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TITLE REPORT

(1) SHRI RAVINDRA ARJUN SHET VERENKER, R/o House No. 39, Mollem, Dharbandora, Goa, South Goa District of the State of Goa, approached me and produced before me the following documents:-

Sr.No.	Description of the Document	
1.	Deed of Partition and allotments dated 06/09/1999, duly registered under Reg. No. 189 at pages 494 to 544 Book No. I Vol. No. 100 on 23/09/1999	Photo copy.
2.	Deed of Succession dtd. 24/01/1964	Photo copy.
3.	Deed of Succession dtd. 17/07/2006	Photo copy.
4.	NOC dtd. 07/09/2009 of TPC for final Sub-Division of the property bearing Survey No. 47/1 for Plots Nos. 1 to 40, 45 to 53 and 62 to 77.	Photo Copy.
5.	NOC dtd. 16/06/2010 of V. P. Dharbandora for final Sub-Division of the property bearing Survey No. 47/1 for Plots Nos. 1 to 40, 45 to 53 and 62 to 77.	Photo Copy
6.	Deed of Sale dtd. 09/10/2019.	Photo copy.
7.	Sanad issued by Office of the Collector, South Goa District dtd. 23/07/2009 for the conversion of land of the property bearing Survey No. 47/1.	Photo copy.
8.	Form I and XIV of Survey No. 47/1 of village Pilliem.	Photo copy.

On the West: By parcel B of the same property,



9.	Technical Clearance Order dtd. 24/03/2022 of TPC Quepem/Sanguem for construction of Residential Building.	Photo copy.
10.	NOC on sanitation point of view issued by PHC Dharbandora for construction of Residential Building.	Photo copy.
11.	Construction Licence dtd. 10/05/2022 issued by V. P. Dharbandora for construction of Residential Building.	Photo copy.
12.	Approved construction plan of the building.	Photo copy.
13.	NIL Encumbrance Certificate	Photo copy.

DESCRIPTION OF THE PROPERTY:

SCHEDULE (I) HEREINABOVE REFERRED TO
(Description of PARCEL-A)

ALL THAT AREA OF LAND identified as PARCEL-A comprising of Survey Nos. 51/3 and 51/4 (part) and 47/1 (part), situated at Pilliem, within the limits of Village Dharbandora, Taluka of Sanguem, District of South Goa, State of Goa, totally admeasuring 1,29,220 sq. mtrs. forming a separate and distinct property which is bounded as under:-

On the North:	By Survey No. 51;
On the South:	By Parcel B of the same property by property of Segunabai, widow of Balchandra Gopal Sinai Candeparcar and partly by rivulet;
On the East:	By Survey No. 52 and;
On the West:	By parcel B of the same property;

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SCHEDULE (II) HEREINABOVE REFERRED TO

(Description of the said Plot No. 63)

ALL THAT fully developed plot of land identified as plot No. 63 admeasuring an area of 486.00 sq. mtrs. forming the part of property described in SCHEDULE hereinabove, surveyed under Survey No. 47/l(part) situated at Pilliem, within the limits of Village Dharbandora, Taluka of Dharbandora, District of South Goa, State of Goa, more particularly delineated and marked in red colour boundary lines in the plan annexed to this deed and bounded as under:

On the East :	By plot no. 67 and 8.00 mtrs. road.
On the West :	By open space;
On the North :	By Plot No. 64;
On the South :	By Plot No. 62;

The abovesaid Plot shall hereinafter be referred to as the "SAID PLOT".

FLOW OF TITLE :

I have examined the documents mentioned above. From the documents examined it transpires that:

There existed the following six properties located adjacent to each other situated at Pilliem, within the limits of the Village Panchayat of Dharbandora, Taluka and Sub District of Sanguem, now Dharbandora District of South Goa, State of Goa, and are not described in the Land Registration Office of Quepem. However the said properties are enrolled in the Taluka Revenue office under



respective Matriz numbers, and surveyed under Cadastral survey and presently under Records of Right.

1. Property known as "ZAMBULCHEM CULNA", situated at Pilliem, enrolled in Matriz under No.95 and as Rustic property "ZAMBULCHEM CULNA" surveyed under old Cadastral No. 8 (part) and surveyed as per the new Survey under No. 51/3, and 51/4 with designation of "ZAMBULCHEM CULNA".

2. Property "GHORBATA PILIEM" First Addition situated a Pilliem, enrolled in Matriz under No. 79 as rustic property "GHORBATA" or "GHORBATA POIQUIM" First Addition, surveyed under old Cadastral under No. 13 and surveyed as per the new Survey records under No. 47/1 and 47/2 with designation of "PILIEM DADO".

