalta No.36 of P.T.Sheet no. 145 of Vasco City bounded
as follows: -**

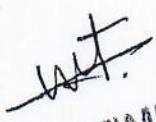
On the North: -Chalta no. 39 of P. T. Sheet no.145 of Vasco City

On the South: -Chalta no. 1 of P. T. Sheet no.144 of Vasco City and Chalta no. 35 of P. T. Sheet no.145 of Vasco City

On the East: -By the top of hill (cum de eiteriro)

On the West: -By Rivulet "Regueiro"

The said project namely "Vrunda Valley" of "Ramodaya Co-Op Hosing Society Limited" is being constructed on the land bearing chalta no. 36 of P.T.Sheet No. 145 is hereinafter called "the Project Land" and the entire property is called "The Said Property".


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The title documents examined are as detailed in the Annexure
-A to this title Report.

I have also carried out searches in the records of the
followings offices:-

1. Office of Sub Registrar of Mormugao at Vasco
2. Office of Sub Registrar of Salcete at Margao
3. Taluka Revenue Office
4. Land Survey Department
5. Office of City Survey offices at Vasco
6. Office of Registrar of Co-op. Society.

From the documents examined and searches carried out, I
find that the flow of title with respect to the project land as
under:-

1. The property **"ZORICHEM CULAGOR"** or **"RAMACHI"**
PATOLI was originally owned by one Fr. Sinforiano
Constantino Caetano Dias who had no living
ascendants or descendants, who died leaving a Will
dated 04/01/1926 in which he appointed as his
testamentary heirs Ms. Maria Virginia Cecilia de
Piedade Dias, Ms. Maria Amanda Amelia Dias and Mr.
Jose Aleixo do Carmo Dias which "will" contained a fidei
commissary clause to the effect that Ms. Maria Virginia
Cecilia de Piedade Dias and Ms. Maria Amanda Amelia
Dias would preserve the said property for the third heir

- Mr. Jose Aleixo do Carmo Dias during their life time or till they got married;
2. Ms. Maria Virginia Cecilia de Piedade Dias got married and thereupon ceased to be the testamentary heiress of the said testator as per the conditions of the Will;
 3. Mr. Jose Aleixo do Carmo Dias died bachelor on 10/12/1973 without any ascendants or descendants and as a result the entire property of the testator devolved on Ms. Maria Amanda Amelia Dias;
 4. Ms. Maria Amanda Amelia Dias died on 08/02/1980 without any ascendants or descendants but leaving a Will whereunder she appointed one Mr. Francisco Xavier da Silva Moniz as her universal heir and thus the said property came to be inherited by the said Mr. Francisco Xavier da Silva Moniz;
 5. The said property was eventually surveyed in the name of Mr. Francisco Xavier da Silva Moniz who sold the portion thereof area of 1606 sq. mts. surveyed under chalta no.35 of the P.T. Sheet no. 145 to the following persons: -
 - i) Mr. Hanumant Pednekar, ii) Mrs. Savita Pednekar, iii) Mr. Gajanan G. Honawarkar, iv) Mr. Amarnath Surlikar v) Mr. Deepak Surlikar vi) Mr. Ashok Surlikar and vii) Mr. Mohan Kambli.
 6. The said sale was effected by Deed of Sale dated 16/10/1989 duly registered in the Office of Sub-

Registrar of Mormugao at Vasco da Gama Goa on 17/11/1989 under no. 450 at pages 234 to 252;

7. By another Deed of Sale dated 24/10/1989 duly registered in the Office of Sub-Registrar of Mormugao at Vasco da Gama Goa on 15/11/1989 under no. 446 at pages 195 to 214, of Book No.I, Volume no.38, Mr. Francisco Xavier da Silva Moniz sold another portion of area 3164sq.mts. of the said property surveyed under Chalta no.36 of the P.T. Sheet no. 145 to the following persons: -

i)Mr. Baburao Naik, ii) Mr. Damodar Shettigar, iii)Mr. Sitarm Naik, iv) Mr. Ganesh Zantye, v) Mrs. Sital Ramesh Rane, vi)Mr. Deelip Y. Shet, vii) Mr. SubhashGaonkar, viii)Mr. Pradeep J. Naik, ix) Mr. Laxmikant R. Chodankar, x)Mr. Nivruthi V. Wagmode, xi)Mr. Keshav Y. Bhoi, xii)Mr. Pandurang Korgaonkar, xiii) Mr. Dilip G. Naik and xiv)Mr. Prakash Tanavade.

