

TITLE REPORT

1. Documents Produced by: M/s. St. Anthony Constructions Builders and
Developers Mapusa Goa

- 2. Documents Examined:**
- 1) Construction licence No. 15 dated
17/8/2022
 - 2) NOC for amalgamation of plots
dated 17/3/2022
 - 3) Development permission vide Order
dated 14/12/2021
 - 4) Zoning Certificate dated 24/9/2021
 - 5) Sanad No. CNV/city/17/2021/433
dated 9/2/2021
 - 6) Form 'D' Property card
 - 7) Specific Power of Attorney
dated 13/6/2019

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- 8) Specific Power of Attorney dated 3/11/2020
- 9) Agreement for development and sale dated 26/2/2020
- 10) Deed of partition dated 29/1/2003
- 12) Inscription and Description of the property
- 13) Deed of sale dated 23/5/1986
- 14) Deed of sale dated 3/7/1991
- 15) Deed of Sale dated 20/10/1993
- 16) Deed of Sale dated 19/10/1993
- 17) Deed of Sale dated 23/5/1986

- 3. Offices Searched** :
1. Office of the Sub Registrar of Bardez
 2. Taluka Revenue Office.
 3. Land Survey Department .
 4. Department of Archive .
 5. The Mapusa Municipal council

4. Description of Property : All that plot admeasuring an area of 248m² presently surveyed under chalta No. 61/11-A of P T Sheet No. 13 forming part and parcel of the property known as "VISSOL", or "CHAMCARBATA", or "KARMALI BHOM", situated at Cunchelim, Mapusa, Bardez, Goa.

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within in the jurisdictional limits of the Mapusa Municipal Council, Registration Sub-District of Bardez of the State of Goa, , described in the Land Registration No. 23240 and 23241 at pages 38V of Book B-60 (N) and found enrolled in the Taluka Revenue Office under Nos. 803 and 696, surveyed under Chalta No. 61/11 of P T Sheet No. 13 admeasuring an area of 2160m² and which property is bounded on all sides are as under:

East:- By the property under P.T. Sheet 13, Chalta No. 61/14, 14-A and 14-B;

West: By the property under P.T. Sheet 13, Chalta No. 61/11-A and 61/5;

North: By the property under P.T. Sheet 13, Chalta No. 61/10, 11-A, 11-B, 11-C and 11-D; and

South: By Mapusa City,

Said chalta No. 61/11-A of P T Sheet No. 13 is bounded as under:-

East:- By the property under P. T. Sheet No 13 chalta No 61/11;

West:- By the property under P T Sheet No. 13 chalta No 61/5;

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North:- By the property under P T Sheet No. 13 chalta
No 61/10;

South:- By the property under P T Sheet No. 13 chalta
No 61/11;

This property is hereinafter called" the said property
"

5. **Flow of Title** : I have examined the documents mentioned at para (2)
above.

From the documents examined, it is found that the
said entire Property was inscribed in favour of Mr.
Caitano Joao Celestino Braganca under No. 39017 at
folio No. 136 of Book G-42, who along with his wife
Clotildes Pinto e Braganca sold the same to one Ms.
Arcanja de Braganca, who in turn gifted the same to
Antonio Bomfilio Braganca in terms of Deed of Sale,
Discharge of the Price and Gift dated 6/08/1958 at
folio No. 59 to 61 reverse of Book No. 584.

Under a Deed of sale dated 23/5/1988, under
registered No. 690, Book No. 1, Vol. No. 31, dated
20/06/1989, duly registered in the Office of the Sub-

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Registrar of Bardez at Mapusa, one Mr. Gajanan Arjun Harmalkar purchased the entire Property from Mr. Antonio Bomfilio Braganca and his wife along with other properties.

Said Mr. Gajanan Arjun Harmalkar along with his wife subsequently sold and transferred the entire Property to Mr. Rajendra Purushottam Halarnkar under a Deed of sale dated 23/07/1991, under registered No. 2278, Book No. I, Vol. No. 133, dated 26/12/1991, duly registered in the Office of the Sub Registrar of Bardez at Mapusa.

