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RESIDENCE

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Ref: PF/2022/HLN/02

Date: 21/10/2023

TITLE REPORT

This title report is prepared for Mr. Sunil Suresh. Salunke Estate Developers, H.No. 1/A/-S-12, Salunke Estate , Vasant Nagar Harvalen Bicholim Goa. in respect of the amalgamated plot of land under survey No.63/1-G-5 (Part) and 63/1-H-5 (Part) of the property known as VOULECHI MOLLI or WAWALYACHI MOLLI described under No. 9346 of Book B (New) of village Arvalem Bicholim Goa surveyed under No 63/0 of villager Harvalem which are the separated parts of the larger property surveyed under No.63/1 of Village Arvalem Bicholim within the jurisdiction of Sankhali Municipal Council and the Registration sub District of Bicholim North Goa District of State of Goa.

The documents furnished and studied are as under.-

1. Form 1/14 of survey No. 63/0. 63/1-G-5 and 63/1-H-5
2. Survey plan of survey No. 63/1, -63/1-G-5 & 63/1-H-5
3. Sale deed dated 12/05/1988
4. Sale deed dated 19/04/1999
5. Sale deed dated 03/06/1999
6. Deed of partition dated 25/03/2002.
7. Partition order dated 28/04/2002
8. Sale deed dated 18/10/1991
9. Deed of Sale -cum- Rectification dated 27/02/2003

- 10.. deed of Rectification dated 25/08/2003
- 11... deed of Rectification dated 04/03/2008
12. Deed of Partition dated 28/10/2004
13. Deed of Rectification deed 01/04/2007
14. Rectification deed dated 22/10/2007
- 15.) Rectification R and Confirmation deed dated 07/03/2013
16. Deed of Gift dated 17/7/2017 with P/Attorneys.
17. Description Certificate No. 9346 with Translation
18. Conversion Sanad Dated 10/10/1997
19. Conversion Sanad Dated 25/05/2000
20. Partition order dated 20/07/2012.
21. TCO order by TCP dated 5/12/2022
22. NOC by Electricity Dept. Dated 2/12/2022
23. NOC by PWD Bicholim dated 18/01/2023
24. NOC by PHC. Sanquelim dated 02/03/2003
- 25 Approved Plan By TCP.PHC. And SMC
26. Construction License dated 11/09/2023

.THE SCHEDULE OF THE PLOT UNDER SURVEYNO.63/0-

I

All That the said property "WAWALYACHI MOL or VAWLEACHI MALI"

(I) Originally the property was owned by the ancestors of the late Shamba Sinai Budcule which was partitioned between Shri. Bicu Sinai Budculo and Dattaram Sinai Budculo and his wife ,Xamba Rama Budkule and his wife Tukaram Sinai Budkule and wife being the co-owners, vide deed of Partition /Divisions dated 18/10/1905 since then the heirs of late Shamba Budkule and upon the death of Vasant Shamba Budkule an inventory proceeding was filed in the Bicholim Court wherein the said property was listed as item No .10 of the list of assets and said property was allotted to Shri Dinkar

Vasant Budkule hence shri Dinkar Vasant Budkule and his wife Mrs. Sharad Dinkar Budkule became the absolute owners of the said property by way of devolvement/inheritance .

That in the year 1988 the owners i. e. Shri Dinkar Vasant Budkule and his wife sold a part of the said property admeasuring 42.000/m2 of survey No.63/0 of Village Harvalem Bicholim Goa to three set of purchasers namely. (1) first set, Smt. Anjani Vyenkataesh Prabhu 13000m2 (2) second set Mrs. Surekha Suresh Salunke, Mrs. Sharada Raghoba Naik and Shri Vithoba Rayu Naik 15000m2 and (3) third Set Mr. Madhukar Sahadev Gawade 14000m2. Respectively.

