

SOMNATH B. KARPE

Advocate

Off: - F-4, 5th Floor,
Bhanav Apartments,
Next to Siddharth Bandodkar Bhavan,
Near Mahalaxmi Temple,
Panaji- Goa 403001.
Phones: 00-91-9822587373.

To,

M/s. ALCON DEVELOPERS

A registered Partnership firm,
having its registered office
at Sukerkar Mansion,
1st Floor, M.G. Road, Panaji, Goa 403001,

TITLE REPORT

Subject: Title report is in respect of the property known as
“**PALM GROVE**”, having an area of 2515 sq mts, described in
the Land Registration Office of Bardez under no. 14076 at folio
64 of Book B-37 New, which is surveyed in records of rights of
Village Chimbél under survey no. 10/5, within the local limits of
Village Panchayat of Chimbél, Situated at Village Chimbél,
Taluka Tiswadi, District of North Goa, State of Goa.



I. DESCRIPTION OF THE PROPERTY :

All that property known as "**PALM GROVE**" having an area of 2515 sq mts, described in the Land Registration Office of Bardez under no. 14076 at folio 64 of Book B-37 New, which is surveyed in records of rights of Village Chimbél under survey no. 10/5, within the local limits of Village Panchayat of Chimbél, Situated at Village Chimbél, Taluka Tiswadi, District of North Goa, State of Goa and which property is bounded as under: -

On The North:- By Road;

On The South:- By Village boundary of Morambi-O-Grande & property bearing Survey No. 10/4;

On The East:- By Village boundary of Morambi-O-Grande & property bearing Survey No. 10/6-A and 10/6-B and

On The West:- By property bearing Survey No. 10/4

II. DESCRIPTION OF DOCUMENTS :

I have examined the following documents (Xerox) which are valid as per the prevailing laws:

1. Certificate of Description bearing no. 14076 at folio 64 of Book B-37 New described in the Land Registration Office
2. Certificate of Inscription bearing no. 11061 at P.102v of Bk F.19 registered in the Land Registration Office.



3. Certificate of Inscription bearing no. 13726 at P 136V of Bk G24 registered in the Land Registration Office.
4. Certificate of Inscription bearing no. 19524 at P 123 of Bk G 31 registered in the Land Registration Office.
5. Deed of Partition and ratification of the undivided joint family dated 16/11/1919, in the Comarca of Ilhas of Goa, in Ribandar before Frabscisco Xavier Theodoro de Miranda, Notary Public
6. Certificate of inscription bearing no. 15752 at P.31 of Bk C.40 for mortgage.
7. Translated copy of the inventory proceedings bearing no. 9923/1948 instituted in the Court of the Civil Judge Senior Division at Panaji.
8. Deed of quittance dated 09/01/1952 drawn before the Civil Registrar cum Registrar and Notary Ex Officio of Comarca of Ilhas of Goa at page 33 onwards of Book No. 442 of the notes of the then Notary Public Jeronimo Salvador Constantino Socrates da Costa
9. Manual Form I & XIV
10. Manual Form III
11. Manual Form 9



12. Order dated 03/11/1987 passed by the Hon'ble Deputy Collector & Sub Divisional Officer, Panaji in case bearing no. LRC/MISC/216/87
13. Conveyance of Sale dated 20/06/1988 registered before the Sub Registrar of Tiswadi bearing registration no. 561/89 in Book No. 1 dated 06/07/1989.
14. Arbitration Award dated 15/04/1998
15. Conversion Sanad dated 28/11/2019 bearing no. RB/CNV/TIS/COLL/17/2018 issued by the office of the District Collector, North Goa for an area of 2306 sq mts
16. Nil Encumbrance Certificate dated 28/05/2025 bearing certificate no. NEC/4/2025/916 issued by the Civil Cum Sub Registrar Tiswadi
17. Computerised Form I & XIV.
18. Survey Plan

III. OFFICE

I have given searches in the Office of Land-Registrar/Sub - Registrar.