3. Property known as "BETUL TUCDA" First Addition, situated at Pilliem, enrolled in Matriz under No. 85 as rustic property, and surveyed under old Cadastral No. 23, Surveyed as per the New Survey under No. 44/1 with designation of "NADIKATI", and under Survey No. 45/2 without any designation and under Survey No. 46/2 with designation "Pilliem Dado".

4. Property known as "BETUL TUCDA" second Addition, situated at Pilliem, enrolled in Matriz under No. 86 as rustic property Betul second Addition, surveyed under Id Cadastral Survey No. 24 and as per the new survey records under no. 42/2 with designation of "NANDIKHUTI".



5. Property known as "GHORBATA PILIEM" Second Addition, situated at Piliem, enrolled in Matriz under no. 84 as rustic property Ghorbata or Ghorbata Poiquim second addition and under NO. 96 Mix to property Ghorbata or Ghorbata Poiquim third addition surveyed under records of rights under Survey No. 45/1 without designation and under Survey No. 46/1 with designation of 'Piliem Dado, The property under Matriz No.96.

6. Property "VALCHEM CULNA" and "SONCRENTIL GAL", situated at Piliem, enrolled in Matriz under No. 75 as rustic property VALCHEM CULNA, and under No.76 rustic property SONCRENTIL GAL or "XENCREANTIL GAL", surveyed under old cadastral No.26 and as per the new survey records under Survey No. 42/1 with designation of "NANADIKUTI".

In respect of the afore-referred six properties 1/24th and 2/8th parts of the properties bearing Matriz Nos. 95, 85 and 86 respectively are found registered in the name of Parvatibai Visonata Sinai, Muktabai Bascora Sinai, Esvonta Govind Sinai and Xembu Govind Sinai.

In respect of the afore-referred six properties 6/24th parts each of the properties bearing Matriz Nos. 75, 76, 79, 84, 94, and 96 are found registered in the names of Esvonta Govind Sinai and Xembu Govind Sinai.

Xembu Govind Sinai was also known as Xembu Govind Sinai Suctancar, who was father of late Shri. Sripada Xembu Sinai Suctancar married to Smt. Xantabai Sinai Suctancar under the law of Communion of Assets.



Said Shri Sripada Xembu Sinai Suctancar and his wife Smt. Xantabai Xembu Suctancar, expired on 3/7/1961 and 22/10/1940 respectively, leaving behind their four children viz; (1) Shri. Xembu (2) Smt. Cumudini (3) Smt. Sulabha and (4) Shri. Devidas.

Upon death of Shri. Sripada Xembu Sinai Suctancar and his wife Smt. Xantabai Xembu Suctancar, a Deed of Declaration of Succession and Gratuitous Assignment came to be drawn on 24th January 1964 before the Civil Registration cum Sub Registrar and Ex-Officio Notary at Ponda in his Book No. 359 at pages 1 (overleaf) onwards, and in the said Deed both the daughters of late Sripada and Smt. Xantabai, namely Smt. Cumudini and her husband Shri. Manohar Esvonta Sinai Contoco, and Smt. Sulabha, unmarried at that relevant time, relinquished all their rights in inheritance left behind by their late parents in terms of Article 2029 of Portuguese Civil Code, and on account of such relinquishment, Shri. Xembu Sripada Sinai Suctancar with his wife Smt. Vanita Suctancar and Shri. Devidas Sripada Suctancar become the owners of all the estates and properties left behind by their late parents Sripada and Smt. Xantabai.

Shri. Devidas S. S. Suctancar subsequently married to Smt. Shanta who along with Shri. Xembu Sripada Sinai Suctancar with his wife Smt. Vanita Suctancar jointly possessed and enjoyed all above referred six properties and accordingly their names appear as occupants in the record of rights of respective properties.

In terms of Deed of Partition dated 6/9/1999 executed between Shri. Xembu alias Shambu Sinai Sukthankar with his wife Smt. Vanita, Shri. Devidas Sinai Sukthankar along with his wife Shanta duly registered in the Office of the Sub Registrar of

L.L. BHAGAT
Notary Public
Ponda
23/11/2010

Sanguem Goa, under No. 189, at pages 494 to 544 of Book I, volume No. 100 on 23/9/99, all the said six properties came to be divided into five parcels namely parcel nos. A (admeasuring 1,29,220 Square Metres), B (admeasuring 1,44,660 Square Metres) C (admeasuring 50,000 Square Metres) D (admeasuring 3,57,600 Square Metres) and E (admeasuring 3,42,160 Square Metres).

In the said Deed of Partition the parcels B, E and $\frac{1}{2}$ of Parcel C came to be allotted to Shri. Shambu and his wife Vanita and parcels A, D and $\frac{1}{2}$ of parcel C came to be allotted to Shri. Devidas and his wife Shanta.