Said Mr. Rajendra Purushottam Halarnkar along with his wife sold the entire Property to Mr. Bhanudas Dongre Besre, Mr. Premanand Kamlakant Diukar, Mr. Deepak Vishnudas Dangui and Mr. Sanjeev Vaman Swar, consists of Three Plots vide three different Deeds of sale viz., Deed of Sale dated 20/10/1993, under registered No. 447, Book No. I, Vol. No. 236, dated 09/06/1994, Deed of Sale dated 20/10/1993, under registered No. 446, Book No. I, Vol. No. 236, dated 03/06/1994 and Deed of Sale dated 19/10/1993, under registered No. 448, Book No. 1,

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Vol. No. 236, dated 09/06/1994, all duly registered in the Office of the Sub Registrar of Bardez at Mapusa;

The entire Property was purchased by the Vendor No. 1 & 3 herein, Mr. Bhanudas Dongre Besre, Mr. Premanand Kamlakant Diukar, Mr. Deepak Vishnudas Dangui and Mr. Sanjeev Vaman Swar, undivided in following proportion as under:

Sr. No.	Particular	Share
1.	Mr. Mangaldas Shambhu Gad	2/10th share
2.	Mr. Umesh Shamsunder Tivrekar	3/10th share
3.	Mr. Bhanudas Dongre Besre	2/10th share
4. (i)	Mr. Premanand Kamlakant Diukar,	
(ii)	Mr. Deepak Vishnudas Dangui and	
(iii)	Sanjeev Swar _____	1/10th share

The entire Property was purchased undivided in the above proportion subsequently in terms of Deed of Rectification dated 28/10/1997, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, under No. 2500, Book No. 1, Vol. No. 553, dated

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09/12/1997, the said parties viz., Vendor No. 1 & 3 herein, Mr. Bhanudas Dongre Besre, Mr. Premanand Kamlakant Diukar, Mr. Deepak Vishnudas Dangui and Mr. Sanjeev Vaman Swar identified the plot of 248 Sq. Mts., of Mr. Premanand Kamlakant Diukar.

Subsequently thereafter the whole property consisting of three plots were amalgamated to get the whole property as single unit and was read as new Sub-Division No. 11 of Survey No. 61 of P. T. Sheet No. 13, admeasuring an area of 3400 Sq. Mts., in terms of order dated 20/09/2005, in Case No.9/1SLR/MPS/AMAL/3/2005/133891, before R. S. Kerkar, Inspector of Survey & Land Records, City Survey Mapusa, Bardez, Goa.

Thus the property bearing new Sub-Division No. 11 of Survey No. 61 of P. T. Sheet No. 13, admeasuring an area of 3400 Sq. Mts;

Said Mr. Bhanudas Dongre Besre, Mr. Premanand Kamlakant Diukar, Mr. Deepak Vishnudas Dangui, Mr. Mangaldas Shambhu Gad and Mr. Umesh Shamsunder Tivrekar, along with their respective wives divide the

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Document Registration number BRZ- 1-833-2020
dated 26/2/2020;

M/s. St. Anthony Constructions Builders and
Developers developed the said plot by constructing
thereon a Residential Building, and prepared plans for
development of the said property in a manner as
proposed above and secured approvals, Construction
licence No. 15 dated 17/8/2022 issued by Mapusa
Municipal Council, NOC for amalgamation of plots
dated 17/3/2022, Development permission
vide Order dated 14/12/2021.

RERA Registration Certificate of Project dated _____
in the name and style of " _____", under the
provisions of the Real Estate (Regulation and
Development) Act, 2016 with the Real Estate Regulatory
Authority under no. _____ is obtained.

I tried to carry out searches in the Office of the Sub-
Registrar of Bardez. However, since the indexes in the
said office have not been maintained upto date it was
not possible to carry out a detailed search. Therefore,
there is no other alternative but to rely on the Nil
Certificate of Encumbrance on Property issued by the

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Said Property into plots among themselves in terms of Deed of Partition, dated 29/01/2003, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, under No. 338 at pages 279 to 296 of Book No. 1, Vol. No. 985, dated 14/02/2003, Mr. Sanjeev Vaman Swar alias Sanjiv Vaman Swar and his wife Sameera S. Swar were allotted Plots "A", admeasuring an area of 248 Sq. Mts., along with right to Road .

