

Satish S.S. Pilgaonkar

Advocate

Office No. 410,411,
Rajdeep Galleria, 4th Floor,
Above Axis Bank,
Ponda Goa
e-mail advsatishp@yahoo.co.in

TITLE REPORT

Having been engaged by **M/S Raj Housing Development Pvt. Ltd.** having office at Ponda Goa hereinafter called as Developer for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

That **M/S. RAJ HOUSING DEVELOPMENT PVT. LTD,** are the absolute owners of the said property described herein below in terms of Deed of Sale dated 5/3/2019.

2. That the owners have acquired the title by virtue of following documents:

- a) Survey Records of Chalta No.1 of P.T. sheet No. 8,
- b) Judgment and Decree dated 30/06/2007,
- c) Permission of the Administrative Tribunal dated 12/4/2007,
- D) Judgment and Order dated 16/5/2008 in ISLR/CTS/MPS/CONF/1/2008,
- e) Deed of Sale dated 5/3/2019,



3. The title history of last 30 years from this date shows the following chain of transactions:

That there exist an immovable property known as 'SANTINACHI ADDI' bearing Chalta no.1 of P.T. Sheet no.8 of city survey Mapusa, situated at Karaswada, Mapusa, Bardez-Goa, totally admeasuring 20,385 sq. mts the said property is not found to be registered in the Land Registration office of Bardez Taluka nor described Matriz Predial. The same is described in schedule I hereunder and herein after referred to as the "SAID PROPERTY".

That Shri Ramnath Laxaman Harmalkar, Shri Digamber Ramnath Harmalkar, Mrs Sunita Digamber Harmalkar, Shri Laxman Ramnath Harmalkar, Mrs Nirmala @ Laxmi Laxman Harmalkar, Shri Sushant Ramnath Harmalkar, Mrs Shreya Sushant Harmalkar, Smt Sugandha Gurudas Harmalkar, Shri Siddarth Gurudas Harmalkar, Mrs Resha Siddarth Harmalkar, Shri Samir Gurudas Harmalkar, Mrs Amita Samir Harmalkar, Mrs Shradha Gurudas Harmalkar, Alias Shradha Gunjan Naik, Mr Gunjan Denanath Naik, Mrs Ranjita Ramdas Agarwadekar, Shri Ramdas Yeshwant Agarwadekar, Shri Krishna Laxman Harmalkar, Smt Vijaya Krishna Harmalkar, (hereinafter referred to as Original Owners) were holder in possession of said property alongwith other properties which originally belonged to the Comunidade of Mapusa totally admeasuring 2,47,190 sq. mts.

That since the Comunidade of Mapusa started interfering with the properties and possession of the Original Owners, Original Owners in the year 1997 filed a Civil Suit bearing no. 29/1997/C, before the Civil Judge

Senior Division Mapusa, restraining the Comunidade of Mapusa, its agents, representatives, or any other person acting on their behalf from interfering with the said properties and the other properties.

That Original Owners and the Comunidade of Mapusa in order to put an end to the litigation came to an amicable settlement and filed consent terms in the said suit after obtaining permission from the Administrative Tribunal Panaji as required under the code of Comunidade to file consent terms, the said permission was sought by the Administrator of Comunidade (North Zone) and same is bearing no. 5/ADM/COM/2007/SUIT permission.

That after perusing the records and in view of the consent terms filed and permission obtained the Civil Judge senior Division Mapusa ('C' Court) passed a judgment and decree dated 30/06/2007 declaring the Comunidade of Mapusa as exclusive owners of properties shown in the schedule I described in the consent terms and Original Owners were declared as exclusive owners of the said property alongwith other properties shown in schedule II described in the consent terms.

That after the said Judgement and order Original Owners filed necessary proceedings in the City Survey of Mapusa to include their name in the Form D of Chalta No.1 P.T. Sheet no.8 and the Inspector of city survey of Mapusa included their name in the Form D by an order dated 16th May 2008 after complying all procedure as required under the Goa Land Revenue Code.

