

CHETAN PALEKAR
B.A.LL.B

Office: Apna Bazaar,
2nd floor, Shop no 23,
Vasco Da Gama-Goa
Mob: 9850926240

Date: 22/9/2020

TITLE REPORT

This title report is made at the request of M/s VENTURE BUILDING DREAMS represented by Shri Kamla Prasad Yadav having office at Alto Dabolim, Dabolim Goa.

SUBJECT MATTER:

The subject matter of this title report is part of the property known as "ZORICHEM CULAGOR" OR "RAMACHI PATOLI" situated at Vaddem, Vasco Da Gama within the limits of Mormugao Municipal Council, Taluka and Sub District of Mormugao, South Goa not described in the Land Registration office of Salcete enrolled in the Taluka Revenue office bearing Matriz no 13 surveyed under Chalta no 36 of P.T. Sheet no 145 of Vasco city admeasuring 3164 sq mts.

DETAILED DESCRIPTION OF THE PROPERTY:

The property known as "ZORICHEM CULAGOR" OR "RAMACHI PATOLI" situated at Vaddem, Vasco Da Gama within the limits of Mormugao Municipal Council, Taluka and Sub District of Mormugao, South 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 property under Chalta no 36 of P.T.Sheet no 145 of Vasco city admeasuring 3164 sq mts totally admeasuring an area 4770 sq mts.

Chalta no 35 of P.T Sheet no 145 of Vasco City and 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 no 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 "Reueiro"

Chalta no 36 of P.T.Sheet 145 of Vasco City bounded of follows

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

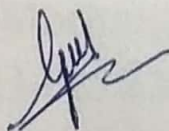
On the South: Chalta no 1 of P.T.Sheet no 144 of Vasco City and Chalta no 35 of PT Sheet no 145 of Vasco City

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

On the West :By Rivulet "Reueiro"

The said project of Ramodaya Co-op Housing society Limited is been constructed on the part of the Land bearing Chalta no 36 of P T Sheet no 145 is hereinafter called "the said project land" and the entire property is called "the said property".

DERIVATION OF TITLE:



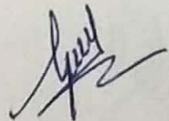
Originally the said property was owned by one Fr Sinforiano constancio Caetano Dias who had no living ascendants or descendants who died leaving a will dated 4/1/1926 in which he appointed as his testamentary heirs Ms Maria Virginia Cecilia de Piedade Dias, Ms Maria Amanda Amelia Dias and Jose Aleixo do Carmo Dias which will contained a Fidei commissary clause to the effect the Ms Maria Virginia Cecilia de Piedade Dias and Ms Maria Amanda Amelia Dias would preserve the Said property for the Third heir Jose Aleixo do Carmo Dias during their life time or till they got married.

Ms Maria Virginia Cecilia de Piedade Dias got married and thereupon ceased to be the testamentary heiress of the said testator as per the condition of the will.

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 devolve on Ms Maria Amanada Amelia Dias.

Maria Amanda Amelia Dias died on 8/2/1980 without any ascendants or descendants but leaving a will where under 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.

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 P.T.Sheet no 145 to Mr Hanumant Pednekar, Mrs Savita Pednekar, Gajanan G Honawarkar, Amarnath Surlikar, Mr Deepak Surlikar, Mr Ashok Surlikar and Mohan Kambli by virtue of Deed of sale dated 16/10/1989 duly registered in the office of Sub Registrar of Mormugao on 17/11/1989 under no 450 at pages 450 at pages 234 to 252.

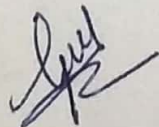


By another Deed of sale dated 24/10/1989 duly registered before the sub registrar of Mormugao dated 15/11/1989 under no 446 at pages 195 to 214 of Book no I Volume no 38 Mr Francisco Xavier da Silva Moniz sold another portion of said property admeasuring 3164 sq mts surveyed under Chalta no 36 of PT Sheet no 145 to Baburao Naik ,Mr Damodar Shettigar,Mr Sitaram Naik,Mr Ganesh Zantye,Mrs Sital Ramesh Rane,Mr. Deelip Y Shet,Mr Subhash Gaonkar , Mr Pradeep J Naik,Mr Laxmikant R Chodankar,Mr Nivruthi V .Wagmode,Mr Keshav Y Bhoi,Mr Pandurang Korgaonkar,Mr Dilip G Naik and Mr Prakash Tanavade .

