

AUDUMBER B. SUKHTHANKER
B.Sc. L.L.M.
ADVOCATE

CENTRAL MANSION
PONDA - GOA.403-401
PH - 2312266 (O)
M - 9823669413

Date:- 16/12/2017

To,
M/s. Sumit Woods Pvt. Ltd.,
Sumit Classic,
Opp. Ponda Municipal Council,
Ponda Goa.

Ref:- Title Verification and Search Report.

Sir,

Having been engaged by M/s. Sumit Woods Pvt. Ltd. to prepare Title Verification and Search Report of Plot C admeasuring 3740.00 square metres surveyed under survey No. 268/3-B of Village Nuvem to be submitted for the purpose of registration under The Real Estates (Regulation and Development) Act, 2016 (16 of 2016) I submit my report based on the documents submitted as under:-

1. DESCRIPTION OF THE PROPERTY:-

All that Plot C admeasuring 3740.00 Square metres of the larger property known as "ANUZ SECOND ADDITION" also known as "COPEL BHAT" also known as "ONOXEM", situated at Nuvem within the limits of Village Panchayat of Nuvem, Taluka and Registration, Sub- District of Salcete, District of South Goa in the state of Goa which property as a whole is not registered in the Land Registration Office but the same is enrolled in the Office of Land Revenue under Matriz No.143. The Plot C is distinctly surveyed under survey No. 268/3-B of Village Nuvem and is bounded as under:-

On or towards the East:- Nalla,



On or towards the West: road under Survey No.268/3-A,

On or towards the North:- property of the heirs of Antonio Rosario
Gonzaga Alvares, and

On or towards the South:- property under Survey No.268/4.

2. DOCUMENTS VERIFIED:-

a. Deed of Sale dated 26/09/1992 registered in the Office of Sub-Registrar of Salcete under No.199 at pages 379 to 393 of Book No. I, Volume No. 266 dated 09/03/1993.

b. Deed of Sale dated 28/09/1992 registered in the Office of Sub-Registrar of Salcete under No.198 at pages 362 to 378 of Book No. I, Volume No.266 dated 09/03/1993.

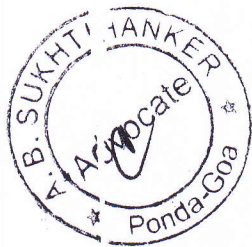
c. Deed of Sale dated 30/04/2007 registered before the Sub-Registrar of Salcete at Margao under registration No.2323 at pages 156 to 190 Book No.I, Volume No.2454 dated 11/05/2007.

d. Deed of Sale dated 03/05/2012, registered before Sub - Registrar of Salcate at Margao under No. MGO-BK1-02615-2012 dated 03/05/2012.

e. Conversion Sanad issued by Office of Additional Collector II, South Goa under No.AC-II/CONV-88/2007 dated 10/09/2007.

f. Approved plan issued by Office of Town & Country Planning Department, South Goa under reference No.TPM/17773/ Nuvem / 236/3-B/2015/1386 dated 23/03/2015 for construction of residential row bungalows.

g. Construction License under No.VP/NUV/BL/2015-16/05 dated 06/07/2015 issued by Village Panchayat of Nuvem.



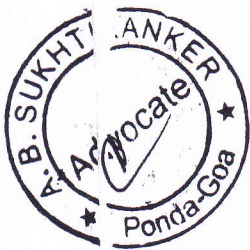
3. CHAIN OF TITLE:-

a. That there exist property known as "ANUZ SECOND ADDITION" also known as "COPEL BHAT" also known as "ONOXEM" situated at Nuvem within the limits of Village Panchayat Nuvem, Taluka and Registration, Sub- District of Salcete, District of South Goa in the State of Goa which property as a whole is not registered in the Land Registration Office but the same is enrolled in the Office of Land Revenue under Matriz No.143 and consisting of three separate survey number namely property surveyed under Survey No. 268/3 of Nuvem Village admeasuring 2635.00 Sq. mts, Survey No.268/3-B of Nuvem Village admeasuring 3740.00 and Survey No.269/5 admeasuring 3050.00, thus totally admeasuring an area of 9425.00.

b. That aforesaid property originally belonged to Smt. Ines da Conceicao Alvares who sold the same vide Deed of Sale dated 15/12/1966, registered in the Office of Sub- Registrar Salcete under No. 242 at pages 155 to 159 of Book No. I Volume No.18 dated 15/02/1967 to Shri. Surya Upendra Raikar, Shri. Atchut Upendra Raikar, Shri. Anand Upendra Raikar, Shri. Tulsidas Upendra Raikar, Shri. Damodar Upendra Raikar and Shri. Chandrakant Upendra Raikar.

c. That subsequent to the purchase of the aforesaid property, Shri. Chandrakant Upendra Raikar expired leaving behind his wife Smt. Latika Chandrakant Raikar as his widow and his moiety holder and three children namely Smt. Kalpana Kantikumar Lotlikar married to Shri. Kantikumar Tukaram Lotlikar, Smt. Mrudula Gurudas Lotlikar married to Shri. Gurudas Raya Lotlikar and Ms. Nisha Chandrakant Raikar as his sole and universal heirs.

d. That in terms of two separate Deed of Sale dated 26/09/1992 registered in the Office of Sub- Registrar of Salcete under No.199 at pages 379 to 393 of Book No. I, Volume No. 266 dated 09/03/1993 and the other Deed of Sale dated 28/09/1992 registered in the Office of Sub- Registrar of Salcete under No.198 at pages 362 to

