

## AUDUMBER B. SUKHTHANKER

B. Sc. L.L.M.

ADVOCATE

Date:- 01/01/2025

To  
M/s. Valan Developers,  
A Partnership firm,  
H. No.78, Pixem, Dongri,  
Vasco Da Gama Goa.

### Ref:- Title Verification and Search Report.

Sir,

Having been engaged by M/s. Valan Developers, a Partnership firm having Office at H. No.78, Pixem, Dongri, Vasco Da Gama Goa to prepare a Title Verification and Search Report of Plot admeasuring 500.00 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim and Plot admeasuring 280.00 sq. mts distinctly surveyed under Survey No.375/2-E of Village Borim, Taluka Ponda to be submitted for the purpose of registration under The Real Estates (Regulation and

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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 admeasuring 500.00 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim and Plot admeasuring 280.00 sq. mts distinctly surveyed under Survey No.375/2-E of Village Borim, Taluka Ponda, forming the part of a larger property known as “**SITALBHAT**” situated within the jurisdiction of Village Panchayat of Borim, Taluka and Registration, Sub – District of Ponda, District of South Goa, in the State of Goa and the property as a whole is described in the Land Registration Office of Ilhas under No.3114 of Book B-8 New and enrolled in the Taluka Revenue office under Matriz Nos.1404 and bounded as under:-

The Plot admeasuring 500.00 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim is bounded as follows:-

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On or towards the East:- property under Survey No.375/3 and  
375/3-A,

On or towards the West:- property under Survey No.375/2 Village  
Borim,

On or towards the North:- property under Survey No.375/2 Village  
Borim, and

On or towards the South:- property under Survey No.375/2  
Village Borim

The Plot admeasuring 280.00 sq. mts distinctly surveyed under  
Survey No.375/2-E of Village Borim is bounded as follows:-

On or towards the East:- property under Survey No.375/3-A  
Village Borim,

On or towards the West:- property under Survey No.375/2 Village  
Borim,

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On or towards the North:- property under Survey No.375/2 Village  
Borim, and

On or towards the South:- property under Survey No.375/2-A  
Village Borim

**2. DOCUMENTS VERIFIED:-**

a. Deed of Sale dated 02/07/1973 registered before Sub Registrar of Ponda under registered No.202 at pages 44 of Book I Volume No.XXIII dated 19/07/1973.

b. Consent Decree and Order passed in Civil Judge Junior Division at Ponda in Inventory Proceedings No.23/2016/C dated 01/09/2018.

c. Deed of Sale dated 02/07/1973 registered before Sub Registrar of Ponda under registered No.201 at pages 392 of Book I Volume No.XXII dated 17/07/1973.

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d. Judgment and Order passed by Civil Judge Senior Division at Ponda in Inventory Proceedings No.47/2011/A dated 21/09/2013.

e. Agreement for Development and Sale dated 15/03/2024 registered before Sub Registrar of Ponda under No.PON-1-483-2024 dated 01/04/2024

f. Power of Attorney before Sub – Registrar of Ponda dated 15/03/2024 under Registration No.PON – POA Register -6-2024 dated 01/04/2024.

g. Conversion Sanad issued by Deputy Collector & SDO Ponda under No.SDO/PON/CONV/06/38/2021/4270 dated 01/11/2023.

h. Conversion Sanad issued by Deputy Collector & SDO Ponda under No.SDO/PON/ CONV/06/39/2021/4269 dated 01/11/2023.

i. Approved plan under No.TPP/625/Borim/375/2-E/2-A/2024/2777 dated 15/11/2024 issued by Office of Town Planer.

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j. Construction License under No.VPB/Const./Bor/2024-2025/1499 dated 29/11/2024 issued by Village Panchayat of Borim.

k. NOC issued by Primary Health Centre under No.DHS/2024/DHS0901/O0022/20dated 23/11/2024.

l. Form I & XIV of Survey No.375/2-A Village Borim.

m. Form I & XIV of Survey No.375/2-E Village Borim.

### **3. CHAIN OF TITLE:-**

a. That there exists a landed property known as “SITALBHAT” situated within the jurisdiction of Village Panchayat of Borim, Taluka and Registration, Sub – District of Ponda, District of South Goa, in the State of Goa and the property as a whole is described in the Land Registration Office of Ilhas under No.3114 of Book B-8 New and enrolled in the Taluka Revenue office under Matriz Nos.1404 and is surveyed under three survey numbers, viz:- an

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area admeasuring 500.00 sq. mts is distinctly surveyed under Survey No.375/2-A of Village Borim, an area admeasuring 280.00 sq. mts is distinctly surveyed under Survey No.375/2-E of Village Borim, Taluka Ponda and an area admeasuring 1,575.00 sq. mts is distinctly surveyed under Survey No.375/2-D of Village Borim, Taluka Ponda.

b. That an area / Plot admeasuring 500 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim was purchased by late Vivekanand Shirodkar interms of Deed of Sale dated 02/07/1973 registered before Sub Registrar of Ponda under registered No.202 at pages 44 of Book I Volume No.XXIII dated 19/07/1973.

c. That said Vivekanand Shirodkar expired and upon his death Inventory Proceedings were initiated before Civil Judge Junior Division at Ponda under No.23/2016/C and interms of Consent Decree and Order dated 01/09/2018, Plot admeasuring 500 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim was allotted to Shri. Jayant Shirodkar.

