AUDUMBER B. SUKHTHANKER B.Sc. L.L.M. ADVOCATE

CENTRAL MANSION PONDA - GOA.403-401 PH - 2312266 (O) M - 9823669413

Date:- 22/05/2019

To,

M/s. Sumit Woods Ltd.,

Sumit Classic,

Opp. Ponda Municipal Council,

Ponda Goa.

Ref:- Title Verification and Search Report.

Sir,

Having been engaged by M/s. Sumit Woods Ltd. to prepare a Title Verification and Search Report of Plot No.A-1(A) admeasuring an area of 2050.00 Sq. mts and surveyed under Survey No.199/1-A of Village Ponda, Taluka Ponda to be submitted for the purpose of registration under The Real Estates (Regulation and Development) Act, 2016 (16 of 2016) I submit my report based on the documents submitted as under:-

1. DESCRIPTION OF THE PROPERTY:-

ALL THAT Plot A-1 (A) admeasuring 2050.00 Sq. mts distinctly surveyed under Survey No.199/1-A of Village Ponda, Taluka Ponda forming part of the larger Plot A-1 admeasuring 2500.00 Sq.mts of the larger property known as "ONE FOURTH OF HALF BAGAYAT KUMARBHAT, SURBHAT, RAMBHAT AND DAGPOIQUIM" or "DANG

VADO" situated at Queula, within the jurisdiction of Ponda Municipal Council, Taluka and Registration, Sub – District of Ponda, District of South Goa, in the State of Goa and the property as a whole is described in the Land Registration Office of Ilhas under No.533 of Book B-7, old bearing cadastral survey No. 134 and registered in the Taluka Revenue office under Matriz Nos. 523 and 527 and surveyed under new survey No.199/1 (part) 199/1 of Village Ponda, Taluka Ponda.

The said Plot A-1 (A) admeasuring an area of 2050.00 Square metres is bounded as follows:-

On or towards the East: - Plot A-1(B) of same property,

On or towards the West:- Nalla,

On or towards the North: Land under survey No.199/1 (part)



On or towards the South: - Ponda Kavlem main Road.

2. DOCUMENTS VERIFIED:-

a. Deed of Sale dated 23/05/2005 registered before Sub-Registrar of Ponda under registration No.1203 at pages 59 to 77 Book No.I, Volume No.850 dated 18/07/2005.

- b. Deed of Sale dated 28/06/2010 registered before Sub Registrar of Ponda under registered No.1785/10 at pages 83 to 108 Book No.I Volume No.1677 dated 20/08/2010.
- c. Conversion Sanad under No.RB/CNV/PON/AC-II / 10/2014/159 dated 31/12/2015 issued by Office of Additional Collector & Additional District Magistrate, Ponda Goa.
- d. Construction Plan approved by SGPDA under No.SGPDA/P/3140/119/18-19 dated 04/10/2018.
- e. Construction License under No.01/2019-2020 dated 12/04/2019 issued by Ponda Municipal Council.
- f. Form I & XIV of Survey No.199/1-A of Village Ponda of Ponda Taluka.

3. CHAIN OF TITLE:-

a. That there a Plot of land being Plot A-1 admeasuring 2500.00 Sq. mts. of the larger property known as "ONE FOURTH OF HALF BAGAYAT KUMARBHAT, SURBHAT, RAMBHAT AND DAGPOIQUIM" or "DANG VADO" situated at Queula, within the jurisdiction of Ponda Municipal Council, Taluka and Registration, Sub – District of Ponda, District of South Goa, in the State of Goa and the property as a whole is described in the Land Registration Office of Ilhas under No.533 of Book B-7, old bearing cadastral survey No. 134 and



registered in the Taluka Revenue office under Matriz Nos. 523 and 527 and surveyed under new survey No.199/1 (part) 199/1 of Village Ponda, Taluka Ponda.

