



KABIR BUGDE

LLM

ADVOCATE

Off: 106/1, Mainath Bhatti, Arpora, Bardez, Goa, Pin code:
403516

Mob: +91 7020279158

Email: kabirbugde@gmail.com



Date: 28/4/2022

To,

Sun Estates Developers Limited Liability Partnership

House no. 331/3, Opposite Bank of India,

Bhati Wada, Nerul Bardez, Goa-403114

OPINION OF TITLE OF PROPERTY:

For the purpose of opinion on Title of property the following copies of documents have been furnished to which have been perused.

1. Form I & XIV Survey No. 55/4 of village Assagao of Bardez taluka Goa.
2. Manual I & XIV of survey No. 55/4 of village Assagao of Bardez Taluka Goa.
3. Survey Plan Survey No. 55/4 of Village Assagao of Bardez Taluka Goa.
4. Order dated 03/07/2017 passed in Inventory Proceeding No. IP/485/2013/B by Ad-hoc Additional Senior Civil Judge 'B' Court, Mapusa, Goa.

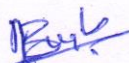
5. Technical Clearance Order bearing Ref. no. TPB/7266/AssG/TCP/21/5868 dated 10/12/2021 for construction of residential Villas 1 to 4 issued by the Office of the Town and Country Planning Department, Mapusa, Goa,

6. Construction License No. 59/2021-22, Reference No. V.P/Ass/2021-22/1590 dated 19/01/2022 for construction of residential Villas 1 to 4, issued by the office of Village Panchayat of Assagao.

DESCRIPTION OF THE PROPERTY:

WHEREAS there exists a property identified as “Badem” admeasuring **1248sq. mtrs.**, bearing **Survey No.55/4** of Village **Assagao** situated at Assagao, within the limits of Village Panchayat Assagao, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa. This property forms part of a larger property bearing Survey No. 55/4 admeasuring a total area of 2200 sq. mts. This Property is more particularly described in **SCHEDULE-I** hereunder and shall hereinafter be referred to as **“THE SAID PROPERTY”**.

AND WHEREAS the Said Property described under item No. 3 was allotted to Mr. Agnelo John Nazareth vide Provisional chart of Allotment at Exhibit – 49 and the same was confirmed by the Final Chart of Allotment at Exhibit – 50 vide Order dated 03/07/2017 passed in Inventory Proceeding No. IP/485/2013/B by Ad-hoc Additional Senior Civil Judge ‘B’ Court, Mapusa, Goa.

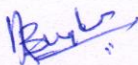


AND WHEREAS pursuant to Order dated 03/07/2017 passed in the aforesaid Inventory Proceeding Mutation was carried out by Mr. Agnelo John Nazareth and his name was recorded in the Occupant's column of Form I & XIV of Survey No. 55/4 of Assagao Village vide Mutation Entry No. 60701.

AND WHEREAS in pursuance to the Order passed in the aforesaid Inventory Proceeding, Mr. Agnelo Nazareth and his wife became the absolute and lawful owners in possession of the said Property. Hereinafter referred to as "Owners".

AND WHEREAS Sun Estates Developers Limited Liability Partnership registered office at House no. 331/3, Opposite Bank of India, Bhati Wada, Nerul Bardez, Goa-403114 through its Partner Surajdatta Sagun Morajkar, hereinafter referred as DEVELOPER/PURCHASER has approached the Owners and has expressed his desire to buy the specific portion of 1100 sqmtr, to set up a residential project in the said property and the OWNERS have agreed to sell their respective undivided share and accordingly have entered into a **Memorandum of Understanding** dated **08/11/2021** and agreed to sell the portion of the Said Property admeasuring **1100 sq. mts.** only subject to the terms and conditions stipulated therein. The specific portion of 1100 sq. mts. is delineated in red ink and shall be hereinafter referred to as the **"Said Plot"** **described in SCHEDULE -II.**

AND whereas in pursuance of the same the following permission have been obtained by the Developer / Purchaser in respect of the said Project Land:



a. Technical Clearance Order bearing Ref. no. TPB/7266/AssG/TCP/21/5868 dated 10/12/2021 for construction of residential Villas 1 to 4 issued by The Office of the Town and Country Planning Department, Mapusa, Goa,

b. Construction License No. 59/2021-22, Reference No. V.P/Ass/2021-22/1590 dated 19/01/2022 for construction of residential Villas 1 to 4, The Office of Village Panchayat Assagao

It is evident from this document that the said owners has given rights of development to Mr. Surajdatta Sagun Morjekar upon the terms and conditions contained in memorandum of understanding dated 8.11.2021. This Memorandum of understanding has been executed before Public Notary Mr. L.M. Gajinkar.

SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

All property admeasuring **1248 m²** bearing Survey No. **55/4** of Village **Assagao** identified as '**Badem**' situated at Assagao, within the limits of Village Panchayat Assagao, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa;

The SAID PROPERTY is bounded as under:-

On the North: By public Road;

On the South: Property bearing survey No. 55/7

On the East: By property bearing Survey No.55/4-A

On the West: By Public road



SCHEDULE - II

(SAID PLOT)

All plot admeasuring **1100 sq. mtrs.** out of the **1248 sq. mts.** bearing Survey No. **55/4** of Village **Assagao** identified as '**Badem**' situated at Assagao, within the limits of Village Panchayat Assagao, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa;

The SAID PROPERTY is bounded as under:-

On the North: By public Road

On the South: Property bearing survey No. 55/7

On the East: By property bearing Survey No.55/4-A

On the West: By Public road.

On the basis of the above documents and information furnished to me, I am of the opinion that the said owners who held good valid and marketable title to the said property and having now transferred all their rights to develop to Sun Estates Developers Limited Liability Partnership through its partner Mr. Surajdatta Sagun Morajkar admeasuring 1100 sq. mtrs is entitled to sell the constructed premises/villas as per the understanding recorded under the Memorandum of understanding dated 8.11.2021.



ADV. KABIR BUGDE