IV. FLOW OF TITLE

A. That there exists a property known as **"PALM GROVE"** which is comprising of two plots situated on both the sides of the road, situated at Chimbél within the local limits of Village Panchayat of Chimbél, Situated at Village Chimbél, Taluka Tiswadi, District of North Goa, State of Goa,, described in the Land Registration Office of Bardez under no. 14076 at folio 64 of Book B-37 New and revenue officer Records (Matriz Predial) under no. 411 and 412, which shall hereinafter be referred to as **"SAID LARGER PROPERTY"**.

B. That the said larger property was initially owned and possessed by Shri. Purxotoma Porobo Sinari. That said Shri. Purxotoma Porobo Sinari under his first nuptial was married to Locimim Porbinim and under the second nuptial he was married to Zoivonti Porbinim.

C. That said Locimim Porbinim predeceased her husband said Shri. Purxotoma Porobo Sinari leaving behind as their sole heir their son Orivitola Porobo Sinari married to Satebama Porbinim.



- D. That said Orivitola Porobo Sinari expired without descendants during his father lifetime leaving behind as his heir his father and as half share holder his widow said Satebama Porbinim.
- E. That said Shri. Purxotoma Porobo Sinari under the second nuptial was married to Zoivonti. Both of them expired leaving behind as their sole and universal heir their son Ramacustam Porobo Sinari married to Locximim.
- F. That said Ramacustam Porobo Sinari expired leaving behind as his sole and universal heirs his son Purxotoma Porobo Sinari alias Segundo Purxotoma Porobo Sinari alias Purxtoma Ramacustam Porobo Sinari.
- G. That said Purxotoma Porobo Sinari alias Segundo Purxotoma Porobo Sinari alias Purxtoma Ramacustam Porobo Sinari was married to Sotemba. That said Purxotoma Porobo Sinaru alias Segundo Purxotoma Porobo Sinari alias Purxtoma Ramacustam Porobo Sinari expired leaving behind his widow Sotemba as his moiety holder and as sole and universal heirs Vitola and Roguvira.
- H. Said facts came to be recorded in the Deed of Partition and Ratification dated 16/11/1919 executed by the undivided joint



family, in the Comarca of Ilhas of Goa, in Ribandar before Frabscisco Xavier Theodoro de Miranda, Notary Public.

I. That by virtue of the said Deed of Partition and Ratification of the undivided joint family dated 16/11/1919, executed between Locximim Porbinim as first contracting party Satibama Porbinim as second contracting party, Vitola Porobo Sinari alias Panduronga Porobo Sinari and his wife Locximim Porbinim and Roguvir Porobo Sinari and his wife Zoivonti Porbinim as third contracting party, wherein inheritance left by said late Ramacustam Porobo Sinari and his son Purxotoma Porobo Sinaru alias Segundo Purxotoma Porobo Sinari alias Purxtoma Ramacustam Porobo Sinari, said larger property which was to be listed at item no. 18, came to be divided into two parts. One part came to be allotted to Satebama and other part came to be equally allotted to Vitola and Roguvira.

J. Accordingly, property came to be inscribed in the name of Satiabama Porbinim widow of Purxotoma Ramacustam Porobo Sinari under inscription bearing no. 11061 at P.102v of Bk F.19 in the Land Registration Office and in the name of said Vitola Purxotoma Porobo Sinari married to Loximim Porbinim and Roguvira Porobo Sinari married to Zoivonti Porbinim



under inscription bearing no. 13726 at P 136V of Bk G24 in the Land Registration Office, as only sons and as universal heirs of said late Satiabama Porbinim widow of Purxotomoa Porobo Sinari.

K. That subsequently said Loximim widow of Ramacustam Porobo Sinai expired and said Satiabama widow of Purxotoma Porobo Sinari also expired and upon their death inventory proceedings came to be instituted as found recorded in the certificate of inscription bearing no. 19524 at P 123 of Bk G 31, wherein the property came to be allotted to Vitola Purxotoma Porobo Sinari and Roguvira Porobo Sinari.