Mr. Sanjeev Vaman Swar alias Sanjiv Vaman Swar and his wife Sameera S. Swar thereafter sub divided the Plots "A", admeasuring an area of 248 Sq. Mts., and accordingly was allotted with the separate survey bearing P. T. Sheet No. 13 Chalta No. 61/11-A;

Said Mr. Sanjeev Vaman Swar alias Sanjiv Vaman Swar and his wife Sameera S. Swar entered into an Agreement for development and sale dated 26/2/2020 with M/s. St. Anthony Constructions Builders and Developers agreed to developed the said plot C which agreement is registered in the office of the Sub Registrar of Bardez under Book - 1

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Sub-Registrar of Bardez certifying that there are no encumbrances registered in the said Department in respect to the said plot .

6. Legal Opinion : I have therefore, opine that Mr. Sanjeev Vaman Swar alias Sanjiv Vaman Swar and his wife Sameera S. Swar are the owners in possession of the said plot described above and their title thereto is clean, clear and marketable .

The Agreement executed between that Mr. Sanjeev Vaman Swar alias Sanjiv Vaman Swar and his wife Sameera S. Swar and M/s. St. Anthony Constructions Builders and Developers is perfect, legal and enforceable. The construction undertaken by them on the said plot is also legal.

Said M/s. St. Anthony Constructions Builders and Developers carrying out the construction of the building on the plot bearing chalta No. No. 61/11-A P. T. Sheet No 13;

Said M/s. St. Anthony Constructions Builders and Developers are entitled to enter into agreement/s of sale

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in respect of any of the premises in the said project with any prospective buyers and such agreement/s will be valid and enforceable and the buyers will acquire a clear and marketable title to such premises upon execution of proper Sale deed in respect of flat/premises and proportionate share in land in favour of such Purchaser by Builder and owners of land or In the alternative, in case of formation of a co-operative society and transfer of land to the co-operative society, such purchaser/s of premises will acquire clear and marketable title to their respective premises upon being inducted as members in the society allotted shares and such premises.

Place:-Panaji - Goa

Date:-20/10/2022


U.R. TIMBLE
ADVOCATE

U. R. Timble
ADVOCATE & NOTARY
F08, 1st Floor,
Atmaram Commercial Complex.
Dr. A. B. Road, Panaji - Goa.

TITLE REPORT

1. Documents Produced by: M/s. St. Anthony Constructions Builders and
Developers
Mapusa Goa

2. Documents Examined:

- 1) Construction licence No. 15 dated
17/8/2022
- 2) NOC for amalgamation of plots
dated 17/3/2022
- 3) Development permission vide Order
dated 14/12/2021
- 4) Zoning Certificate dated 24/9/2021
- 5) Sanad No. 4/329/CNV- AC-
III/2021/78 dated 3/2/2022
- 6) Form 'D' Property card
- 7) Specific Power of Attorney
dated 13/6/2019
- 8) Specific Power of Attorney dated
3/11/2020

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- 9) Agreement for development and sale dated 10/2/2020
- 10) Deed of partition dated 29/1/2003
- 12) Inscription and Description of the property
- 13) Deed of sale dated 23/5/1986
- 14) Deed of sale dated 3/7/1991
- 15) Deed of Sale dated 20/10/1993
- 16) Deed of Sale dated 19/10/1993
- 17) Deed of Sale dated 23/5/1986

- 3. Offices Searched** :
1. Office of the Sub Registrar of Bardez
 2. Taluka Revenue Office.
 3. Land Survey Department .
 4. Department of Archive .
 5. The Mapusa Municipal council

4. Description of Property : All that plot admeasuring an area of 1240m² bearing surveyed under chalta No. 61/11-E of P. T Sheet No. 13 forming part and parcel of the property

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known as "VISSOL", or "CHAMCARBATA", or "KARMALI BHOM", situated at Cunchelim, Mapusa, Bardez, Goa, within in the jurisdictional limits of the Mapusa Municipal Council, Registration Sub-District of Bardez of the State of Goa, , described in the Land Registration No. 23240 and 23241 at pages 38V of Book B-60 (N) and found enrolled in the Taluka Revenue Office under Nos. 803 and 696, surveyed under Chalta No. 61/11 of P T Sheet No. 13 admeasuring an area of 2160m2 and which property is bounded on all sides are as under:

East:- By the property under P.T. Sheet 13, Chalta No. 61/14, 14-A and 14-B;

West: By the property under P.T. Sheet 13, Chalta No. 61/11-A and 61/5;

