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TITLE REPORT

This Title Report is submitted at the request of Prime Builders, a Proprietary Concern of Mr. Anthony Cedric Dias, having its Office at 2nd Floor, Prime Corner, Vasco da Gama, Goa.

SUBJECT MATTER

The subject matter of this Report are two properties, namely, (1) Plot No. 2 bearing Chalta No. 38 of P. T. Sheet No. 89 of City Survey of Vasco da Gama (described under letter "A" hereinbelow) and (2) property bearing Chalta Nos. 23 and 20(part) of P. T. Sheet No. 89 of City Survey of Vasco da Gama, (described under letter "B" hereinbelow), both properties situated at Vasco da Gama, having areas of 1495 sq. mtrs. and 150 sq. mtrs. respectively.

A. DESCRIPTION OF THE PROPERTY BEARING CHALTA NO. 38 OF P. T. SHEET NO. 89.

The aforesaid Plot No. 2 admeasuring 1495 sq. mtrs. is a plot of land sub-divided and separated from a Plot identified as Lote (Plot) No. 3 which was surveyed under Chalta Nos. 37, 38, & 39 of P. T. Sheet No. 89, situated at Vasco da Gama, Goa, totally admeasuring 1820 sq. mtrs. as per survey records, which said Lote (Plot) No. 3 was in turn part of a bigger property known as "PIXANCHI TONGUI" or "PICHAN TOGUI" described in the Land Registration Office of Salcete at Margao under No. 22819 of Book B-58 New Series which was originally described under Nos. 2918, 2919 & 2920 (Old Series Book B-13) and is enrolled under Matriz Nos. 19, 20, 36, 37, 42 & 46. This Lote (Plot) No. 3 represents 1805/6026 of the said bigger property and was bounded on the East by the property of Zoirama Bicagi Neugi, on the West by the properties of Social House of Dempo, Maria Elvina Lopes Pereira and Lote (Plot) No. 8, on the North by the property belonging to Maria Joana Almeida and Confraternity of Our Lady of Guia of Marmagoa Church and on the South by the property of Maria Elvina Lopes Pereira and Municipal Road. The said Plot No. 2 is bounded on the East by property surveyed under Chalta No. 48 of P. T. Sheet No. 89, on the West partly by property surveyed under Chalta No. 32 and partly by property surveyed under Chalta No. 42 of P. T. Sheet No. 89, on the North by properties surveyed under Chalta Nos. 20, 23 and 36 of P. T. Sheet No. 89 and on the South by F. L. Gomes Road.

DERIVATION OF TITLE

1.1 The said bigger property "PIXANCHI TONGUI" or "PICHAN TOGUI" originally belonged to Xamba Crisna Sinai Kuvelkar and his wife Parvotibai Sinai Kuvelkar. The said couple left behind the following children as their universal heirs, namely, Siuram Sinai Kuvelkar married twice, i.e., in the first nuptial to Laxmibai Kuvelkar and on her death in the second nuptial to Paschibai Kuvelkar.

- a) Dattaram Sinai Kuvelkar married to Xantabai Kuvelkar
- b) Anand Sinai Kuvelkar married to Premabai Kuvelkar
- c) Chanda Sinai Kuvelkar married to Cussumbai Kuvelkar
- d) Crisna Sinai Kuvelkar married to Sumanbai Kuvelkar

1.2 Upon the death of Siuram Sinai Kuvelkar, Inventory Proceedings were initiated being Inventory Proceedings No. 79/1960 before the Court of the Civil Judge, Sr. Division, Margao, by his surviving spouse Paschibai Kuvelkar. In the said Inventory Proceedings, the said Paschibai Kuvelkar was appointed as Head of the Family.

Based on the statement of the Head of the Family in the said Inventory Proceedings, the Civil Judge, Sr. Division, Margao, conducted the Inventory Proceedings enlisting all the properties left behind by the said original owners, namely, Xamba Crisna Kuvelkar and his wife Parvotibai Kuvelkar. The Hon'ble Court then prepared the List of Assets left behind by the said couple. According to the said Inventory Proceedings, the property i.e., Plot No. 3 which is the subject matter of this Title Report was listed under Item No. 68.

