

July 28, 2019

TITLE AND SEARCH REPORT

This Title and Search Report is submitted at the request of M/s Prime Builders, a Proprietary Concern of Mr. Anthony Cedric Dias, having its Office at 2nd Floor, Prime Corner, Vasco da Gama, Goa.

SUBJECT MATTER

The subject matter of this Report is a plot of land identified as Block "B" admeasuring 4000 sq. metres in the development scheme known as "Jairam Nagar" situated at Village Dabolim, Mormugao Taluka, now bearing survey No. 23-1-I bounded on the East by Block "C" of the said development, on the West by 10 mtrs. wide road and thereafter by Block "N" of the said development, on the North by 10 mtrs. wide road and thereafter by Block "E" of the said development and on the South by 10 mtrs. wide road and thereafter by Block "A" of the said development. The said Block "B" is sub-divided and separated from a bigger property known as "**GALLY**" OR **ZAMBOLI GALLI**" described in more detail hereinbelow. After the sub division the boundaries of the said Block B are as under:-

On the East: by part of survey No. 23/1 of Dabolim Village.

On the West: By 15 m wide sub division road of the above old sub division scheme

On the North: by 10 m wide sub division road of the above old sub division scheme.

On the South: by 10m wide sub division road of the above old sub division scheme.

DETAILED DESCRIPTION OF THE BIGGER PROPERTY

The said bigger property "**GALLY**" or "**ZAMBOLI GALLI**" is situated at Village Dabolim within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, Goa, and is described in the Land Registration Office of Salcete at Margao under Description No. 1263 of Book B-4, New Series and is enrolled in the Taluka Revenue Office under Matriz No. 8. The same is surveyed under Survey No. 23/1 of the Village of Dabolim and bounded on all sides by boundary wall after which it is bounded on the East by Village Road

and properties of Ananta Pai Raiturkar and others, on the West by the Land of Comunidade of Sancoale, on the North by the property of Maximiano Sousa and on the South by the property of Nagindas Thakkar.

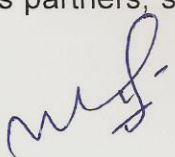
DERIVATION OF TITLE

The said bigger property originally belonged to one Baguem also known as Indira Sinai Caro of Margao who by Deed of Gift, Sale and Exchange dated 15.1.1961 drawn at the reverse of folio thirty seven onwards of Book of Deeds No. 1117 before the ex-officio notary of Jucidal Division of Salcete, Mr. Raul Gerson Purificacao de Santa Rita Vaz, gifted the said property "**GALLY**" or "**ZAMBOLI GALLI**" to her son Jairam Voicunta Sinai Caro also known as Jairam Voicunta Caro or Jairam Vaikunth Kare by reserving usufruct to her. The said property was allotted to Baguem alias Indira Sinai Caro in the Inventory Proceedings carried out upon the death of her husband Voicunta Vishnu Sinai Caro as noted in the inscription of the Said Property in the Office of the Land Registrar, Magao, in Book No. G 56 at reverse of folio 67.

By Deed dated 22.8.1974 registered with the Sub-Registrar of Salcete at Margao at No. 200 at pages 151 to 153 of Book No. 1, Volume 21, the said Baguem alias Indira Sinai Caro renounced her right of usufruct to the said property reserved vide the said Deed of Gift dated 15.1.1961 referred to earlier. Thus with the renouncement of usufruct, Jairam Voicunta Sinai Caro became the absolute owner of the said property with a right to alienate the same in the manner he deemed fit.

The said Jairam Voicunta Sinai Caro divided the said property "**GALLY**" or "**ZAMBOLI GALLI**" into various blocks of different areas identified as Block "A" to Block "P".

By Deed of Sale dated 29.3.1978, M/s Dabhill Real Estate, a Partnership Firm with Mr. Jairam Vaikunth Kare and his wife Mrs. Lalita Jairam Kare as its partners, sold the plot described identified as



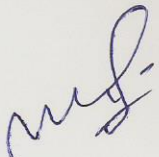
Block "B" to Mr. Ratnakar Vishnu Nevrekar. In the said Deed, it is averred that the property as a whole came to the said Partnership Firm by virtue of Deed of Partnership dated 6.4.1976 when the said property was brought into the books of the Firm.

Thus with effect from 29.3.1978, the title in the said Block "B" of the said bigger property "**GALLY**" or "**ZAMBOLI GALLI**" came to vest in the said Mr. Ratnakar Vishnu Nevrekar and his wife Mrs. Shoba Ratnakar Nevrekar, being married under the regime of communion of property.

By a Deed of Mortgage dated 02.04.1996 registered with the Sub-Registrar of Mormugao, Vasco da Gama, at No. 226 of Book I, Vol. 171, pages 255 to 276, Mr. Ratnakar Vishnu Nevrekar and his wife Mrs. Shoba Ratnakar Nevrekar mortgaged the said Block "B" with the Bicholim Urban Co-operative Bank Ltd.

By Deed of Reconveyance of Mortgaged Property dated 31.12.2004 registered with the Sub-Registrar of Mormugao at Vasco da Gama at No. 16 of Book I, Vol. 482, pages 584 to 594, the said Bicholim Urban co-op. Bank Ltd. released Mr. Ratnakar Vishnu Nevrekar and his wife Mrs. Shoba Ratnakar Nevrekar from all liability and obligation under the said Deed of Mortgage dated 02.04.2006 and by the same Deed re-conveyed the said Block "B" to them.