North: By the property under P.T. Sheet 13, Chalta No. 61/10, 11-A, 11-B, 11-C and 11-D; and

South: By Mapusa City,

Said plot is bounded as under:-

East:- By the property under P. T. Sheet No 13 chalta No 61/11- B;

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West:- By the property under P T Sheet No. 13 chalta
No 61/11-A;

North:- By the property under P T Sheet No. 13 chalta
No 61/10;

South:- By Mapusa city;

This property is hereinafter called" the said property

"

5. Flow of Title : I have examined the documents mentioned at para (2)
above.

From the documents examined, it is found that the
said entire Property was inscribed in favour of Mr.
Caitano Joao Celestino Braganca under No. 39017 at
folio No. 136 of Book G-42, who along with his wife
Clotildes Pinto e Braganca sold the same to one Ms.
Arcanja de Braganca, who in turn gifted the same to
Antonio Bomfilio Braganca in terms of Deed of Sale,
Discharge of the Price and Gift dated 6/08/1958 at
folio No. 59 to 61 reverse of Book No. 584.

Under a Deed of sale dated 23/5/1988, under
registered No. 690, Book No. 1, Vol. No. 31, dated

3/3

20/06/1989, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, one Mr. Gajanan Arjun Harmalkar purchased the entire Property from Mr. Antonio Bomfilio Braganca and his wife along with other properties.

Said Mr. Gajanan Arjun Harmalkar along with his wife subsequently sold and transferred the entire Property to Mr. Rajendra Purushottam Halarnkar under a Deed of sale dated 23/07/1991, under registered No. 2278, Book No. I, Vol. No. 133, dated 26/12/1991, duly registered in the Office of the Sub Registrar of Bardez at Mapusa.

Said Mr. Rajendra Purushottam Halarnkar along with his wife sold the entire Property to Mr. Bhanudas Dongre Besre, Mr. Premanand Kamlakant Diukar, Mr. Deepak Vishnudas Dangui and Mr. Sanjeev Vaman Swar, consists of Three Plots vide three different Deeds of sale viz., Deed of Sale dated 20/10/1993, under registered No. 447, Book No. I, Vol. No. 236, dated 09/06/1994, Deed of Sale dated 20/10/1993, under registered No. 446, Book No. I, Vol. No. 236, dated 03/06/1994 and Deed of Sale dated

94/2

19/10/1993, under registered No. 448, Book No. 1, Vol. No. 236, dated 09/06/1994, all duly registered in the Office of the Sub Registrar of Bardez at Mapusa;

The entire Property was purchased by the Vendor No. 1 & 3 herein, Mr. Bhanudas Dongre Besre, Mr. Premanand Kamlakant Diukar, Mr. Deepak Vishnudas Dangui and Mr. Sanjeev Vaman Swar, undivided in following proportion as under:

Sr. No.	Particular	Share
1.	Mr. Mangaldas Shambhu Gad	2/10th share
2.	Mr. Umesh Shamsunder Tivrekar	3/10th share
3.	Mr. Bhanudas Dongre Besre	2/10th share
4. (i)	Mr. Premanand Kamlakant Diukar,	
(ii)	Mr. Deepak Vishnudas Dangui and	
(iii)	Sanjeev Swar	1/10th share

The entire Property was purchased undivided in the above proportion subsequently in terms of Deed of Rectification dated 28/10/1997, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa,



under No. 2500, Book No. 1, Vol. No. 553, dated 09/12/1997, the said parties viz., Vendor No. 1 & 3 herein, Mr. Bhanudas Dongre Besre, Mr. Premanand Kamlakant Diukar, Mr. Deepak Vishnudas Dangui and Mr. Sanjeev Vaman Swar identified the plot of 248 Sq. Mts., of Mr. Premanand Kamlakant Diukar.

Subsequently thereafter the whole property consisting of three plots were amalgamated to get the whole property as single unit and was read as new Sub-Division No. 11 of Survey No. 61 of P. T. Sheet No. 13, admeasuring an area of 3400 Sq. Mts., in terms of order dated 20/09/2005, in Case No.9/1SLR/MPS/AMAL/3/2005/133891, before R. S. Kerkar, Inspector of Survey & Land Records, City Survey Mapusa, Bardez, Goa.

