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TITLE REPORT

(1) M/S OMKAR BUILDER & DEVELOPER, a Proprietorship registered under Udyam Registration number. GA02A0000763 on 04/01/2017 with Udyog Aadhaar Office at Panaji, Goa, of **(1) MRS. MANSI MAHESH TALEKAR**, residing at House No. 820, Flat No. SF-2, Laxminarayan Krupa Building, Ganesh Nagar, Candola, P. O. Marcela (403 107) Ponda Taluka, South Goa District of the State of Goa, approached me and produced before me the following documents:-



Sr.No.	Description of the Document	
1.	Certificates of Description No. 130161 at page 1 of the book B-46 (new).	Photo copy.
2.	Deed of Sale dtd. 15/10/1984	Photo copy.
3.	Succession Deed dtd. 02/11/2011	Photo copy.
4.	Form I & XIV of Survey No. 27/0 of village Tivrem.	Photo Copy.
5.	Deed of Succession dtd. 19/05/2016	Photo Copy
6.	No Objection Certificate issued by TCP Ponda dtd. 22/04/2022.	Photo Copy
7.	Technical Clearance Order dtd. 09/01/2023 issued by the TCP Ponda.	Photo Copy
8.	Conversion Sanad dtd. 14/11/2022 issued by the Additional Collector III Ponda, Goa.	Photo Copy
7.	Land Use/Zoning Information issued by TCP Ponda, Goa dtd. 21/09/2022.	Photo Copy
8.	Deed of Sale dtd. 10/05/2022 .	Photo Copy
9.	Construction Licence dtd. 17/02/2023.	Photo Copy
10.	Approved Construction Plan of the proposed Building.	Photo Copy

DESCRIPTION OF THE PROPERTY:

All that property known as "Zunvor Borod" situated at Tivrem within the local limits of the Village Panchayat Tivrem-Orgao, Taluka and Registration Sub District of Ponda, South Goa District, of the State of Goa, described in the Land Registration Office of Ponda under registration no. 130161 at page 1 of the book B-46 (new) and enrolled in the land revenue office under no. 83 and surveyed under survey no. 27 sub division 0 of Revenue Village Tivrem.

On the East : - By property belonging to Kholkar;

On the West : - By the main Road;

On the North: - By property belonging to Kholkar;

On the South: - By Road;



The abovesaid property shall hereinafter be referred to as the "SAID PROPERTY" and is more fully described in the Schedule No. (I) hereinafter written.

FLOW OF TITLE :

I have examined the documents mentioned above. From the documents examined it transpires that:

The aforesaid property was originally belong to one Venkatesh Pandharinath Kamat Timble.

Under a Deed of Sale executed on 15/10/1984 and duly registered in the Office of the the Sub-Registrar of Ponda, Goa, under Registered No. 382 at pages 213 to 221 Book No. I Volume No. 104 on 05/11/1986, the said Venkatesh Pandharinath Kamat Timble and his wife Smt. Sunitabai Venkatesh Kamat Timble, sold, conveyed and transferred unto SHRI MAHENDRA VINAYAK DESSAI alias DEVENDRA VINAYAK DESSAI, R/o Chimbhel, Goa and SMT. GEETA VITHAL ACHARYA, R/o Mala, Panaji, Goa, all that portion of land more particularly described in the SCHEDULE hereunder written :-

SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Plot)

All that portion or plot of the property known as "Zunvor Borod" situated at Tivrem within the local limits of the Village Panchayat Tivrem-Orgao, Taluka and Registration Sub District of Ponda, South Goa District, of the State of Goa, described in the Land Registration Office of Ponda under registration no. 130161 at page 1 of the book B-46 (new) and enrolled in the land revenue office under no. 83 and surveyed under survey no. 27 sub division 0 of Revenue Village Tivrem. The said Plot of land is admeasuring a total area of 910.00 Square Metres approximately and bounded as under :-



EAST :	By the remaining portion of the said property;
WEST :	By the remaining portion of the said property;
NORTH :	By a piece of land belonging to Shri Datta Borkar;
SOUTH :	By property belonging to Shri Anand Porobo Kholkar;

By virtue of the said Deed of Sale dated 15/10/1984, the said SHRI MAHENDRA VINAYAK DESSAI alias DEVENDRA VINAYAK DESSAI and SMT. GEETA VITHAL ACHARYA, became the absolute owners in possession and enjoyment of the said Plot.

They have got the said Plot mutated in their favour and their names appear in the Occupant Column of Form I and XIV of Survey No. 27/0 of village Tivrem. As per the Records of Rights the said Property is known as "JUWARWADA".