1.3 By Order dated 1.11.1965, the Hon'ble Civil Judge, Sr. Division, Margao, partitioned the assets left behind by the said couple, namely, Xamba Crisna Sinai Kuvelkar and his wife Parvotibai Kuvelkar.

1.4 As per the said partition, the said property described under Item No. 68 and which is the subject matter of this Title Report was allotted to the following persons in the following proportions:

- A) To Anand Sinai Kuvelkar married to Premabai Kuvelkar- 86/150 parts
- B) To Dattaram Sinai Kuvelkar married to Shantabai Kuvelkar- 21/150 parts

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- C) To Crisna Sinai Kuvelkar married to Sumanbai Kuvelkar - 6/150 parts
D) To Chanda Sinai Kuvelkar married to Cussumabai Kuvelkar - 37/150 parts

- 1.5 The said Anand Sinai Kuvelkar and his wife Premabai Kuvelkar have expired and are survived by three children, namely, Satish Sinai Kuvelkar, Subhash Sinai Kuvelkar and Usha Sinai Kuvelkar, all three of whom are married and are fully qualified as successors of said Anand Sinai Kuvelkar and Premabai Kuvelkar by a Deed of Succession dated 16.5.2006 drawn before the ex-Officio Notary of Mormugao at Vasco da Gama on his Book of Deeds No. 171 at pages 110 to 113.
- 1.6 Dattaram Sinai Kuvelkar and his wife Shantabai Kuvelkar are also dead leaving behind seven children as their successors, namely, Umesh Sinai Kuvelkar, Pushpa Sinai Kuvelkar, Mahesh Sinai Kuvelkar, Santosh Sinai Kuvelkar, Milan Sinai Kuvelkar, Vimal Sinai Kuvelkar and Kishori Sinai Kuvelkar. They have been qualified as successors of Dattaram Sinai Kuvelkar by Deed of Succession dated 12.11.1986 drawn before the Ex-Officio Notary of Salcete at Margao at Folio 25 onwards of Book of Deeds No. 1308.
- 1.7 Milan Sinai Kuvelkar with her spouse Jairam Sadassiva Naique Counto, by a Deed of Relinquishment dated 8.10.1998 drawn before the Ex-Officio Notary of Ilhas at Panjim on his Notary Book No. 664 at page 24 onwards relinquished her rights in the said property acquired from her father in favour of other co-heirs.
- 1.8 Likewise, Vimal Sinai Kuvelkar, with her spouse Premanand Vishnu Borkar, by a Deed of Relinquishment dated 8.10.1998 drawn before the Ex-Officio Notary of Ilhas at Panjim on Notary Book No. 664 on page 23 onwards relinquished her rights in the Said Property acquired through her father in favour of other co-heirs.
- 1.9 On the demise of mother Shantabai, the said Milan Sinai Kuvelkar with her husband Jairam Sadassiva Naique and Vimal Sinai Kuvelkar with her husband Premanand Vishnu Borkar, by another Deed of Relinquishment dated 24.4.2002 drawn before the Ex-Officio Notary of Ilhas at Panjim, at page No. 30 onwards on Notary Book No. 676 relinquished their illiquid rights in the Said Property acquired through their mother, the said Shantabai, in favour of other co-heirs.



- 1.10 Kishori Sinai Kuvelkar with her spouse Vithal Kamat Mamai, by a Deed of Relinquishment dated 4.8.1998 drawn before the Ex-Officio Notary of Ilhas at Panjim on his Notary Book No. 663 at page 44 onwards and another Deed of Relinquishment dated 15.3.2002 drawn before the Ex-Officio Notary of Ilhas at Panjim on his Notary Book No. 676 at page 10 onwards, also relinquished her rights in the said property acquired through her father and mother respectively, in favour of other co-heirs.
- 1.11 Thus the undivided share of 21/150 of Dattaram Sinai Kuvelkar now vests in Umesh Sinai Kuvelkar, Pushpa Sinai Kuvelkar, Mahesh Sinai Kuvelkar and Santosh Sinai Kuvelkar with their respective spouses.
- 1.12 Crisna Sinai Kuvelkar expired on 27.5.1994 and his wife Suman Kuvelkar expired 28.08.2008 without having any children.