Later on Mr Laximant R Chodankar sold his undivided share in the same portion bearing Chalta no 36 of P.T.Sheet no 145 to Mr Ajay Avadhoot Tanawade vide Deed of sale dated 14/3/1995 duly registered before the sub registrar of Mormugao under no 135 at pages 341 to 354 of Book no I dated 23/3/1995.

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 P.T Sheet no 145 as well one under Chalta no 36 P.T Sheet no 145 to Ramodaya Co -op Housing society Ltd vide Conveyance Deed dated 17/10/2011 duly registered before the sub registrar of Mormugao under no 1487 at pages 66 to 95 of Book no I, volume 1329.

Thus Ramodaya Co -op Housing society Ltd has acquired clear and marketable title to the said property comprising of two separate Chalta number admeasuring 4770 sq mts , Ramodaya Co-op Housing Society Ltd has allowed the said M/s VRUNDA BUILDERS vide Agreement of Development dated 21/6/2019 to develop the said property by constructing 2 buildings A & B and sell the premises in the



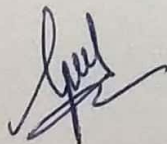
said building to be constructed by the Promoter /Developer on the project land and to enter into agreements with the prospective buyer of the premises in the said project and has also entered into an Rectification to Agreement dated 17/1/2020.

Thereafter Ramodaya Co-op Housing Society Ltd through Power of attorney has entered into an Agreement of Development dated 3/9/2020 in respect the portion of the property under Chalta no 36 of P.T.Sheet no 145 with VENTURE BUILDING DREAMS represented by Shri Kamla Prasad Yadav.

The search carried out clears brings out that the said portion of the property under chalta no 36 of P.T.Sheet no 145 is free from any encumbrance. This fact is further confirmed by Nil certificate of Encumbrance on property issued by Sub Registrar of Mormugao confirming the said fact. The name of the society stands duly recorded in city survey records with respect to said property and as per the Agreement of Development dated 3/9/2020 the said VENTURE BUILDING DREAMS is now intending to set up a construction project building B in the portion of the property bearing Chalta no 36 of P.T.Sheet no 145 .

DOCUMENTS EXAMINED:

1. Copy of certificate of Inscription and Description.
2. Form D city survey property card
3. Survey Plan



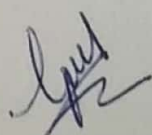
4. Will dated 4/1/1926.
5. Deed of sale dated 16/10/1989.
6. Deed of sale dated 24/10/1989.
7. Deed of sale dated 14/3/1985
8. Conveyance deed dated 17/10/2011
9. Registration certificate of Ramodaya Co-op Housing Society Limited.
10. Agreement for sale and Development dated 21/6/2019 executed before the Sub Registrar of Mormugao
11. Deed of Rectification to Agreement dated 17/1/2020.
12. Agreement for sale and Development dated 3/9/2020 executed before the Sub Registrar of Mormugao.
13. Copy of Nil and Encumbrance Certificate.

LEGAL OPINION:

Subject to the documents produced for my perusal, I certify that, The Ramodaya Co-op Housing Society Limited has clear and marketable title and free from encumbrance. The said society has entered into a valid agreement for sale and Development in respect of the portion of said property with VENTURE BUILDING DREAMS and VENTURE BUILDING DREAMS shall be entitled to carry out development of the project Land and can 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: 22/9/2020

Place: Vasco Goa


(Adv Chetan Palekar)
Adv. Chetan Palekar
B.A. L.L.B.
Shop No. 29, 2nd Floor,
Apna Bazaar, Vasco-da-Gama
Goa-403 802.