That Mr. Madhukar Sahadev Gawade and his wife Mrs. Laxmi Madhukar Gawade sold the half of their share i.e 7000m2 of area to Shri Gurudatta Sanzgiri under sale deed dated 19th April 1999 registered under No.379 of Book No.I Vol No. 188 dated 18/06/1999 in the office of Sub Registrar of Bicholim and by another sale deed Dated 3rd Day of June 1999 Mr. Madhukar Sahadev Gawade and his wife Mrs. Laxmi . Madhukar Gawade sold the remaining half of their share i.e 7000m2 of area to Mrs. Vidya Gurudatta Sanzgiri under sale deed registered under No.367 of Book No.I Vol No. 187 dated 14/06/1999 in the office of Sub Registrar of Bicholim

That all the co-owners of the said area of 42000m2 divided the said area into 74 plots and executed a deed of partition dated 25/03/2002 which is registered under No.301 of Book No. I Vol No. 275 dated 16/04/2002 in the office of the Sub - Registrar Bicholim and allotted the plots as per the shares of the co-owners as specified in the schedule No. II to V and the party of the first Part i.e. Mrs. Surekha Suresh Salunke opted for the plots specified in schedule No. II. of the deed of partition above.

That in pursuance of the deed of Partition dated 25/03/2002 Mrs. Surekha S. Salunke got her plots partitioned in to

separate holdings into Survey No. 63/1-G-1, 63/1-G-2, 63/1-G-4, 63/1-G-5 vide the order dated 18/04/2002 in case No.8-19-2002/Part/Bich/445 passed by the Dy. Collector Bicholim .

II

That from the sale deed dated 18/10/1991 registered under No.76 of Book No .I Vol. No. 35 dated 23/1/1991 in the office of Sub-Registrar of Bicholim Mrs. Surekha Suresh Salunke and Shri Rajendra Venkatesh Shiroadkar Purchased the remaining area of 53672 m2 of the said survey No. 63/0 of village Harvalem from Shri Dinkar Vasant Budkule and his wife. Which deed is rectified vide deed dated 27/02/2003 which was presented for registration under No. 826/2003 is registered under No.829 of Book No .I Vol. No. 327 dated 25/8/2003 in the office of Sub-Registrar of Bicholim whereby an additional area 6878m2 was added which was left out on account of area Calculation mistake by the surveyor.as such the Total area of the survey Purchased by the said Purchasers was 60,550m2 of the survey No 63/1-H.

And whereas the vendors and the purchasers vide a deed of rectification dated 25/08/2003 further rectified the deed of Sale dated 23/1/1992 and deed of rectification dated 25/8/2003 to add shri Suresh B Salunke as the Purchaser No.2 in the deed dated 18/10/1991 and deed of rectification dated 25/08/2003 which deed of rectification is registered under No.298 of Book No.I Vol.No.327 dated 25/03/2008

That the Vendors and the purchasers under deed dated 18/10/1991 and deed of rectification cum sale dated 27/02/2003 further rectified both those deeds vide deed of rectification dated 25/08/2003 registered under No.298 of Book No .I Vol. No. 327 dated 25/8/2003 in the office of Sub-Registrar of Bicholim whereby including/adding the name of shri Suresh Balkrishna Salunke as the purchaser of the said property along with them as his name was not included in the original sale deed and in the subsequent Sale cum

Rectification by inadvertence thus there are in all three purchasers of the part area of 60550m² of the property surveyed under no 63/0.

That the Vendors and the purchasers under deed dated 18/10/1991 and deed of rectification cum sale dated 27/02/2003 further rectified both those deeds vide deed of rectification dated 04/03/2008 which is registered under No.248/08at pages 258 to 267 of Book No .I Vol. No. 604 dated 11/03 2008 in the office of Sub-Registrar of Bicholim whereby they corrected the area of the plot purchased by them as mentioned in page No.8,10,11,14,18 to read as 59900.00Sq. Mts instead of 60550.00sq. mts. Purchased by them. which deed is registered under No.248/08at pages 258 to 267 of Book No .I Vol. No. 604 dated 11/03 2008 in the office of Sub-Registrar of Bicholim.

That the co-owners got the separate survey No. to their part purchased under survey No.63/1-G and further sub divided the same into various plots of different denomination and allotted the plots to the co-owners and accordingly an area of 7020-00m² consisting of plots No.1,2,3,4,5,6,15,16,17,28,29,30,66,70,71,72,73 and 74 specified in Schedule II of the deed of partition dated 25/03/2002 were allotted to Mrs. Surekha Suresh Salunke to be owned as her absolute property. of Plots hence Mrs Surekha Suresh Salunke being the moiety holder of Suresh B Salunke both of them became absolute owners of the said property/plots having clear good and marketable title over the same.