L. That from the perusal of the certificate of inscription bearing no. 19524 at P 123 of Bk G 31 it appears that the right, title and interest in the said larger property came to be transmitted in the name of Vitola Purxotoma Porobo Sinari married to Loximin Porbinim, for having been allotted to them in the transaction and agreement recorded at page 101, dated 21/3/1947 which took place between Vitola and wife Loximin Porbinim and Roguvira Porobo Sinari and wife Zoivonti Porbinim, in the proceedings of inventory proceedings instituted upon the death of Loximim widow of Ramacustam



Porobo Sinai and Satiabama widow of Purxotoma Porobo Sinari.

M. As such said Vitola Purxotoma Porobo Sinari married to Loximim Porbinim became the absolute owner of the said larger property.

N. That said Vitola Purxotoma Porobo Sinari created charge over the said larger property as a security for loan secured, by virtue of Deed dated 18/05/1946 drawn by the assistant Notary Public of Salcete, Redcar in the book no. 620 and of 23/06/1947 in the book no. 661 and which is found inscribed in favour of Jaganata Ananta Sinai Bobo under inscription bearing no. 15752 at P.31 of Bk C.40.

O. That said Vitola Purxotoma Prorbo Sinari expired. That upon his death an Orphanological inventory proceedings bearing no. 9923/1948 came to be instituted by his widow namely Loximibai Porobo in the Court of the Civil Judge Senior Division at Panaji.

P. That in the said inventory proceedings statement on oath came to be filed on 05/01/1949, wherein it came to be declared that said Vitola Purxotoma Prorbo Sinari expired on



22/09/1948 leaving behind his widow as his moiety holder said Loximibai Porobo and as sole and universal heirs:

- i. Kamalabai alias Hirabai Dondo married to Vassudeva Narcinva Dondo
- ii. Lilabai alias Camalabai widow of Xencora Sinai Bounsulo
- iii. Suxilabai Naik married to Vitola Mahadev Naique
- iv. Saralabai Sinari, Spinster
- v. Vanamala Sinari, Spinster
- vi. Purxotoma Porobo Sinari, bachelor
- vii. Dincar Porobo Sinari, bachelor
- viii. Prabacora Porobo Sinari, bachelor
- ix. Sudhacar Poroba Sinari, bachelor

Q. That in the said larger property came to be listed at item no. 5 in the list of assets and as per the chart of allotment, said larger property came to be equally allotted to said Purxotoma Porobo Sinari, Dincar Porobo Sinari and Sudhacar Poroba Sinari in equal proportionate. That said allotment came to be confirmed vide order dated 19/10/1949 in inventory Proceedings no. 9923/1948.



R. That the mortgage which was created vide deed dated 18/05/1946 was found duly paid and accordingly Deed of quittance dated 09/01/1952 came to be duly executed between Rucminim or Rucminim Sinai Bobo or Rucmina Siani Bobo widow of Jeganata Ananta Sinai Bobo and Quixori Sinai Bobo or Quixori Jeganata Sinai Bobo and Cussuma or Cussumabai Jeganata Sinai Bobo minor daughter of Jeganata Ananta Sinai Bobo (*wherein her interest was represented by Rucminim or Rucminim Sinai Bobo or Rucmina Siani Bobo*) and said Purxotoma Porobo Sinari and drawn before the Civil Registrar cum Sub Registrar and Notary Ex Officio of Comarca of Ilhas of Goa at page 33 onwards of Book No. 452 of the notes of the then Notary Public Jeronimo Salvador Constantino Socrates da Costa.

S. That upon promulgation of the survey records in terms of the Land Revenue Code in the State of Goa 1968 the said larger property which was comprising of two parts, the northern part and the southern part parted by a tarred public road. The northern part came to be surveyed under survey no. 19/2 admeasuring 7900 and the southern part came to be surveyed under survey no. 10/5 admeasuring 2515 sq mts.