Shri. Devidas Sukhthanker and his wife Shanta Sukhthanker to whom Parcel A was allotted in the Partition Deed comprised of survey Nos. 51/3, 51/4, (part) and 47/1 (part) of Pilliem Village, Sanguem Taluka, who developed said property by sub-dividing the same into various smaller plots, for residential use, more particularly described in SCHEDULE hereinafter appearing.

The property described in SCHEDULE came to be amalgamated vide permission No. VPD/99-2000/5/519 dated 6/1/2000 issued by the Village Panchayat of Dharbandora and upon obtaining NOC from Town and Country Planning Department, vide letter No. TPQ/CT/S.Piliem/51/3/99/879 dated 28/12/99.

Additional Collector-11 of South Goa, under Ref. no. AC-II/SG/CONV/25/2009, dated 23/07/2009 issued SANAD permitting the use of land for Residential purpose.

Village Panchayat Dharbandora, Taluka Sanguem, South Goa, has issued NOC for final Sub-division in the property bearing S.No. 47/1 at Pilliem vide letter under Ref No. VPD/N.O.C./2010- 11/251 dated 16/06/2010.



Shri Devidas Shripada Suctancar expired on 03/06/2006, leaving behind Smt. Shanta Devidas Sinai Sukthankar, resident of "Shanta Niwas" upper Bazar Ponda, Goa, District of South Goa, State of Goa, as his wife and moiety sharers Mr. Rajesh Devidas Sukthankar and Mr. Sudesh Devidas Sukthankar as his sons married to Mrs. Yogita Rajesh Sukthankar & Mrs. Sandhya Sudesh Sukthankar, respectively, all residents of "Shanta Niwas" upper Bazar Ponda, Goa, District of South Goa, State of Goa.

Upon the death of Shri Devidas Shripada Suctancar a Deed of Succession and qualification of heirs, came to be drawn before Notary Ex-officio Ponda, on 17/07/2006, at pages 49 to 50 V, of Notarial Book for Deed 397 and in terms of said Deed the above Smt. Shanta Devidas Sinai Sukthankar, Mr. Rajesh Devidas Sukthankar, Mrs. Yogita Rajesh Sukthankar, Mr. Sudesh Devidas Sukthankar, & Mrs. Sandhya Sudesh Sukthankar, all residing at "Shanta Niwas" upper Bazar, Ponda, Goa, South Goa District of the State of Goa, were qualified as the heirs and successors to the estate and property left behind by late Shri. Devidas Shripad Sukthankar (Hereinafter for the sake of brevity is referred to as "THE SAID ERSTWHILE OWNERS").

Town and Country Planning Department Taluka Office Quepem/ Sanguem/ Dharbandora Quepem-Goa, Issued N.O.C. & approved plan bearing Ref. No. TPQ/SUB/DIV/S-Pilliem 47/09/597 dated 07/09/2009 to sell the Plots Nos. 1 to 40, 45 to 53 and 62 to 77.

The Additional Collector – II of South Goa, under Ref. No. AC-II/SG/CONV/25/2009 dated 23/07/2009 issued SANAD permitting the use of land for Residential purpose.

Village Panchayat Dharbandora, Taluka Sanguem, South Goa, has issued NOC for final Sub-Division in the property bearing



Survey No. 47/1 at Pilliem vide letter under Ref. No. VPD/N.O.C./2010-11/251 dated 16/06/2010.

Shri Devidas Shripada Suctancar expired on 03/06/2006, leaving behind Smt. Shanta Devidas Sinai Sukthankar, as his wife and moiety sharer and Mr. Rajesh Devidas Sukthankar married to Mrs. Yogita Rajesh Sukthankar, Mr. Sudesh Devidas Sukthankar married to Mrs. Sandhya Sudesh Sukthankar.

Upon the death of Shri Devidas Shripada Suctancar a Deed of Succession and Qualification of heirs, came to be drawn before Notary Ex-Officio Ponda, on 17/07/2006, at pages 49 to 50 V, of Notarial Book for Deed 397 and in terms of said Deed, the said Smt. Shanta Devidas Sinai Sukthankar, Mr. Rajesh Devidas Sukthankar, Mrs. Yogita Rajesh Sukthankar, Mr. Sudesh Devidas Sukthankar, & Mrs. Sandhya Sudesh Sukthankar, were qualified as the heirs and successors to the estate and property left behind by late Shri Devidas Shripad Sukthankar.

With the reference to the Notification under No. 21/2/misc/II/2018-Rd/963 dated 22/05/18 it was necessary to obtain Certificate from Deputy Collector for sale of plot by widow for executing Deed of Sale before Concern Sub-Registration office, and therefore Certificate/ NOC was issued by Deputy Collector & SDO of Dharbandora dated 01/10/2019, No. SDO/ DHAR/ widows/ Cert/ 18/2019.