III

That all the co-owners under the partition deed dated 28/10/2004 of the said area of 60550m² decided to partition amongst themselves in separate plots and divided the said area into 54 plots of different denominations in area as specified in the annexures No.I ,II and III appended to the partition deed dated 28/10/2004 by developing the same

Phase wise and registered the said Partition Deed under No.7099 at Page 15 to 28 of Book No. I Vol No. 391 dated 18/11/2004 in the office of the Sub-Registrar Bicholim where in allotted the plots as per the shares of the co-owners as specified in Annexures I, II and III to the said deed of Partition. Co-owners

That all the co-owners under the partition deed dated 28/10/2004 vide deed of rectification dated 01/04/2007 rectified the said deed of partition to delete some of the plots wrongly included in the schedule of the partition deed and thereby gave the correct allotments of the plots under the said deed of Partition which deed is registered under No.377.07 at pages 110 to 122 of Book No.I Vol No.535 dated 20/04/2007.

That the co-owners further rectified deed of partition dated 28/10/2004 to further rectify the deed of partition vide deed of rectification dated 22/10/2007 and rectified the said deed of partition to add the wife of the co-owner No. 3 as the 4th Co-owner under the said Deed of partition dated 28/10/2004 whereby the revised schedules of the plots is given phase wise developments of the plots which deed is registered under No.902/07 at pages 190 to 220 of Book No.I Vol No.573 dated 29/10/2007.

That the co-owners of the property by a deed of Rectification, and Confirmation dated 7th March 2013 rectified the deed of partition dated 28/10/2004 so also the deed of rectification dated 01/04/2007 and appended to it a fresh ANNEXURE-I to the partition deed and specified the list of plots to be allotted to the concerned parties.

That the co-owners of the property by a deed of Rectification, Ratification and Confirmation dated 7th March 2013 rectified the deed of partition dated 28/10/2004 so also the deed of rectification dated 01/04/2007 and include Mrs. Ranjana Rajendra Shirodkar the wife of the party of the third part Shri

Rajendra Venkatesh Shirodkar as the party of the fourth part to the said deed of partition and the deed of rectification who was left out by inadvertence to be included which deed is registered under No.233/2013 at pages 217 to 231 of Book No.1 Vol No.1047 dated 23rd March 2003, whereby it is determined the actual owners of the plot of survey No. 63.1-H and the plots developed by the co-owners Phase wise and the allotment of the plots to each of the co-owners, of the said property.

That under the deed of partition as rectified the various plots were allotted to Mrs. Surekha S. Salunke as under:-

- a.. Plots from I phase of development namely. Plot No.1,2,3,4,5,6,7,8,23,24,25,26,27,28,
- b. Plots from II phase of development namely. Plot 13,14,15,16,17,18,19,20...21,22,,25,29,30,31,32,34,35,36 ,37,42,43,44,46,47.

The various plots allotted to Mr., Suresh B. Salunke as under:-

- a. Plots from I phase of development namely. Plot No.9,10,11,12,13,14,15,16,17,18,19,20,21,22,29,30 ,31,32,33,34,35,36,37,38,39,40,44,45,46,49,50,51,52,53,54,
- b. Plots from II phase of development namely. Plot 39,40, 41,

And thus the both of them became the absolute owners of the said plots allotted to them respectively having clear, good and marketable title to the said plots of the said survey No.

That the co-owners of the property under survey No. 63/1-G under partition Deed dated 25/03/2002 obtained the conversion Sanad No. .CNV/BICH/17/94/6512 dated 25/05/2000 and got partitioned the said part of the property into various plots under order dated 28th April 2002 in Case 8-19-2002/Part/Bich/445 wherein the plot No.63/1-G-1, No.63/1-G-2, No.63/1-G-4, and No.63/1-G-5 were allotted to Mrs. Surekha Suresh Salunke.