8. Later on Mr. Laximant R. Chodankar sold his undivided share in the same portion bearing chalta nos. 36 of P. T. Sheet No. 145 to Mr. Ajay Avadhoot Tanawade vide Deed of Sale dated 14/03/1995 duly registered in the Office of Sub-Registrar of Mormugao at Vasco da Gama Goa on 23/03/1995 under no. 135 at pages 341 to 354;


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9. Mutation was duly then carried out and the names of all the said purchaser/s were brought in the record of rights;

10. All the said purchasers in the above mentioned three Deeds of Sale then jointly sold both the said portions namely the one under chalta no.35 of the P.T. Sheet 145 as well as the one under Chalta no.36 of the P.T. Sheet no. 145 to Ramodaya Co-operative Housing Society Ltd. vide Conveyance Deed dated 17/10/2011 duly registered in the Office of Sub-Registrar of Mormugao at Vasco da Gama Goa on 18/11/2011 under no. 1487 at pages 66 to 95, of Book No.I, Volume no.1329;

11. Thus Ramodaya Co-operative Housing Society Ltd. has acquired clear and marketable title to the said property comprising of two separate chalta numbers totally admeasuring 4770 sq.mts. and the said society comprises of presently of following members:

- i) Mr. Baburao Anant Naik,
- ii) Mr. Sitaram Devu Naik,
- iii) Mr. Nivruti v. Wagmode alias Nivrati Vithoba Waghamode alias Nivruthi Wagmode,
- iv) Mr. Keshav Y. Bhoi,
- v) Mr. Dilip Ganesh Naik,
- vi) Mr. Ajay Avdut Tanawade alias Ajay Audut Tanawade alias Ajit Avdut Tanawade,

- vii) Mr. Ganesh P. Zantye,
- viii) Mr. Dilip Y. Shet alias Deelip Yeshwant Shet
- ix) Mrs. Sital Ramesh Rane
- x) Mr. Prakash C. Tanavade,
- xi) Mr. Pandurang K. Korgaonkar,
- xii) Mr. Pradeep J. Naik alias Naik Pradeep Joman
- xiii) Mr. Damodar S. Shettigar,
- xiv) Mr. Subhash M. Gaonkar, alias Subhash Mahabaleshwar Gaonkar alias Subhash M. Gaunkar,
- xv) Mr. Hanumant Pednekar,
- xvi) Mr. Amarnath M. Surlikar, alias Amar Mahadev Surlikar,
- xvii) Mr. Deepak M. Surlikar,
- xviii) Mr. Mohan Kambli, alias Mohan K. Kamble,
- xix) Mr. Ashok M. Surlikar, alias Ashok M. Surlakar
- xx) Mr. Gajanan Govind Honawarkar, alias Honawarkar Gajanan,
- xxi) Mrs. Savita H. Pednekar

The searches carried out in the records of various offices mentioned above clearly brings out that the said property is free from any encumbrances. This fact is further confirmed by Nil Certificate of encumbrances on property issued by the Sub Registrar of Mormugao confirming the aforesaid fact. The name of the said society also stands duly recorded in the city survey records with respect to the said property. The said

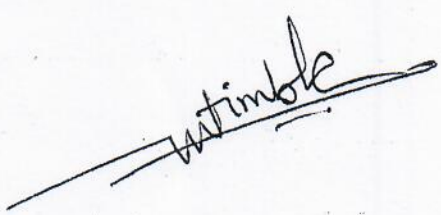
society has now agreed to enter into an agreement for Development and sale with respect to the said property with M/S Vrunda Builders. There are also no pending litigation as confirmed vide Affidavit to that effect sworn in on behalf of the said society. M/s Vrunda Builders is now intending to set up a construction project presently on land bearing chalta no.36 of P.T. Sheet no.145 being the project land.

LEGAL OPINION:

I have, therefore, to certify that the title of **THE RAMODAYA CO-OPERATIVE HOUSING SOCIETY LIMITED**, to the said property is clean, clear and marketable and free from encumbrances. The said society can enter into a valid agreement for sale and Development of the said property with M/S VRUNDA BUILDERS and there upon M/S VRUNDA BUILDERS shall be entitled to carry out development of the project land and further also enter into agreement/s with prospective buyers of premises to be constructed in the project to be set up on the said property.

Date:-20/05/2019

Place:- Panaji - Goa


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ANNEXURE

- 1) Certificate of Inscription and Description
- 2) Form "D" City Survey Property Card
- 3) Nil Encumbrance Certificate
- 4) Survey Plan
- 5) Will dated 04/01/1926
- 6) Deed of Sale dated 16/10/1989
- 7) Deed of Sale dated 24/10/1989
- 8) Deed of Sale dated 14/03/1985
- 9) Conveyance Deed dated 17/10/2011
- 10) Registration Certificate of the Ramodaya Co-Operative
Housing Society Limited,


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