The said entire property is bounded as follows:-

On or towards the East:- property of Dhaku Kavlekar,

On or towards the West:- By stream,

On or towards the North: - By property of Dhaku Kavalekar,

On or towards the South: - By National road.

The said Plot A-1, admeasuring an area of 2500.00 Square metres and bounded as follows:-

On or towards the East:- boundary of Plot B1 of same property,
On or towards the West:- Nalla,

On or towards the North:- land under survey No.199/1 (part)

On or towards the South: - Ponda Kavlem main Road.

b. That the above property originally owned and enjoyed by one Shri Ramchandra Mahadeva Shenvi Khandeparkar, unmarried resident of Ponda Goa.



c. That in terms of Deed of Sale dated 15/03/1971 registered before Sub-Registrar of Ponda under registration No.99 dated 15/03/1971, Shri Ramchandra Mahadeva Shenvi Khandeparkar sold and transferred the property infavour of Smt. Lalita Shankar Verekar and ever since then, Smt. Lalita Verenkar and her husband Shri. Shankar Verenkar acquired ownership rights in the said property.

- d. That in terms of Deed of Sale dated 23/05/2005 registered before Sub- Registrar of Ponda under registration No.1203 at pages 59 to 77 Book No.I, Volume No.850 dated 18/07/2005, Smt. Lalita Shankar Verekar and her husband Shri. Shankar Verenkar sold and transferred the Plot No. A-1 in favour of Shri. Mangesh Bhiku Kundaikar.
- e. That interms of Deed of Sale dated 28/06/2010 registered before Sub Registrar of Ponda under registered No.1785/10 at pages 83 to 108 Book No.I Volume No.1677 dated 20/08/2010, said Shri. Mangesh Bhiku Kundaikar and his wife Smt. Sangeeta Mangesh Kundaikar sold and transferred Plot No.A-1 (A) admeasuring 2050.00 sq. mts in favour of M/s. Sumit Woods Pvt. Ltd. which later became a public limited company.
- f. That Office of Additional Collector & Additional District Magistrate, Ponda Goa issued Conversion Sanad under No.RB/CNV/PON/AC-II / 10/2014/159 dated 31/12/2015.



- g. That the Construction Plan is approved by SGPDA under No.SGPDA/P/3140/119/18-19 dated 04/10/2018.
- h. That Ponda Municipal Council issued Construction License under No.01/2019-2020 dated 12/04/2019.
- i. That upon completion of the construction, said building to be named as "SUMIT PLUMERIA".

4. LEGAL OPINION:-

- a. Upon perusal of the aforesaid documents it transpires that the Plot No. A-1(A) admeasuring 2050.00 Sq. mts and surveyed under Survey No.199/1-A of Village Ponda, Taluka Ponda is purchased by M/s. Sumit Woods Ltd., a registered Company having its Goa Office at Sumit Classic, Opp. Ponda Municipal Council, Ponda Goa.
- b. The Links in chain of title have been properly established. All the necessary parties have been joined in the documents and the documents have a desired effect.
- c. I have to state that I have made necessary searches at Sub-Registrar's Office at Ponda Goa up to date and as a result of such searches I am satisfied that the title of M/s. Sumit Woods Ltd., to Plot No.A-1(A) admeasuring 2050.00 Sq. mts and surveyed under Survey No.199/1-A of Village Ponda, Taluka Ponda is clean, clear, marketable and free from all types of encumbrances.



d. To conclude, I have to state that Plot No.A-1(A) admeasuring 2050.00 sq. mts and surveyed under Survey No.199/1-A of Village Ponda, Taluka Ponda is purchased by M/s. Sumit Woods Ltd. which has obtained all the necessary approvals for the purpose of construction of building/s on said Plot No.A-1 (A) admeasuring 2050.00 Sq. mts and surveyed under Survey No.199/1-A of Village Ponda, Taluka Ponda.

Yours truly,

AUDUMBER B. SUKHTHANKER

Advocate,