That Original Owners by virtue of the said Judgment and Order have become the sole and exclusive owners in respect of the said property.

That by virtue of Sale Deed dated 04/03/2009 duly registered Original Owners vendors herein have sold the plot of land which forms part of the said property admeasuring 1179 sq. mts to one Mr. Edwin Petronilla Nazareth.

That as such Original Owners now own and are in exclusive possession of the remaining plot of land admeasuring 19052 sq. mts. and more particularly described in schedule-II written hereunder and hereinafter referred to as **THE SAID PLOT**.

That in terms of Deed of Sale dated 5/3/2019 and Registered before Sub Registrar Bardez at Mapusa and bearing Registration No. BRZ-1-647-2019 dated 12/3/2019, Original Owners Shri Ramnath Laxaman Harmalkar, Shri Digamber Ramnath Harmalkar, Mrs Sunita Digamber Harmalkar, Shri Laxman Ramnath Harmalkar, Mrs Nirmala @ Laxmi Laxman Harmalkar, Shri Sushant Ramnath Harmalkar, Mrs Shreya Sushant Harmalkar, Smt Sugandha Gurudas Harmalkar, Shri Siddarth Gurudas Harmalkar, Mrs Resha Siddarth Harmalkar, Shri Samir Gurudas Harmalkar, Mrs Amita Samir Harmalkar, Mrs Shradha Gurudas Harmalkar, Alias Shradha Gunjan Naik, Mr Gunjan Denanath Naik, Mrs Ranjita Ramdas Agarwadekar, Shri Ramdas Yeshwant Agarwadekar, Shri Krishna Laxman Harmalkar, Smt Vijaya Krishna Harmalkar sold and conveyed said Plot to M/S Raj Housing Development Pvt Ltd, who since then are exclusive Owners in possession of the said Plot.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.
5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is owned by M/S Raj Housing Development Pvt Ltd.
6. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.
7. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.
8. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.
9. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.
10. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is owned by M/S Raj Housing Development Pvt Ltd and is free to deal with the said plot.

SCHEDULE-I

ALL THAT an immovable property known as 'SANTINACHI ADDI' bearing Chalta no.1 of P.T.Sheet no.8 of city survey Mapusa, situated at Karaswada, Mapusa, Bardez-Goa, totally admeasuring 20,385 sq. mts. the

said property is not registered in the Land Registration office of Bardez Taluka nor described Matriz Predial and bounded as under :-

North : by internal road,

South : by chalta no. 9 for P.T. sheet no. 17, by chalta no. 8 and 21 of P.T. sheet no. 17 and by chalta no. 28 and 27 of P.T. Sheet no.7.

East : by old road beyond which lies the national Highway no. 17.

West : by chalta no.9, 11, P.T. sheet no.7 and road.

SCHEDULE-II

All that PLOT OF LAND admeasuring an area of 19052 sq. mts. forming of the property referred in the schedule-I surveyed in the office of the Mapusa City survey under chalta no.1 of P.T.S. no.8 and which plot is bounded as under :-

North : by internal road, and partly by remaining part of chalta no.1 of P.T. sheet no.8, sold to Mr.Edwin Nazareth.

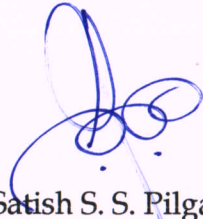
South : by chalta no. 9 of P.T. sheet no. 17, by chalta no.8 and 21 of P.T. sheet no. 17 and by chalta no. 28 and 27 of P.T. Sheet no.7.

East : by old road beyond which lies the national Highway no. 17.

West : by chalta no.9, 11, P.T. sheet no.7, by chalta no.3 and 8 of P.T. Sheet no.7 and partly by remaining part of chalta no.1 of P.T. sheet no.8 sold to Edwin Nazareth.

Date: 15/03/2019




Satish S. S. Pilgaonkar
Advocate