The 3/150 share of Crisna Sinai Kuvelkar devolved upon the children of his four brothers all of whom expired before him, namely, (1) Siuram Sinai Kuvelkar who expired leaving behind him from his first marriage, his daughter Durga Shivram Kuvelkar, widow of late Dattaram Gajanan Keny Robolo and her children, namely, (i) Mr. Gajanana Dattaram Keny Robolo, bachelor, (ii) Mr. Rupesh Dattaram Keny Robolo, bachelor, and (iii) Mrs. Roshan Rajan Pai married to Mr. Rajan Raghuvir Pai and from his second marriage, his wife, Paschibai Shivram Sinai Kuvelkar as his moiety holder, and their children (a) Audu Shivram Kuvelkar married to Mr. Trivikram Vishnu Naik (b) Arun Shivram Sinai Kuvelkar married to Meera Arun Sinai Kuvelkar (c) Anil Shivram Sinai Kuvelkar married to Sarita Anil Sinai Kuvelkar and (d) Ajit Shivram Sinai Kuvelkar married to Amita Ajit Sinai Kuvelkar and (2) Anand Sinai Kuvelkar, (3) Dattaram Sinai Kuvelkar and (4) Chanda Sinai Kuvelkar whose successors have been mentioned separately herein.

The 3/150 share of Suman Kuvelkar, daughter of late Kalyan Govind Sinai Salelkar, has devolved upon her successors, namely, (1) the children, along with their respective spouses, of late Mrs. Sushila Shankar Sardesai, daughter of late Kalyan Govind Sinai Salelkar and her husband, late Mr. Shankar Pandurang Sardesai, namely, (a) Mrs. Prabhat Karapurkar married to Mr. Kisan Y. Karapurkar, (b) Mrs. Aruna Agni married to Mr. Shriram Agni, (c) Mr. Raghunath Rajaram Prabhu Desai married to Mrs. Anjali R. Prabhu Desai (d) Mrs. Sheela Shashir Naik married to Mr.

Shashir R. Naik and (e) Sanjiv Shankar Sardesai married to Mrs. Maya Sanjiv Sardesai (2) Mrs. Hirabai U. Khandeparkar, daughter of late Kalyan Govind Sinai Salelkar and her husband Mr. Uttam S. Khandeparkar, (3) Mrs. Sharad Bhanudas Karmali, daughter of late Kalyan Govind Sinai Salelkar and wife of late Bhanudas Gopinath Karmali and her son Mr. Ashish Bhanudas Karmali married to Mrs. Resha Ashish Karmali, (4) Dr. Mrs. Usha G. Salelkar, wife of late Gopalkrishna Salelkar (son of late Kalyan Govind Sinai Salelkar) and her two children, namely, Mr. Shiraj Salelkar married to Mukta Salelkar and Mrs. Sonya Sharma married to Mr. Harish Sharma and (5) Mrs. Suhasini Salelkar, wife of late Avdhut Kalyan Salelkar (son of late Kalyan Govind Sinai Salelkar) along with her two children, namely, Mrs. Supria A. Kambli married to Mr. Ashish G. Kambli, and Mr. Ameya A. Salelkar married to Mrs. Samina A. Salelkar.

- 1.13 Chanda Sinai Kuvelkar expired on 13.5.1963 and his wife Cussumabai Kuvelkar expired on 24.2.1997 leaving behind eight children namely, Shailendra Sinai Kuvelkar, Sarita Sinai Kuvelkar, Surekha Sinai Kuvelkar, Rajendra Sinai Kuvelkar, Smita Sinai Kuvelkar, Suchita Sinai Kuvelkar, Satendra Sinai Kuvelkar and Shailaja Sinai Kuvelkar as their successors. One of the sons of Chanda Sinai Kuvelkar, namely Satendra Sinai Kuvelkar, expired on 3.1.1986 as a bachelor without executing any will or gift or any other disposition of his last wish, leaving behind his mother Cussumabai Kuvelkar who was then living as his universal heiress. The said Cussumabai Kuvelkar thereafter expired on 24.2.1987 and her share in the moiety of her husband and that which she acquired through her deceased son Satyendra Sinai Kuvelkar devolved upon the remaining seven children, namely, Shailendra Sinai Kuvelkar, Sarita Sinai Kuvelkar, Surekha Sinai Kuvelkar, Rajendra Sinai Kuvelkar, Smita Sinai Kuvelkar, Suchita Sinai Kuvelkar and Shailaja Sinai Kuvelkar who have been qualified as the successors of the said Chanda Sinai Kuvelkar and Cussumabai Kuvelkar by Deed of Succession dated 8.10.2003 drawn before the Ex-Officio Notary of Salcete at Margao on his Book of Deeds No. 1454 at page No. 95 onwards. By the same Deed, Shailaja has also been qualified as the sole successor of her deceased husband as they did not leave any issues to succeed them and there are no other successors.