Subsequently the said SMT. GEETA VITHAL ACHARYA expired on 23/07/2010 and there after her husband namely VITHAL RAGHAVENDRA ACHARYA expired on 03/01/2016. Upon their demise a Deed of Succession was drawn on 09/05/2016 in the Office of the Civil Registrar cum Sub-Registrar and Notary Ex-Officio Panaji, Ilhas, Goa, in Book No. 728 at page 48 onwards, in which the following children of the deceased persons have been qualified as their only universal legal heirs entitled to inherit the estate left by the deceased persons :-

- (1) Shri Virendra Vithal Acharya married to Mrs. Leena Virendra Acharya;
- (2) Mrs. Virangino Balkrishna Kamat married to Shri Balkrishna Jaganath Kamat;



Therefore upon the demise of said SMT. GEETA VITHAL ACHARYA and VITHAL RAGHAVENDRA ACHARYA, half undivided share, title, right and interest in the land of the said Plot have been devolved upon the aforesaid legal heirs by way of inheritance and thus they became the absolute owners, in possession and enjoyment of the said half undivided share in the said Plot.

The said (1) Shri Virendra Vithal Acharya (2) Mrs. Leena Virendra Acharya; (3) Mrs. Virangino Balkrishna Kamat (4) Shri Balkrishna Jaganath Kamat, sold, conveyed and transferred all that portion of land admeasuring 910 Sq. Meters to M/s Omkar Builder & Developer, and thereby M/s Omkar Builder & Developer became the absolute owner in possession and enjoyment of the said portion of land. In terms of the said Deed of Sale, the said Builder/Developer paid an amount of Rs. 35,00,000/- (1) Shri Virendra Vithal Acharya (2) Mrs. Leena Virendra Acharya; as consideration of their share in the said portion of land and to (3) Mrs. Virangino Balkrishna Kamat (4) Shri Balkrishna Jaganath Kamat, agreed to allot on ownership basis two BHK two Flats and 2 Car Parkings as consideration of their share in the said portion of land, after constructing the proposed building on the said portion of land.

The said portion of land falls under settlement zone and the Office of the Additional Collector III, Ponda, Goa, vide Sanand dtd. 14/11/2022 has granted permission for the conversion of the land of the said portion of land for residential purpose.

Mrs. Mansi Mahesh Talekar and Mr. Mahesh Pandurang Talekar alias Mahesh Talekar, having married, under the regime of Communion of Assets in force in Goa, and thus Mr. Mahesh Pandurang Talekar alias Mahesh Talekar being moiety holder, he is entitled to half undivided share, rights, title and interest in THE SAID PLOT.



M/S OMKAR BUILDER & DEVELOPER herein subsequently after having complied the prescribed procedures provided under the Land Revenue Code, got the said Plot mutated in its favour and accordingly its name appears in the Occupant Column of the Form I and XIV of the Records of Rights of Survey No. 27 Sub-Division No. 1-G of village Tivrem, Ponda Taluka, Goa.

Mrs. Mansi Mahesh Talekar and Mr. Mahesh Pandurang Talekar alias Mahesh Talekar, having married, under the regime of Communion of Assets in force in Goa, and thus Mr. Mahesh Pandurang Talekar alias Mahesh Talekar being moiety holder, he is entitled to half undivided share, rights, title and interest in THE SAID PLOT. and therefore he has joined to the present Agreement for construction and sale in order to perfect and validate the rights of The Allottee in the Flat together with the proportionate undivided share in the land in all respect.

M/S OMKAR BUILDER & DEVELOPER herein subsequently after having complied the prescribed procedures provided under the Land Revenue Code, got the said Plot mutated in their favour and accordingly its name appears in the Occupant Column of the Form I and XIV of the Records of Rights of Survey No. 2 Sub-Division No. 1 of village Candola, Ponda Taluka, Goa.

M/s Omkar Builder & Developer owns and seizes the above referred Plot and they are the exclusive owners of the same.

M/s Omkar Builder & Developer intend to develop the said Plot by putting up a multistoried building on the said Plot.

M/s Omkar Builder & Developer has obtained the necessary approvals and permission from the concerned authorities in the name of M/s Omkar Builder & Developer as detailed in the above mentioned list for putting up the said project of construction of a



building, as per the approved Plans and specification.

M/s Omkar Builder & Developer is entitled to develop the said Plot by exploitation of the full development potential of the said Plot available as of the date on the said Plot.


All the premises of the constructed area in the Building will entirely belong to M/s Omkar Builder & Developer except two BHK two Flats and 2 Car Parkings reserved for the said Mrs. Virangino Balkrishna Kamat and Shri Balkrishna Jaganath Kamat. M/s Omkar Builder & Developer will have full rights to deal with/sell and/or dispose of all the remaining Premises of the proposed building to third parties as M/s Omkar Builder & Developer may deem fit and proper and appropriate the consideration thereof to its own account. M/s Omkar Builder & Developer is entitled to sell and/or transfer all the Flats, Parkings and other premises of the said Building or any part or portion of the said Building to any buyers of its choice.

CERTIFICATE

I have gone through the title deeds relating to the above property and in my opinion, M/s Omkar Builder & Developer hold absolute, clear, valid and marketable title to the said Plot and is entitled to sell or dispose of all the premises of the said proposed building being constructed in the said Plot (except the said two Flats with Two Car Parkings reserved for Mrs. Virangino Balkrishna Kamat and Shri Balkrishna Jaganath Kamat) at their own discretion to any prospective buyer/s.

PLACE: - MARCELA – GOA.

DATE: - 20 /02/2023.


(K. L. BHAGAT)



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