Thus the property bearing new Sub-Division No. 11 of Survey No. 61 of P. T. Sheet No. 13, admeasuring an area of 3400 Sq. Mts;

Said Mr. Bhanudas Dongre Besre, Mr. Premanand Kamlakant Diukar, Mr. Deepak Vishnudas Dangui, Mr. Mangaldas Shambhu Gad and Mr. Umesh Shamsunder

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Tivrekar, along with their respective wives divide the Said Property into plots among themselves in terms of Deed of Partition, dated 29/01/2003, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, under No. 338 at pages 279 to 296 of Book No. 1, Vol. No. 985, dated 14/02/2003, plot Nos. B, C, D and E totally area of 1240m² were allotted to Mr. Mangaldas Shambhu Gad and his wife and Mr. Umesh Shamsunder Tivrekar, and his wife.

Mr. Mr. Mangaldas Shambhu Gad and his wife Annapurna Mangaldas Gad and Mr. Umesh Shamsunder Tivrekar, and his wife Mrs. Geetanjali Umesh Tivrekar thereafter sub divided the Plots admeasuring an area of 1240 Sq. Mts., and accordingly was allotted with the separate survey bearing P. T. Sheet No. 13 Chalta No. 61/11-E;

Said Mr. Mangaldas Shambhu Gad and his wife Annapurna Mangaldas Gad and Mr. Umesh Shamsunder Tivrekar, and his wife Mrs. Geetanjali Umesh Tivrekar entered into an Agreement for development and sale dated 10/2/2020 M/s. St.

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Anthony Constructions Builders and Developers agreed to developed the said plot which agreement is registered in the office of the Sub Registrar of Bardez under Book - 1 Document Registration number BRZ- 1-830-2020 dated 26/2/2020;

M/s. St. Anthony Constructions Builders and Developers developed the said plot by constructing thereon a Residential Building, and prepared plans for development of the said property in a manner as proposed above and secured approvals, Construction licence No. 15 dated 17/8/2022 issued by Mapusa Municipal Council, NOC for amalgamation of plots dated 17/3/2022, Development permission vide Order dated 14/12/2021.

RERA Registration Certificate of Project dated _____ in the name and style of " _____", under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority under no. _____ is obtained.

I tried to carry out searches in the Office of the Sub-Registrar of Bardez. However, since the indexes in the said office have not been maintained upto date it was not possible to carry out a detailed search. Therefore,

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there is no other alternative but to rely on the Nil Certificate of Encumbrance on Property issued by the Sub-Registrar of Bardez certifying that there are no encumbrances registered in the said Department in respect to the said plot .

6. Legal Opinion : I have therefore, opine that Mr. Mangaldas Shambhu Gad and his wife Annapurna Mangaldas Gad and Mr. Umesh Shamsunder Tivrekar, and his wife Mrs. Geetanjali Umesh Tivrekar are the owners in possession of the said plot described above and their title thereto is clean, clear and marketable .

The Agreement executed between Mr. Mangaldas Shambhu Gad and his wife Annapurna Mangaldas Gad and Mr. Umesh Shamsunder Tivrekar, and his wife Mrs. Geetanjali Umesh Tivrekar and M/s. St. Anthony Constructions Builders and Developers is perfect, legal and enforceable. The construction undertaken by them on the said plot is also legal.

Said M/s. St. Anthony Constructions Builders and Developers carrying out the construction of the building on the plot bearing chalta No. No. 61/11-E P. T. Sheet No 13;

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Said M/s. St. Anthony Constructions Builders and Developers are entitled to enter into agreement/s of sale in respect of any of the premises in the said project with any prospective buyers and such agreement/s will be valid and enforceable and the buyers will acquire a clear and marketable title to such premises upon execution of proper Sale deed in respect of flat/premises and proportionate share in land in favour of such Purchaser by Builder and owners of land or In the alternative, in case of formation of a co-operative society and transfer of land to the co-operative society, such purchaser/s of premises will acquire clear and marketable title to their respective premises upon being inducted as members in the society allotted shares and such premises.

Place:-Panaji - Goa

Date:-20/10/2022

U. R. Timble
U.R. TIMBLE
ADVOCATE

U. R. Timble
ADVOCATE & NOTARY
F08, 1st Floor,
Atmaram Commercial Complex,
Dr. A. B. Road, Panaji - Goa.