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TITLE REPORT

Having been engaged by M/S Raj Housing Development Pvt. Ltd. having office at Ponda Goa hereinafter called as Developer for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:



That Smt. Snehalata Sharadkumar Shetye alias Snehalata Xaradkumar Xetio, Mrs. Smita Sharadkumar @ Ashok Shetye @ Smita Paresh Shet Verenker, and her husband Shri. Paresh Rannath Shet Verenker, Miss. Samrudhi Sharadkumar @ Ashok Shetye, and Miss. Shilpa Sharadkumar @ Ashok Shetye, are the absolute owners of the said property described herein below.

2. That the owners have acquired the title by virtue of following documents:

- a) Deed of Gift dated 22/6/1955,
- b) Deed of Gift dated 27/01/1976,
- c) Deed of Gift dated 18/12/1979,
- d) Deed of Partition dated 19/02/1982,

- e) Deed of Succession dated 22/06/2011,
- f) Form I&XIV,
- g) Survey Plan,
- h) Land Registration documents in the form of Inscription and description.

3. The title history of last 30 years from this date shows the following chain of transactions:

That Late Ashok alias Sharadkumar Vassudeva Shetye was the absolute owner of a plot A of an area of 2687 sq. meters of the property known as 'XETTABATA alias GORBATA' situated at Ponda within the area of Ponda municipality of the Taluka and sub-District of Ponda of the Goa District and which property as a whole is registration in the land registration office of Panaji Ihas Goa under No.20993 of book B 56 new and is also enrolled in the revenue Taluka office also as a whole under matrix No.710 and is recently surveyed under new survey No.168/4. The said property is also inscribed in the land registration office of Panaji under inscription No. 23439 of book G 36.

That the whole property originally belonged to Vassudeva Sadassiva Xetio and his wife Essodabai Xetio.

That in terms of Deed of Gift dated 22/6/1955 at folios 41V onwards of the Deed Book No. 955 before Shri Vinum Sinai Priolcar, Ex-officio Notary of Salcete Judicial Division, said Vassudeva Sadassiva Xetio and his wife Essodabai Xetio gifted 2/3rd of the entire property Gorbata to Sugandabai Vassudeva Xetio, Xexicalbai Vassudeva Xetio, Calicabai Vassudeva Xetio, Ashoka Vassudeva Xetio, Rohidas Vassudeva Xetio,

Laximicanta Vassudeva Xetio and Arunabai Vassudeva Xetio, which 2/3rd of the property constituted a distinct property by itself and is bounded on the East by the Public Road, On the west by property of Pedro Antonio Coelho, on the north by drains of Rain waters and property of Cají and on the south by remaining fraction of the property gifted to Sadassiva Vassudeva Xetio and Mucunda Vassudeva Xetio.

That in terms of Deed of Gift dated 27/01/1976 and registered before Sub Registrar Ponda and bearing Registration No. 38 at pages 48 to 51 of Book No. I volume 34 dated 28/2/76, Miss Sugandabai Vassudeva Shetye gifted her 1/7th share in the said property in favour of other co-owners namely Shri Ashok alias Sharadkumar Vassudeva Shetye, Shri Rohidas Vassudeva Shetye and Shri Laximicanta Vassudeva Shetye.

That in terms of another Deed of Gift dated 18/12/1979 and registered before Sub Registrar Ponda and bearing Registration No. 386 at pages 92 to 95 of Book No. I volume 57 dated 27/8/1980, Miss Kalika Vassudeva Shetye gifted her 1/7th share in the said property in favour of other co-owners namely Shri Ashok alias Sharadkumar Vassudeva Shetye, Shri Rohidas Vassudeva Shetye and Shri Laximicanta Vassudeva Shetye.

Accordingly Shri Ashok alias Sharadkumar Vassudeva Shetye, Shri Rohidas Vassudeva Shetye and Shri Laximicanta Vassudeva Shetye alongwith Miss Shashikala Vassudeva Shetye and Miss Arunabai Vassudeva Shetye became exclusive owners of the said property.

That in terms of Deed of Partition dated 19th day of February 1982 and entered for registration in the sub registrar office of ponda under document serial no. 94/82 dated 3.3.1982 the said property was

partitioned amongst the co-owners and Shri Ashok alias Sharadkumar Vassudeva Shetye was allotted plot A admeasuring 2687 sq.mts which is known as plot A is bounded as under:

East- with the Municipal Road,

West- with the part of the plot B of the said property,

North- with a nalla,

South- partly with the plot No.1 and partly with the plot C of the said property.

That in terms of Deed of Sale dated 20/3/1982 and registered before Sub Registrar Ponda and bearing Registration No. 309 at pages 326 to 332 of Book I volume 73 dated 8/10/1984, said Shri Ashok alias Sharadkumar Vassudeva Shetye sold and conveyed to Dr Ratnakar Morto Kannat portion of said Plot A admeasuring 400 sq.mts and hence said Plot A is now admeasuring 2287 sq.mts and is now bearing new survey No. 168/4-D of village and taluka Ponda.



That said Ashok alias Sharadkumar Vassudeva Shetye expired on 7/11/2009 and in terms of Deed of Succession and Qualifications of Heirs dated 22/6/2011 drawn at pages 56 to 57 of Notarial Book for Deeds No. 405, Smt Snehalata Sharadkumar Shetye has been qualified as moiety holder (half sharer) and Miss Smita Sharadkumar Shetye, Miss Samrudhi Sharadkumar Shetye and Miss Shilpa Sharadkumar Shetye as his sole universal heirs/ successors.

Accordingly Smt Snehalata Sharadkumar Shetye, Miss Smita Sharadkumar Shetye, Miss Samrudhi Sharadkumar Shetye and Miss Shilpa Sharadkumar Shetye are presently co-owners of the said plot A admeasuring 2287 sq.mts.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is owned by Smt Snehalata Sharadkumar Shetye, Miss Smita Sharadkumar Shetye, Miss Samrudhi Sharadkumar Shetye and Miss Shilpa Sharadkumar Shetye and are free to deal with the said Plot.

6. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

7. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

8. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

9. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.



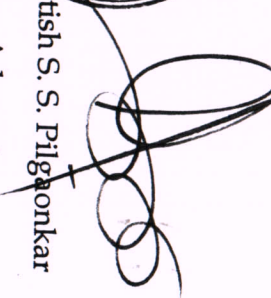
10. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is owned by Smt Snehalata Sharadkumar Shetye, Miss Smita Sharadkumar Shetye, Miss Samrudhi Sharadkumar Shetye and Miss Shilpa Sharadkumar Shetye and they are free to deal with the said property.

SCHEDULE

ALL THAT PLOT being plot A admeasuring 2287 sq.mts of the property known as 'XETIABATA alias GORBATA' situated at Ponda within the area of Ponda municipality of the Taluka and sub- District of Ponda of the Goa District and which property as a whole is registration in the land registration office of Panaji Ilhas Goa under No.20993 of book B 56 new and is also enrolled in the revenue Taluka office also as a whole under matrix No.710 and is recently surveyed under new survey No.168/4-D of village and Taluka Ponda

Date: 04/09/2017




Satish S. S. Pilgaonkar
Advocate