In the said Deed of Succession dated 8.10.2003 however, the name the deceased Satyendra Sinai Kuvelkar was omitted and this anomaly was subsequently corrected

by a Deed of Addendum dated 27.3.2006 drawn before the Ex-Officio Notary of
Salcete at Margao.

1.14 From the above, it can be seen that the said property described under Item No. 68 and
now bearing Chalta Nos. 37, 38 & 39 of P. T. Sheet No. 89 is jointly owned by the
following persons:

(1) Satish Sinai Kuvelkar and his wife Shailaja Kuvelkar, (2) Usha Sinai Kuvelkar
and her husband Laxmikant Damodar Naik Karmali (3) Subhash Sinai Kuvelkar and
his wife Uma Subhash Kuvelkar, (4) Umesh Sinai Kuvelkar and his wife Sindhu
Umesh Sinai Kuvelkar, (5) Pushpa Sinai Kuvelkar, (6) Mahesh Sinai Kuvelkar and
his wife Madhavi Mahesh Sinai Kuvelkar, (7) Santosh Sinai Kuvelkar and his wife
Meena Santosh Sinai Kuvelkar, (8) Shailaja Sinai Kuvelkar (9) Sarita Sinai Kuvelkar
and her husband Pandurang Gangadhar Shirvoicar (10), Surekha Sinai Kuvelkar and
her husband Jayant Vasudev Nadkarni, (11) Smita Sinai Kuvelkar and her husband
Avinash B. Usgaonkar, (12) Sucheta Sinai Kuvelkar and her husband Vinaykumar
Yeshwant Sadekar (13) Shailendra Sinai Kuvelkar and his wife Meena Shailendra
Kuvelkar, (14) Rajendra Sinai Kuvelkar and his wife Anita Rajendra Kuvelkar (15)
Durga Shivram Kuvelkar (16) Gajanan Dattaram Keny Robolo, (18) Rupesh
Dattaram Keny Robolo (19) Roshan Rajan Pai and her husband Rajan Raghuvir Pai
(20) Paschibai Shivram Sinai Kuvelkar (21) Audu Shivram Kuvelkar and her
husband Trivikram Vishnu Naik (22) Arun Shivram Sinai Kuvelkar and his wife
Meera Arun Sinai Kuvelkar (23) Anil Shivram Sinai Kuvelkar and his wife Sarita
Anil Sinai Kuvelkar (24) Ajit Shivram Sinai Kuvelkar and his wife Amita Ajit Sinai
Kuvelkar (25) Mrs. Prabhat K. Karapurkar and her husband Mr. Kisan Y. Karapurkar
(26) Mrs. Aruna Agni and her husband Mr. Shriram Agni (27) Mr. Raghunath
Rajaram Prabhu Desai and his wife Mrs. Anjali R. Prabhu Desai (28) Mrs. Sheela
Shashir Naik and her husband Mr. Shashir R. Naik (29) Mr. Sanjiv Shankar Sardesai
and his wife Mrs. Maya S. Sardesai (30) Mrs. Hirabai U. Khandeparkar and her
husband Mr. Uttam S. Khandeparkar (31) Mrs. Sharad Bhanudas Karmali (32) Mr.
Ashish Bhanudas Karmali and his wife Mrs. Resha Ashish Karmali (33) Dr. Mrs.
Usha G. Salelkar (34) Mr. Shiraj Salelkar and his wife Mrs. Mukta Salelkar (35) Mrs.
Sonya Sharma and her husband Mr. Harish Sharma (36) Mrs. Suhasini Salelkar (37)
Mrs. Supria A. Kambli and her husband Mr. Ashish G. Kambli (38) Mr. Ameya A.
Salelkar and his wife Mrs. Samina A. Salelkar