That the co-owners of the property under survey No. 63/1-H under partition Deed dated 28/10/2004 obtained the conversion Sanad No .CNV/BICH/75/97-202 dated 10/10/1997 and got partitioned the said part of the property into various plots under order dated 20th July 2012 in Case 8-3-2012/Part/Bich wherein the plot No.63/1-H-2,, No.63/1-H-4, No.63/1-H-5 No.63/1-H-6 and - No.63/1-H-7 were allotted to Mrs Surekha Suresh Salunke.

That the owners being the absolute owners of the part under survey No. 63/'-G-5 and 63/1-H-5 sub divided the same into plots of different denomination and plot No. 1,2,& 3 total admeasuring 949 m² of 63/1-G-5 and plot No. 1 to 5 admeasuring 1762m² of survey No.63/1-H-5 gifted to Shri Sunil Suresh Salunke along with all their children i.e, son, daughters and daughter in law and son in laws respectively as the confirming parties which deed of Gift dated 17/07/2017 gifted the plots No.1,2 and 3 admeasuring 949sq.mts.under survey No. 63/'1-G-5 and plot No. 1 to 5 admeasuring 1762sq.mts under survey No. 63/1- H-5 both of original survey No.63/0 of village Harvalem Bicholim Goa to Shri Sunil Suresh Salunke which deed is registered under No.873/2017 at pages 168 to 231 of Book No.I Vol No.1509 dated 25/07/2017.in the office of the Sub-registrar of Bicholim dated 25/07/2017 and therefore Shri Sunil Suresh Salunke became the owners of the said plots.

That the present owners of the said plot Mr. Sunil Suresh Salunke and Mrs. Sukanya Sunil Salunke , are the absolute owners in possession of the property under Survey No, 63/1-G-5 and 63/1-H-5 at Village Harvalem of Bicholim Taluka and being the owners, they have entered into an Agreement for Construction and Development of Property with M/s Jagdish Builder & Real Es'tate Developers a partnership firm registered with the Registrar of Firms at Mapusa ,under registration No. 17/96 dated 13/11/ 1996. And which is further reconstituted

as on 26.09.14, for development and construction of Commercial cum Residential Building in the said plot.

That M/S Jagdish Builder & Real Estate Developers obtained the clearance order No. DC/7943/ARVALEM/TCP-22/3380 dated 5/12/2022 for the amalgamation of the plots for construction and also obtained the N.O.C. from Electricity Department for construction of the building in the plots vide No.AE/V-II (R)/TECH-4 (D)/2022-23/2462 dated 2/12/2022. so also obtained the required N.O.C from the PWD under no. PW/D.XXIV/SD I (WS)/f.40/671/22-23 dated 18/01/2023 for the construction of the building in the said plots.

That M/S Jagdish Builder & Real Estate Developers further obtained the N.O.C. for the construction from the P>H S. Sanquelim dated 02/03/ 2023 for the said construction in the said plot and thereupon Obtained the construction Licence from the Sanquelim Municipal Council bearing No 07/2023-24 dated 11/07/2023 and have undertaken the construction of the building as per the plan approved by the concerned authorities and the Sanquelim Municipality.

From the documents scrutinized above it is clear that The said property was in continuous ownership of the Vasant Budcule and his ancestors from 1905 onwards whose title is passed on to the subsequent purchasers/ owners is Mr. Sunil Suresh Salunke who is the owners in possession of the said part of the property from the year 1988 who are in the possession and ownership continuously for more than last thirty years .

Further M/S Jagdish Builder & Real Estate Developers have undertaken the construction of the building upon the due licenses and pe.missions/NOCs of all the Lawful authorities hence the construction is legal.

Beside the above I further certify that from all the documents scrutinized by me for preparing my report I further clarify That the plot is situated in the settlement area and there is no any charge or claim on the plot such as Tenant , Mundkar or Lessee etc. as such the said property of plot and flat are liable to be attached under the provisions of section 31 of SARFAESI Act 2002.r/w section 60 of Civil Procedure Code.1908 for non-payment/recovery of loan Amount to be granted to the applicant.

Bicholim-Goa.

Date 21/10/2023