Shri Ravindra Arjun Shet Verenker, R/o Mollem, Dharbandora, Goa, approached the said Erstwhile Owners with a request to sell unto him the plot of land identified as plot No. 63 admeasuring 486.00 Square Metres and the said Erstwhile Owners



consented to the said request and agreed to sell the said plot for the total price of Rs. 12,15,000 (Rupees twelve lakhs fifteen thousand only).

Subsequently by a Deed of Sale executed on 09/10/2019 and duly registered in the Office of the Sub-Registrar of Dharbandora, Goa, in which the said (1) Smt. Shanta Devidas Sinai Sukthankar, (2) Mr. Rajesh Devidas Sukthankar, (3) Mrs. Yogita Rajesh Sukthankar (4) Mr. Sudesh Devidas Sukthankar, & (5) Mrs. Sandhya Sudesh Sukthankar, as Vendors therein, they sold/conveyed unto the said Shri Ravindra Arjun Shet Verenker, as Purchaser therein, the plot of land identified as plot No. 63 admeasuring 486.00 Square Metres more particularly described in SCHEDULE-I to the said Deed of Sale and shown on the plan annexed to the said Deed of Sale and for better clarity marked thereon with red colour boundary lines, for the total consideration of Rs.12,15,000/- and thus by virtue of the said Deed of Sale, the said Shri Ravindra Arjun Shet Verenker, has become the absolute owner in possession and enjoyment of the said Plot, which is more particularly described in THE SCHEDULE (II) hereinabove mentioned, shown on the plan annexed to the said Deed of Sale and for better clearness marked thereon with red colour boundary lines and for the sake of brevity is hereinafter called as "THE SAID PLOT". The said Vendors nos. 1, 3, 4 & 5 were represented in the said Deed of Sale dtd. 09/10/2019 by their duly constituted General Power of Attorney Vendor no. 2 namely Mr. RAJESH DEVIDAS SUKTHANKER, by virtue of the Power of Attorney dated 22/02/2017 executed before Notary Shri. V. V. Sukthanker, at Margao-Goa, under his Registration no. 113/17, dated 22/02/2017.

The said Shri Ravindra Arjun Shet Verenker having married to Mrs. Rashmila Ravindra Shet Verenker, under the regime of Communion of



Assets in force in Goa and thus being moiety holder she is entitled to half undivided share, rights, title and interest in THE SAID PLOT. Shri Ravindra Arjun Shet Verenker and Mrs. Rashmila Ravindra Shet Verenker are the owners in possession of the said Plot of land designated as PLOT NO. 63, admeasuring 486.00 Square Metres,

AND WHEREAS the said Plot is itself a separate and distinct unit having separate boundary marks.

AND WHEREAS Shri Ravindra Arjun Shet Verenker and Mrs. Rashmila Ravindra Shet Verenker are the absolute owners in possession and enjoyment and well seized and possessed of THE SAID PLOT and are entitled to sell, transfer or dispose of THE SAID PLOT to any party whomsoever as per their discretion.

The Shri Ravindra Arjun Shet Verenker subsequently after having complied the prescribed procedures provided under the Land Revenue Code, got the said Plot mutated in his favour and accordingly the name of Shri Ravindra Arjun Shet Verenker, is appearing in the Occupant Column of the Form I and XIV of the Records of Rights of Survey No. 47 Sub-Division No. 1 of village Piliem Dharbandora Taluka, Goa.

Shri Ravindra Arjun Shet Verenker with an intention to develop the said Plot by constructing a Residential Building thereon, has obtained approved construction Plan from the competent Statutory Public Authorities and Technical Clearance Order from the T.P.C. Quepem/Sanguem/Dharbandora, Goa, NOC from PHC Dharbandora, Goa, and construction Licence from V. P. Dharbandora, Goa.

Certificate of title and No encumbrance

I have examined the documents listed above relating to the said Plot situated at Piliem, Dharbandora Taluka, Goa, and state that I have taken a search of the land records / Index II register for last 10 years. I have paid the requisite fees i.e. Rs.100/- to the Govt. for taking search of the aforesaid property and conducted search, the original receipt of the Govt. Authority is enclosed herewith. I certify that the documents of title



referred to under the opinion are perfect evidence of right, title and interest. I have taken search of the aforesaid property for last 10 years and do not found any encumbrance on the said Plot. I confirm that the said Shri Ravindra Arjun Shet Verenker and Mrs. Rashmila Ravindra Shet Verenker have and hold absolute, valid and marketable title to the said Plot without any encumbrance and therefore I certify that they are the absolute owners in possession of the said Plot and entitled to construct the proposed building in the said Plot and to sell the premises of the proposed building to the prospective buyers of their choice.

Date:- 10/08/2022.

Place: -MARCELA-GOA.

Signature & Seal of Advocate

K. L. BHAGAT
ADVOCATE
NEAR K.T.C. BUS STAND
MARCELA - AMONA ROAD
MARCELA-GOA - 403 107