ABOUT THE SUB-DIVISION, SALE OF PLOT NO. 1 AND AMALGAMATION

The said Lote (Plot) No. 3 was further sub-divided by the above mentioned owners and/or their predecessors-in-title into five smaller plots serially numbered from 1 to 5 after obtaining approval from the Town and Country Planning Department, Panjim, vide letter No. DH/651/2129/71/72 dated 24.9.1971 (as mentioned in Deed of Sale referred below).

Out of the five plots of the above sub-division, Plot No. 1 admeasuring 325 sq. mtrs., was sold by the above mentioned persons and/or their predecessors-in-title to Felix Antonio Herculano Fernandes, Ranganath Laxman Gadekar and Vishnum Ramchandra Naik by Deed of Sale dated 22.5.1976, registered with the Sub-Registrar of Mormugao at Vasco da Gama under No. 58 of Book I, Vol. 35.

The remaining four plots, namely Plot Nos. 2 to 5 were amalgamated vide Order No. MPDA/1-K-5/06-07/538 dated 20.06.2006 of Mormugao Planning & Development Authority, to form a single plot identified as Plot No. 2, wherein Chlata Nos. 37(part), 38 & 39(part) of P. T. Sheet No. 89, admeasuring 1495 sq. mtrs., which is the subject matter of this Title Report.

ABOUT THE SALE AND PARTITIONING OF PLOT NO. 2

Vide nine separate Deeds of Sale all registered with the Sub-Registrar of Mormugao at Vasco da Gama, (listed at Sr. Nos. 14 to 22 under "Documents Examined"), the above mentioned owners sold their respective undivided shares in the Said Plot No. 2 bearing Chalta Nos. 37(part), 38 & 39 of P. T. Sheet No. 89, to Prime Builders, the last Deed of Sale having been executed on 29.06.2010. Thus with effect from 29.06.2010 the title in the Said Plot No. 2 vests in the said Prime Builders.

Vide Order dated 8.2.2013 passed by the Dy. Collector/SDO, Mormugao Taluka, Vasco da Gama in Case No. LRC/PART/63/2012/356 registered on the basis of an Application dated 23.07.2012 of Prime Builders for partitioning of the amalgamated Plot No. 2 then bearing Chalta Nos. 37, 38 & 39 of P. T. Sheet No. 89 from the rest of the said property, the said amalgamated Plot No. 2 was duly partitioned and allotted a new Chalta number, namely, Chalta No. 38 of P. T. Sheet No. 89 with an area of 1495 sq. mtrs. of City Survey of Vasco da Gama.

ENCUMBRANCES, IF ANY:

On carrying out a due search in the Office of the Sub-Registrar at Vasco da Gama for a period of preceding 30 years from today, I did not find any recorded encumbrances affecting the said property. I, therefore, come to the conclusion that the said property is free from encumbrances.

DOCUMENTS EXAMINED:

- 1) Certificate of Description of the property registered under No. 22819 of Book B-58 New Series in the Land Registration Office of Salcete at Margao.
- 2) Form D in respect of Chalta Nos. 37, 38 & 39 of P. T. Sheet No. 89 of City Survey of Vasco da Gama.
- 3) Copy of Inventory Proceedings No. 79/1960 before the Court of the Civil Judge, Sr. Division, Margao.
- 4) Copy of Deed of Succession dated 12.11.1986 drawn before the Ex-Officio Notary of Margao at Folio 25 onwards of Book of Deeds No. 1308.
- 5) Copy of Deed of Relinquishment dated 8.10.1998 drawn before the Ex-Officio Notary of Ilhas at Panjim on his Notary Book No. 664 at page no. 24 onwards.
- 6) Copy Deed of Relinquishment dated 8.10.1998 drawn before the Ex-Officio Notary of Ilhas at Panjim on Notary Book No. 664 on page no. 23 onwards
- 7) Copy of Deed of Relinquishment dated 24.4.2002 drawn before the Ex-Officio Notary of Ilhas at Panjim on Notary Book No. 676 at page no. 30 onwards
- 8) Copy of Deed of Relinquishment dated 4.8.1998 drawn before the Ex-Officio Notary of Salcete at Margao on his Notary Book No. 663 at page no. 44 onwards
- 9) Copy of Deed of Relinquishment dated 15.3.2002 drawn before the Ex-Officio Notary of Ilhas at Panjim on his Notary Book No. 676 at page no. 10v onwards