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d. That an area / Plot admeasuring 280.00 sq. mts distinctly surveyed under Survey No.375/2-E of Village Borim was purchased by late Govinda Vithoba Borkar interms of Deed of Sale dated 02/07/1973 registered before Sub Registrar of Ponda under registered No.201 at pages 392 of Book I Volume No.XXII dated 17/07/1973.

e. That said Govinda Vithoba Borkar expired and upon his death Inventory Proceedings were initiated before Civil Judge Senior Division at Ponda under No.47/2011/A and interms of Judgment and Order dated 21/09/2013, Plot admeasuring 280.00 sq. mts distinctly surveyed under Survey No.375/2-E of Village Borim was allotted to Shri. Jayant Shirodkar.

f. That said Shri. Jayant Shirodkar has recorded his name in Survey No.375/2-A of Village Borim and Survey No.375/2-E of Village Borim.

g. That said Shri. Jayant Shirodkar married to Smt. Anju Shankar Naik Amonkar and out of said wedlock gave birth to a daughter

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Miss. Tirtha Jayant Shirodkar. That marriage of Shri. Jayant Shirodkar with Smt. Anju Shankar Naik Amonkar was dissolved and Shri. Jayant Shirodkar married Smt. Shobha Jayant Shirodkar and Smt. Anju Shankar Naik Amonkar married Shri. Shekhar Tulshidas Gaonkar.

h. That intems of an Agreement for Development and Sale dated 15/03/2024 registered before Sub Registrar of Ponda under No.PON-1-483-2024 dated 01/04/2024, said Shri. Jayant Shirodkar and his wife Smt. Shobha Jayant Shirodkar as the vendors, Smt. Anju Shankar Naik Amonkar, Shri. Shekhar Tulshidas Gaonkar, Miss. Tirtha Jayant Shirodkar as the confirming party agreed to sell and transfer Plot admeasuring 500.00 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim and Plot admeasuring 280.00 sq. mts distinctly surveyed under Survey No.375/2-E of Village Borim, Taluka Ponda infavour of M/s. Valan Developers, a Partnership firm having Office at H. No.78, Pixem, Dongri, Vasco Da Gama Goa for Development and Sale by construction of a multi storied building.

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i. That said Shri. Jayant Shirodkar and his wife Smt. Shobha Jayant Shirodkar as the vendors, Smt. Anju Shankar Naik Amonkar, Shri. Shekhar Tulshidas Gaonkar, Miss. Tirtha Jayant Shirodkar also registered a Power of Attorney before Sub – Registrar of Ponda dated 15/03/2024 under Registration No.PON – POA Register -6-2024 dated 01/04/2024 infavour of M/s. Valan Developers, a Partnership firm having Office at H. No.78, Pixem, Dongri, Vasco Da Gama Goa for Development and Sale of the premises constructed on Plot admeasuring 500.00 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim and Plot admeasuring 280.00 sq. mts distinctly surveyed under Survey No.375/2-E of Village Borim, Taluka Ponda.

j. That Deputy Collector & SDO Ponda issued Conversion Sanad under No.SDO/PON/CONV/06/38/2021/4270 dated 01/11/2023 thereby converting an area of 500.00 sq. mts of Survey No.375/2-A Village Borim and Conversion Sanad under No.SDO/PON/CONV/06/39/2021/4269 dated 01/11/2023 thereby converting an area of 280.00 sq. mts of Survey No.375/2-E Village Borim.

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k. That M/s. Valan Developers, a Partnership firm having Office at H. No.78, Pixem, Dongri, Vasco Da Gama Goa obtained approved plan under No.TPP/625/Borim/375/2-E/2-A/2024/2777 dated 15/11/2024 from the Office of Town Planer and Construction License under No.VPB/Const./Bor/2024-2025/1499 dated 29/11/2024 for construction of a residential building an a compound wall on amalgamated plots under Survey No.375/2-A of Village Borim and Plot under Survey No.375/2-E of Village Borim, Taluka Ponda.

#### **4. LEGAL OPINION:-**

a. Upon perusal of the aforesaid documents it transpires that the Plot admeasuring 500.00 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim and Plot admeasuring 280.00 sq. mts distinctly surveyed under Survey No.375/2-E of Village Borim, Taluka Ponda is under Agreement for Development and Sale with M/s. Valan Developers, a Partnership firm having Office at H. No.78, Pixem, Dongri, Vasco Da Gama Goa.

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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 Ponda Goa up to date and as a result of such searches I am satisfied that the title of Shri. Jayant Vivekanand Shirodkar and his wife Smt. Shobha Jayant Shirodkar is clean, clear, marketable and free from all types of encumbrances. That said Shri. Jayant Vivekanand Shirodkar and his wife Smt. Shobha Jayant Shirodkar have entered into an Agreement for Development and Sale with M/s. Valan Developers, a Partnership firm having Office at H. No.78, Pixem, Dongri, Vasco Da Gama Goa.

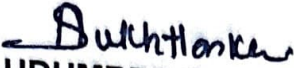
d. To conclude, I have to state that Plot admeasuring 500.00 sq. mts distinctly surveyed under Survey No.375/2-A of Village Borim and Plot admeasuring 280.00 sq. mts distinctly surveyed under Survey No.375/2-E of Village Borim, Taluka Ponda is owned by Shri. Jayant Vivekanand Shirodkar and his wife Smt. Shobha

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Jayant Shirodkar who have entered into an Agreement for Development and Sale with M/s. Valan Developers, a Partnership firm having Office at H. No.78, Pixem, Dongri, Vasco Da Gama Goa.

  
**AUDUMBER B. SUKHTHANKER**  
Advocate,



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