By Deed of Sale dated 31.12.2004, registered with the Sub-Registrar of Mormugao at No. 17 of Book I, Vol. 483 at pages 1 to 24, the said Mr. Ratnakar Vishnu Nevrekar along with his wife Mrs. Shoba Ratnakar Nevrekar sold the said Block "B" to M/s Prime Spaces, a Proprietary concern of Mrs. Suvidha Dias, after obtaining the requisite NOC for Sale from the Vasco Planning & Development Authority bearing No.VPDA/9-N-10/04-05/1993 dated 30.12.04 thus confirming that the sub-division of the said property is legal. M/s Prime Spaces vide Deed of Gift dated 24/7/2019 duly registered with the sub registrar of Mormugao under No. MOR-1-1479-2019 gifted the said



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property to M/s Prime Builders. Thus the title in the said property now vests in M/s Prime Builders.

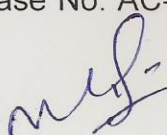
ENCUMBRANCES, IF ANY

On carrying out a due search in the Office of the Land Registrar at Margao and Sub-Registrar at Vasco da Gama, Goa, I did not find any recorded encumbrances affecting the said Block "B". Therefore I come to conclusion that the said property is free from encumbrance.

ABOUT THE SURVEY

According to the survey conducted under the provisions of Goa, Daman & Diu Land Revenue Code 1968, the said property being Block "B" is surveyed as part of the holding under Survey No. 23, Sub-division No. 1 of Village of Dabolim. The survey is promulgated and record of rights in Form I & XIV is prepared. The name of Prime Spaces is entered as one of the co-occupants in Occupants column of Survey Record of Rights thereby confirming their possession and title to the said Block "B".

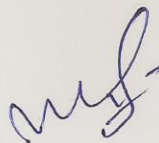
Vide their application for partition dated 29.8.2005, the erstwhile owners Prime Spaces initiated proceedings for partitioning of the said Block "B" as a separate holding from the rest of the property before the competent authority, i.e., the Dy. Collector/SDO, Mormugao, Vasco da Gama, which was registered as Case No. LRC/PART/81/2006. The said case was disposed off by the Dy. Collector/SDO vide his Order dated 24.3.2008 confirming the partitioning of the said Block B from the rest of the property under a new survey No. 23/1-I as allotted by the Inspector of Survey and Land Records, City Survey, Vasco da Gama. However, as the boundaries of the said Block B on the Survey Plan prepared by the Inspector of Surveys & Land Records, City Survey, Vasco da Gama, did not tally with the physical boundaries of the said Block B on ground, Prime Spaces made an application before the Dy. Collector/SDO, Mormugao, for re-survey of the said Block B which was registered as Case No. AC-II/LRC/RES/10/2009. The said



case was disposed off by the Dy. Collector/SDO vide his Order dated 5.5.2011 allowing necessary corrective changes in the survey plan which changes were duly made by the Inspector of Surveys and Land Records, City Survey, Vasco da Gama. Thus the sub division of the property is legal.

DOCUMENTS EXAMINED

1. Certificate of Inscription of the property inscribed in Book No. G 56 at reverse of folio 67 in the Office of the Land Registrar of Salcete at Margao.
2. Certificate of Description of the property bearing description No. No. 1263 of Book B-4, New Series in the Land Registration Office of Salcete at Margao.
3. Deed of Gift, Sale and Exchange dated 15.1.1961 drawn at the reverse of folio thirty seven onwards of Book of Deeds No. 1117 before the ex-officio notary of Jucidial Division of Salcete, Mr. Raul Gerson Purificacao de Santa Rita Vaz.
4. Deed of Renunciation of Usufruct dated 22.8.1974 registered with the Sub-Registrar of Salcete at Margao at No. 200 at pages 151 to 153 of Book No. 1, Volume 21.
5. Deed of Sale dated 29.3.1978 registered with the Sub-Registrar of Mormugao, Vasco da Gama, at No. 121 of Book I, Vol. 36, pages 93 to 98
6. NOC bearing No. VPDA/9-N-10/04-05/1993 dated 30.12.04 issued by Vasco Planning & Development Authority.
7. Copy of sub-division plan approved by the Vasco Planning & Development Authority.
8. Deed of Re-conveyance of Mortgaged Property dated 31.12.2004 registered with the Sub-Registrar of Mormugao at Vasco da Gama at No. 16 of Book I, Vol. 482, pages 584 to 594.
9. Deed of Sale dated 31.12.2004, registered with the Sub-Registrar of Mormugao at No. 17 of Book I, Vol. 483 at pages 1 to 24.



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10. Survey Form I & XIV of the property bearing Survey No. 23, Sub-division 1 of Dabolim Village.
11. Application of Prime Spaces dated 29.08.2005 addressed to the Dy. Collector, Mormugao Taluka, Mormugao, Goa, for partitioning of Block "B" from the rest of the property surveyed under Survey No. 23/1.
12. Order dated 24.3.2008 of the Dy. Collector/SDO, Mormugao in case No. LRC/PART/81/2006.
13. Application of Prime Spaces dated 28.07.2009 addressed to the Dy. Collector, Mormugao Taluka, Mormugao, Goa, for re-survey of Block "B" surveyed under Survey No. 23/1-I.
14. Order dated 05.05.2011 of the Dy. Collector/SDO, Mormugao in Case No. AC-II/LRC/RES/10/2009.
15. Survey Plan of the said Block "B", bearing Survey No. 23/1-I of Village Dabolim.
16. Copy of Deed of Gift dated 24/7/2019 duly registered with the sub registrar of Mormugao under No. MOR-1-1479-20119

OPINION

Subject to the documents produced for my perusal, I certify that Prime Builders have clear and marketable title to Block "B" admeasuring 4000 sq. mtrs., bearing Survey No. 23/1-I of Village Dabolim, sub-divided from the bigger property "**GALLY**" or "**ZAMBOLI GALLI**", situated at Village Dabolim, Mormugao, Goa,


(ULHAS G. SHETYE)