- 10) Copy of Deed of Succession dated 28.10.2003 drawn before the Ex-Officio Notary of Salcete at Margao on his Book of Deeds No. 1454 at page no. 95 onwards and Deed of Addendum dated 27.3.2006 drawn before the Ex-Officio Notary of Salcete at Margao.
- 11) Copy of Deed of Sale dated 22.5.1976, registered with the Sub-Registrar of Mormugao at Vasco da Gama under No. 58 of Book I, Vol. 35.
- 12) Copy of Order No. MPDA/1-K-5/06-07/538 dated 20.06.2006 of Mormugao Planning & Development Authority.
- 13) Deed of Sale dated 28.04.10, registered with the Sub-Registrar of Mormugao under Sr. No. 780 at pages 52 to 106 of Book I Vol. 1094.
- 14) Deed of Sale dated 06.05.10, registered with the Sub-Registrar of Mormugao under Sr. No. 835 at pages 65 to 92 of Book I Vol. 1098.
- 15) Deed of Sale dated 06.05.10, registered with the Sub-Registrar of Mormugao under Sr. No. 844 at pages 55 to 106 of Book I Vol. 1099.
- 16) Deed of Sale dated 20.05.10, registered with the Sub-Registrar of Mormugao under Sr. No. 956 at pages 243 to 270 of Book I Vol. 1108.
- 17) Deed of Sale dated 31.05.10, registered with the Sub-Registrar of Mormugao under Sr. No. 1023 at pages 78 to 106 of Book I Vol. 1113.
- 18) Deed of Sale dated 01.06.10, registered with the Sub-Registrar of Mormugao under Sr. No. 1032 at pages 277 to 299 of Book I Vol. 1113.
- 19) Deed of Sale dated 02.06.10, registered with the Sub-Registrar of Mormugao under Sr. No. 1040 at pages 152 to 178 of Book I Vol. 1114.
- 20) Deed of Sale dated 02.06.10, registered with the Sub-Registrar of Mormugao under Sr. No. 1041 at pages 179 to 205 of Book I Vol. 1114.

- 21) Deed of Sale dated 29.06.10, registered with the Sub-Registrar of Mormugao under Sr. No. 1216 at pages 1 to 27 of Book I Vol. 1128.
- 22) Order dated 8.2.2013 of the Dy. Collector/SDO, Mormugao, Vasco da Gama in case No. LRC/PART/63/2012/356.
- 23) Form D in respect of Chalta No. 38 of P. T. Sheet No. 89 of City Survey of Vasco da Gama.

ABOUT THE DISCREPANCY IN THE AREA

As per the Inventory Proceedings, the area of the said property under Item No. 68 is 1805 sq. mtrs. whereas according to the Survey Records, the area comes to 1820 sq. mtrs. Inventory Proceedings were conducted in the year 1964/1965 whereas the survey was conducted after 1972. Considering the techniques used in surveying, such a difference in area which is very marginal does occur and is negligible. It however does not affect the title of the parties. In any event, the area of 1820 sq. mtrs. as per Survey Records is in possession and enjoyment of the owners for the last over 30 years and hence the said area could be accepted as the correct area.

B. DESCRIPTION OF THE PROPERTY BEARING CHALTA NOS. 23 & 20(PART) OF P. T. SHEET NO. 89

The aforesaid property totally admeasuring 150 sq. mtrs. [135 sq. mtrs. under Chalta No. 23 and 15 sq. mtrs. under Chalta No. 20(part) of P. T. Sheet No. 89] originally formed part of a bigger property known as "PIXAN TONQUI SECOND ADDITION", not registered in the Land Registration Office of Salcete at Margao but enrolled in the Taluka Revenue Office under Matriz No. 39 and is bounded as per Survey Records as under:

- East : by Gutter, water drainage and thereafter by property surveyed under Chalta No. 48 of P. T. Sheet No. 89.
- West : by remaining portion of the property surveyed under Chalta No. 20 of P. T. sheet No. 89.