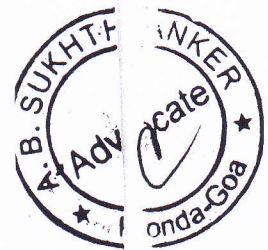


378 of Book No. I, Volume No.266 dated 09/03/1993, Shri. Surya Upendra Raikar and his wife Smt. Premabai Surya Raikar, Smt. Latika Chandrakant Raikar, Smt. Kalpana Kantikumar Lotlikar and her husband Shri. Kantikumar Tukaram Lotlikar, Smt. Mrudula Gurudas Lotlikar and her husband Shri. Gurudas Raya Lotlikar, Nisha Chandrakant Raikar, Shri. Atchut Upendra Raikar and his wife Smt. Smita Atchut Raikar, Shri. Anand Upendra Raikar and his wife Smt. Rajashri Anand Raikar, Shri. Tulsidas Upendra Raikar and his wife Smt. Neeta Tulsidas Raikar and Shri. Damodar Upendra Raikar and his wife Smt. Anjali Damodar Raikar sold and transferred aforesaid proepty to Shri. Rajan Nagesh Lotlikar, Shri. Kiran Vasant Naik, and Shri. Digambar Vasant Kamat.

e. That Government of Goa acquired a portion of the aforementioned admeasuring an area of 288.00 Square metres under survey No.268/3 of Nuvem Village for the purpose of construction of road and accordingly a road was constructed in survey No. 268/3 bifurcating it into two parts viz. Survey No.268/3 and Survey No. 268/3-B of Nuvem Village.

f. That in terms of Deed of Sale dated 30/04/2007 registered before the Sub- Registrar of Salcete at Margao under registration No.2323 at pages 156 to 190 Book No.I, Volume No.2454 dated 11/05/2007, executed by Shri. Rajan Nagesh Lotlikar and his wife Smt. Pratibha Rajan Lotlikar, Shri. Kiran Vasant Naik and his wife Smt. Disha Kiran Naik and Shri. Digambar Vasant Kamat and his wife Smt. Asha Digambar Kamat sold and transferred aforesaid property in favour of M/s. Bio- Diversity Conservation India Private Limited, a Company incorporated under the Indian Companies Act 1956, having its Registered Office at No.397, 13th Cross, Sadashivnagar, Bangalore.

g. That in terms of Deed of Sale dated 03/05/2012, registered before Sub - Registrar of Salcate at Margao under No. MGO-BK1-02615-2012 dated 03/05/2012 M/s. Bio- Diversity Conservation India Private Limited, sold and transferred Plot C distinctly surveyed



under Survey No. 268/3-B of Nuvem Village, admeasuring an area of 3740.00 square metres in favour of M/s. Sumit Woods Pvt. Ltd.

h. That M/s. Sumit Woods Pvt. Ltd obtained Conversion Sanad from Office of Additional Collector II, South Goa under No.AC-II/CONV-88/2007 dated 10/09/2007.

i. That M/s. Sumit Woods Pvt. Ltd obtained approved plan from Office of Town & Country Planning Department, South Goa under reference No.TPM/17773/Nuvem/236/3-B/2015/1386 dated 23/03/2015 for construction of residential row bungalows.

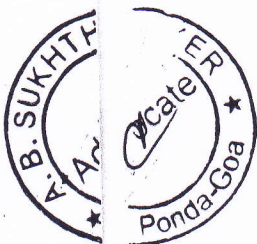
j. That Office of Village Panchayat of Nuvem issued construction License under No.VP/NUV/BL/2015-16/05 dated 06/07/2015, which is valid for three years for construction of residential bungalows.

4. LEGAL OPINION:-

a. Upon perusal of the aforesaid documents it transpires that the Plot C admeasuring 3740.00 Sq. mts and distinctly surveyed under Survey No.268/3-B of Village Nuvem, Taluka Salcete is under owned by M/s. Sumit Woods Pvt. Ltd., a registered Company having its Goa Office at Sumit Classic, Opp. Ponda Municipal Council, Ponda Goa.

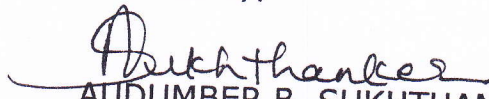
b. The Links in chain of title have been properly established. All the necessary parties have been joined in the documents and the documents have a desired effect.

c. I have to state that I have made necessary searches at Sub-Registrar's Office at Salcete Goa up to date and as a result of such searches I am satisfied that the title of M/s. Sumit Woods Pvt. Ltd., to Plot C admeasuring 3740 Sq. mts and distinctly surveyed under Survey No.268/3-B of Village Nuvem, Taluka Salcete is clean, clear, marketable and free from all types of encumbrances.



d. To conclude, I have to state that Plot C admeasuring 3740 Sq. mts and distinctly surveyed under Survey No.268/3-B of Village Nuvem, Taluka Salcete is owned and possessed by M/s. Sumit Woods Pvt. Ltd. who has obtained all the necessary approvals for the purpose of construction of building/s / Row Houses on Plot C admeasuring 3740 Sq. mts and surveyed under Survey No.268/3-B of Village Nuvem, Taluka Salcete.

Yours truly,


AUDUMBER B. SUKHTHANKER
Advocate,

