



THE TITLE VERIFICATION REPORT

At the instance of M/S AURA BUILDERS & DEVELOPERS, a Partnership Firm having its registered office at G-8, Dona Trisha Building, opp. Manipal Hospital, Dona Paula, Goa, I have inspected the following documents in order to submit the Title Verification Report in respect of the below mentioned property.

Description of the property :

ALL THAT plot of land admeasuring 2925.00 sq. mts of the larger property known as "VELEM BARLA" second addition, totally admeasuring 3225.00 sq. mts., not described in the Land Registration Office, however, enrolled in the Taluka Revenue Office of Ponda under Matriz No. 958, presently surveyed under no. 27/2 of Village Cundaim, situated within the limits of the Village Panchayat of Cundaim, Taluka Ponda, District of North Goa and bounded as under:



-2-

- On the North : By remaining portion of the property bearing survey no. 27/2.
- On the South : By Public road
- On the East : By the property bearing survey no. 27/3
- On the West : By the property bearing survey no. 27/1

The aforesaid plot of land is an independent and distinct entity and shall be hereinafter referred to as the "SAID PLOT" for the sake of brevity.

DOCUMENTS INSPECTED.

1. Extract of the Inventory Proceedings which concluded before the Court of Special Municipal Jurisdiction of Ponda upon the death of Malu Naraina Camotim and appended to the same Inventory upon the death of Govinda Malu Camotim and the Judgement dated 28/04/1959 passed therein.
2. Judgement and Order dated 07/07/2000 passed by Joint Mamlatdar I at Ponda in Case No. JMI/MND/PUR/CUNDAIM/1/99.



-3-

3. Certificate of Purchase dated 27/11/2009 bearing no. 8/3/1/Pur/Cundaim/2009/03 issued by the Deputy Collector, Ponda.
4. Memorandum of Understanding dated 10/10/2016 executed before the Notary Adv. Damodar. P. Agni under Reg No. 11035/16 dated 14/10/2016.
5. Addendum dated 11/08/2018 executed before the Notary Adv. Damodar. P. Agni under Reg No. 12961/18 dated 26/09/2018.
6. Deed of Sale dated 19/03/2019 Registered before the Sub-Registrar of Ponda under Reg No. PON-1-306-2019 dated 26/03/2019.
7. Form I & XIV of Survey no. 27/2 of Village Cundaim.
8. Conversion Sanad dated 02/11/2018 bearing no. AC/PON/SG/CONV/34/2018/911 issued by the Addl. Collector- III of Ponda, Goa.
9. Survey Plan of Survey no. 27/2 Village Cundaim.



-4-

TITLE REPORT

I have perused the abovementioned documents:

1. The document at Serial No. 1 suggest that the Shri. Vinayak Govind Kamat became the owner of the entire property 'VELEM BARLA' admeasuring 3225.00 sq. mts, by virtue of an allotment of the same in his favour in the Inventory Proceedings which concluded before the Court of Special Municipal Jurisdiction of Ponda upon the death of Malu Naraina Camotim and appended to the same Inventory upon the death of Govinda Malu Camotim and by Judgement dated 28/04/1959 passed therein.
2. The document at Serial No. 2 and 3 suggest that a part of the said entire property admeasuring 300.00 sq. mts. has been purchased by the mundkar of said Shri. Vinayak Govind Kamat, Shri Rohidas Mahadev Naik, vide a certificate of purchase dated 27/11/2009 issued by the Deputy Collector and S.D.O. of Ponda in his favour.



-5-

3. That as such the total net area upon excluding the aforementioned Mundkarial area available in the said entire property is 2925.00 sq. mts. which is the "SAID PLOT" as described hereinabove.
4. The document at Serial No. 4 and 5 suggest that Shri Vinayak Govind Kamat and his wife Smt. Sulaksha Vinayak Kamat agreed to sell to M/s. Aura Builders and Developers, an area admeasuring 2017.00 sq. mts out of the aforementioned entire property on the terms and conditions and for consideration as mentioned therein.
5. The document at Serial No. 6 suggest that Shri Vinayak Govind Kamat and his wife Smt. Sulaksha Vinayak Kamat have sold to M/s. Aura Builders and Developers, the said plot which is described hereinabove for a total consideration amount of Rs. 1,16,20,000/- out of which an amount of Rs. 25,00,000/- have been paid to Shri Vinayak Govind Kamat and his wife Smt. Sulaksha Vinayak Kamat by way of monetary consideration and the balance consideration of Rs. 91,20,000/- have been agreed to be paid to Shri. Vinayak Govind Kamat and his wife Smt. Sulaksha Vinayak Kamat in kind by way of constructing and allotting to them six 2BHK flats, each flat admeasuring 95.00 sq. mts to be constructed in the said plot.



-6-

6. The document at Serial No. 7 suggests that the name of to M/s. Aura Builders and Developers has been recorded in the occupants column in Form I and XIV along with the name of the mundkar, Shri Rohidas Mahadev Naik.

7. The document at Serial No. 8 suggests that an area admeasuring 2306.00 sq. mts. out of the aforementioned entire property has been granted Conversion Sanad for the purpose of residential use.

I am therefore of the opinion that:

- a) M/s. Aura Builders and Developers have acquired ownership right to the said plot which is described hereinabove and by virtue of the Deed of Sale at Serial no. 6 above, M/s. Aura Builders and Developers have the right to hold, possess and develop the said plot.
- b) That the title of M/s. Aura Builders and Developers to the said plot is clean, clear and marketable.
- c) That the said plot is not affected by any acquisition or requisition proceedings.

-7-

- d) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.
- e) M/s. Aura Builders and Developers is fully empowered to sell to any third party, the constructed flat/s in the said plot along with its/their proportionate share in the land.

Issued without prejudice.

Place: Panaji, Goa.

Date: 26/07/2019

DAMODAR P. AGNI
B.Com., LL.B.
ADVOCATE & NOTARY
NEAR DISTRICT & SESSIONS COURT,
NEXT TO FARMACIA F. MENEZES,
JOAO DE CASTRO ROAD,
PANAJI - GOA, 403001