- T. That the southern portion of the said larger property having an area of 2515 sq mts forming part of the larger property which is presently surveyed under survey no. 10/5 of Village Chimbhel is the subject matter of the present title report and which shall herein after be referred to as the **"Said Property"**.
- U. That upon acquiring right to the said property by virtue of order dated 19/10/1949 passed in the inventory Proceedings no. 9923/1948, names of said Purxotoma Porobo Sinari, Dincar Porobo Sinari and Sudhacar Poroba Sinari came to be reflected in the occupant's column of manual form I & XIV.
- V. That in the survey records the name of one Mr. Datta Naik was recorded in the occupant's column of manual Form I & XIV in the survey records of the said property along with the name of Purushottam Porobo Sinari, Dinkar Porobo Sinari alias D. Prabhu Sinari, Subhaker Porobo Sinari alias Sudhaker Prabhu Sinari.
- W. That said entry is an erroneous entry and that said Datta Naik or any other person claiming through Mr. Datta Naik had no right of whatsoever nature to the said property.
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- X. That an application came to be filed before the Deputy Collector & Sub Divisional Officer, Panaji for correction of survey records from the record of rights under section 103 of Land Revenue Code, 1968 on the ground that the same has been wrongly entered at the time of preparation of survey records of the village and requested to make necessary changes as provided u/s 103 of Land Revenue Code, 1968.
- Y. That said application came to be numbered as case bearing no. LRC/MISC/216/87 and by virtue of the Order dated 03/11/1987 passed by the Hon'ble Deputy Collector & Sub Divisional Officer, Panaji the name of Mr. Datta Naik which was wrongly erroneously entered in the survey records in respect of the said property accordingly the name of said Mr. Datta Naik came to be deleted from the survey records in respect of the said property.
- Z. That subsequently said Purushottam Porobo Sinari, Dinkar Porobo Sinari alias D. Prabhu Sinari, Subhaker Porobo Sinari alias Sudhaker Prabhu Sinari along with their respective wives sold, transfer and or conveyed said southern part i.e said property admeasuring 2515 sq mts., to ALCON REAL



ESTATES PVT LTD., vide Conveyance of Sale dated 20/06/1988 registered before the Sub Registrar of Tiswadi bearing registration no. 561/89 in Book No. 1 dated 06/07/1989.

AA. That by virtue of the aforesaid Conveyance of Sale dated 20/06/1988, said ALCON REAL ESTATES PVT LTD became the absolute owners in possession of the Said Property.

BB. That perusal from an award dated 15/04/1998 passed in the arbitration proceedings by the sole arbitrator Shri. S.N.N Gaunekar at Margao, said property amongst others, came to be vested to the sole ownership of M/s. Alcon Developers.

CC. AS such said M/s. Alcon Developers became the absolute owner of the said property by virtue of the award dated 15/04/1998.

DD. That subsequently mutation was carried out and the name of M/s. ALCON DEVELOPERS came to be included in the Occupant's Column of the Form I & XIV pertaining to the said property against mutation entry no. 210 pursuant to the



order dated 12/04/2000 passed by the Talathi of Chimbhel, Tiswadi Goa.

EE. Conversion Sanad dated 28/11/2019 bearing no. RB/CNV/TIS/COLL/17/2018 can to be issued by the office of the District Collector, North Goa for an area of 2306 sq mts.

FF. That as per the Nil Encumbrance Certificate dated 28/05/2025 bearing certificate no. NEC/4/2025/916 issued by the Civil Cum Sub Registrar Tiswadi it appears that there are no encumbrance and or defect over the title of the said property.

V. Legal Opinion:

Considering the documents referred to above, I confirm that the Title of M/s. ALCON DEVELOPERS, a Partnership Firm in respect of the Said Property admeasuring 2515 sq. mts, which is surveyed under Survey No. 10/5 of Village Chimbhel is clear, valid, absolute and marketable.



VI. 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:
 - a) I have not inspected the originals of the title documents, nor the original documents are produced for scrutiny;
- 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, asset out at 'I' above, 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 property 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.



- The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
- This report on title is confined to the said property only,

Place: Panaji-Goa.

Date: 25.06.2025



Adv. Somnath Karpe

SOMNATH B. KARPE
ADVOCATE
Off. No. 4, 5th Floor, Bhairav Apt
Near Mandarini Temple
Panaji Goa-403001