

SAVIO X. SOARES

ADVOCATE

312, 3rd Floor, Block E, Saldanha Business Towers, Near Civil & Criminal Court, Altinho, Mapusa, Bardez, Goa, INDIA.
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TITLE REPORT

This Report on Title is given by me, to **CLARAMOUNT REALTY**, having Office at Morod, Mapusa, Goa, based on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine and its contents are accurate and correct), pertaining to the property described herein below.

I. DESCRIPTION OF THE PROPERTY:

ALL THAT PROPERTY admeasuring 200 sq. mts., bearing Survey No. 54/8-B of Calangute Village, situated at Orda, Candolim, within the limits of the Village Panchayat of Candolim, which property was earlier forming part of the larger property known as "ARADDY DE SAIPEM" also known as "SAM DOMINGOS or PRIORADO DE SAM TOME", admeasuring 1720 sq. mts., described in the Land Registration Office under No. 24237 at Folio 143 overleaf of B 62, bearing survey no. 54 sub division no. 8



of Calangute Village, situated at Orda, Candolim Bardez, Goa, within the jurisdiction of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North-Goa District, Goa, and is bounded as under:

On or towards the NORTH : By the property bearing survey no. 54/8,

On or towards the SOUTH : By the property bearing survey no. 55/11, 55/12 & 55/13,

On or towards the EAST : By the property bearing survey no. 54/3 & 54/8-A,

On or towards the WEST: By the property bearing survey no. 54/6.

II. DOCUMENTS PERUSED:

1. Land Description No. 24237 at Folio 143 overleaf of B 62, of the Land Registration Office of Bardez, with its English translation.
2. Inscription No. 23073 at Folio 155 of G 21, with its English translation.
3. Deed of Gift Inter Vivos dated 07-07-1955, executed before the Notary Public of the Judicial Division of



Ilhal, Joaquim Joao Alexio do Rosario de Santa Rita Colaco, with its English translation.

4. Deed of Declaration of Heirship dated 08-01-2019, executed before the Notary Public, Adv. N. C. Gaonkar, at Mapusa, recorded under serial no. 331/2019.
5. Form I & XIV of the property bearing survey no. 54/8 of Calangute Village.
6. Survey Plan of the property bearing survey no. 54/8 of Calangute Village.
7. Agreement for Sale dated 28-08-2017, registered with Sub-Registrar of Bardez, under No. BRZ-BK1-04217-2017, Book -1 Document, CD Number BRZD790, on 13-10-2017.
8. No Objection Certificate dated 10-10-2017, issued by the NGPDA, bearing No. NGPDA/CAL/49(6)/256/715/17, for registration of the Sale Deed of the SAID PROPERTY.
9. Deed of Sale dated 13-10-2017, registered with the Sub-registrar of Bardez, under No. BRZ-BK1-04286-



2017, Book 1 document, CD Number BRZD791, registered on 19-10-2017 .

10. Deed of Sale dated 22-03-2018, registered with the Sub-registrar of bardez, under No. BRZ-BK1-01678-2018, Book 1 document, CD Number BRZD797, registered on 11-04-2018.
11. Partition Order dated 10-09-2018, in partition proceeding No. 15/204/2018/PART/LAND of the S.D.O/Dy/Collector of Bardez, at Mapusa.
12. Form I & XIV of the property bearing survey no. 54/8-B of Calangute Village.

III. FACTS AS AVAILABLE:

1. That the SAID PROPERTY, which was part of the property bearing survey no. 54 sub division no. 8 of Calangute Village, was owned and possessed by one Sonu Gopi Dargalcar also known as Sonum Gopi Dargalcar and the same was inscribed in his name under inscription bearing No. 23073 at Folio 155 of Book G 21.
- 2.- That the Said Sonu Gopi Dargalcar also known as Sonum Gopi Dargalcar and his wife Mrs. Baguitori



Dargalkar, vide a Deed of Gift Inter Vivos dated 07-07-1955, executed before the Notary Public of the Judicial Division of Ilhal, Joaquim Joao Alexio do Rosario de Santa Rita Colaco, gifted the property bearing survey no. 54 sub division no. 8 of Calangute Village, to their son Mr. Anand S. Dargalkar alias Ananda Sonum Dargalkar.

3. That the said Mr. Anand S. Dargalkar alias Ananda Sonum Dargalkar married to Mrs. Anandi A. Dargalkar, was the sole and universal heir of the said Sonu Gopi Dargalkar also known as Sonum Gopi Dargalkar and his wife Mrs. Baguitori Dargalkar and the same was confirmed vide a Deed of Declaration of Heirship dated 08-01-2019, executed before the Notary Public, Adv. N. C. Gaonkar, at Mapusa, recorded under serial no. 331/2019.
4. That the names of the said Mr. Anand S. Dargalkar alias Ananda Sonum Dargalkar and his wife Mrs. Anandi A. Dargalkar, were found to be appearing in the survey records i.e. the Form I & XIV of the property bearing survey no. 54 sub division no. 8 of Calangute Village.



5. That as seen from the survey records i.e. the Form I & XIV of the property bearing survey no. 54 sub division no. 8 of Calangute Village, it was clear that there were no tenants, mundkars or any other person holding any right to the SAID PROPERTY.
6. That the said Mr. Anand S. Dargalkar alias Ananda Sonum Dargalcar and his wife Mrs. Anandi A. Dargalkar, as sole and exclusive owners of the property bearing survey no. 54 sub division no. 8 of Calangute Village, sold and conveyed the SAID PROPERTY, which was a part of the property bearing survey no. 54 sub division no. 8 of Calangute Village, to M/s Claramount Constructions, a partnership firm, vide a Deed of Sale dated 13-10-2017.
7. That the said M/s Claramount Constructions, subsequently, as sole and exclusive owners of the SAID PROPERTY, sold and conveyed the SAID PROPERTY to M/s Claramount Realty, a partnership firm, vide a Deed of Sale dated 22-03-2018.
8. That the said M/s Claramount Realty, had the SAID PROPERTY, partitioned, from the larger property bearing survey no. 56/8, vide Order dated 10-09-



2018, passed in partition proceeding No. 15/204/2018/PART/LAND, by the S.D.O/Dy/Collector of Bardez, at Mapusa, by which a new holding of the SAID PROPERTY came to be created and recorded under new survey no. 56/8-B of Calangute Village.

9. That the name of M/s Claramount Realty is now found mutated in the survey records i.e. the Form I & XIV of the SAID PROPERTY i.e. survey no. 56/8-B of Calangute Village.

IV REPORT/CERTIFICATE OF TITLE:

It is, now therefore, opined and certified by me, in view of the facts brought out by the documents cited above and observation made herein above, that M/s Claramount Realty, has a clear and marketable title to the SAID PROPERTY, subject to the obtaining of a Nil Encumbrance Certificate from the office of the Sub-Registrar.

Mapusa – Goa

8th January, 2019



[Signature]
Adv. Savio X. Soares