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North : by remaining portion of the property surveyed under Chalta No. 20 of P. T. sheet No. 89.
South : by property surveyed under Chalta No. 37 of P. T. Sheet No. 89.

DERIVATION OF TITLE

The said property "PIXAN TONQUI SECOND ADDITION" originally belonged to Cofre Da Confraria De Santissimo Sacramento e Da Nossa Senhora de Guia, who sold a portion of the same surveyed under Chalta Nos. 23 and 20(part) of P. T. Sheet No. 89 with an area of 135 sq. mtrs. and 15 sq. mtrs. respectively, forming one single parcel of land totally admeasuring 150 sq. mtrs. to one Julio Felix Santana Cunha alias Julio D'Cunha vide a Deed of Sale dated 24.11.2010, registered with the Sub-Registrar of Mormugao under No. 2192 at pages 181 to 197 of Book I, Vol. 1202.

Vide a Deed of Exchange dated 28.12.2012, registered with the Sub-Registrar of Mormugao under No. 1177 at pages 281 to 296 of Book I, Vol. 1438, the said Julio Felix Santana Cunha, along with his wife, Mrs. Rita Colaco e D'Cunha, conveyed to Prime Builders by way of exchange, the said parcel of land admeasuring 150 sq. mtrs., in exchange for a flat belonging to Prime Builders, identified as Flat No. 302 located on the third floor in the building known as Confraria Enclave at Vaddem, Vasco da Gama. Thus, with the execution of the said Deed of Exchange dated 28.12.2012, Prime Builders became the owners of the said property admeasuring 150 sq. mtrs. surveyed under Chalta Nos. 23 and 20(part) of P. T. Sheet No. 89

ENCUMBRANCES, IF ANY :

On carrying out a due search in the Office of the Sub-Registrar at Vasco da Gama for a period of preceding 30 years from today, I did not find any recorded encumbrances affecting the said property described at "B" above. I, therefore, come to the conclusion that the said property is free from encumbrances.

DOCUMENTS EXAMINED :

- 1) Form D in respect of property surveyed under Chalta No. 23 of P. T. Sheet No. 89 of City Survey of Vasco da Gama.



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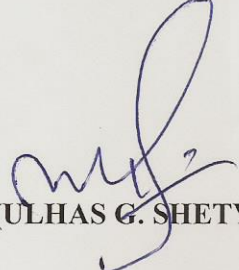
- 2) Form D in respect of property surveyed under Chalta No. 20 of P. T. Sheet No. 89 of City Survey of Vasco da Gama.
- 3) Deed of Sale dated 24.11.2010, registered with the Sub-Registrar of Mormugao under No. 2192 at pages 181 to 197 of Book I, Vol. 1202.
- 4) Deed of Exchange dated 28.12.2012, registered with the Sub-Registrar of Mormugao under No. 1177 at pages 281 to 296 of Book I, Vol. 1438.

PRESENT STATUS OF BOTH THE PROPERTIES

Vide Order No. MPDA/1-B-193/2013-14/2194 dated 28.03.2014 of the Mormugao Planning and Development Authority, Prime Builders got the said two properties, namely, (1) Plot No. 2 surveyed under Chalta No. 38 of P. T. Sheet No. 89 and (2) property surveyed under Chalta Nos. 23 & 20(part) of P. T. Sheet No. 89, amalgamated into one single property admeasuring 1645 sq. mtrs. The amalgamation is legal.

OPINION:

Based on the documents produced for my perusal, I certify that Prime Builders have clear and marketable title to the above mentioned two properties, namely, (1) Plot No. 2 admeasuring 1495 sq. mtrs., surveyed under Chalta No. 38 of P. T. Sheet No. 89 and (2) the property surveyed under Chalta Nos. 23 & 20(part) of P. T. Sheet No. 89 admeasuring 150 sq. mtrs. both situated at Vasco da Gama, Goa, now amalgamated into a single property admeasuring 1645 sq. mtrs.


(ULHAS G. SHETYE)