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ADVOCATE

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Date: 21/07/2022

Title Opinion

This Title Opinion is issued at the request of
Shri Rohan Ramesh Kamat, partner Kamat Reality,
Panaji, Goa.

Property Description:-

All that plot bearing nos. 27,28,29,30 and 31
with a total land area of 2434.53 sq.mts. located
in the larger property known as ZAMBUL GALLUM,
described in land registration office of Bardez
under no. 34587 at pages 199 of book B-88
situated in village Socorro, within limits of
Socorro, Sub-District and Taluka of Bardez,
District of North-Goa, state of Goa, bearing
survey No.371/2 of Village Socorro and registered
in Taluka Revenue Office of Bardez, under Matriz
No.1560 of first circumscription of Socorro and
the said plots together are bounded as under:-

On the East: by survey no. 362 of village Socorro;

On the West: by road;

On the North: by open space of same property bearing survey no. 371/2 of village Socorro;

On the South: by road.

Documents:-

1. Photocopy of Land registration certificate (CERTIDAO) of description no. 34587 in Portuguese language long with English translation.
2. Photocopy of Survey Form I & XIV of survey no. 371/2 of village Socorro.
3. Survey plan of survey no. 371/2 of village Socorro.
4. Photocopy of Conversion Sanad dated 28/11/2003 along with plan.
5. Photocopy of Construction license dated 27/04/2007 ref. no. V.P./SOC/231/FN-/2007-2008.
6. Photocopy of Construction license renewal dated 04/11/2010 REF. NO. VP/SOC/1737/2010-11.

7. Photocopy of Deed of Gift dated 28/11/2009, regd. No. 2611 at pages 111 to 122, Book I Vol. 2913 dated 02/12/2009 registered in the office of the Sub-Register at Mapusa.
8. Photocopy of Deed of Gift dated 05/04/2010 regd. at Book 1 Document, registration no. BRZ-BK1-01084-2010, CD no. BRZD54 on 06/04/2010.
9. Photocopy of Deed of Gift dated 21/08/2012, registered at Book 1 Document Registration No. BRZ-BK1-03810-2012, CD No. BRZD368 on 27/08/2012.

Flow of title:

There exists a property known as "Zambul Gallo" described in Land Registration Office of Bardez under No.34587 at page 199 of Book B-88 situated in village Socorro, within limits of Socorro, Sub-District and Taluka of Bardez, District of North-Goa, state of Goa, bearing survey No.371/2 of Village Socorro and registered in Taluka Revenue Office of Bardez, under Matriz No.1560 of first circumscription.

The said property was inscribed in the name of Carlos Sidney Antonio Pinto Rosario, when he was a minor. It is therefore safe to deduce that he

was the owner of the said property bearing Description No.34587.

In present day survey records also, the name of Sendney Pinto Do Rosario alias Sidney Antonio Pinto Rosario is seen recorded in occupant column.

The a portion of the said property was developed into approved plots after obtaining approval from Town & Country planning Department by final NOC dated 24/08/2005. The said portion is seen to be converted to non agricultural use by obtaining a conversion sanad dated 28/11/2003.

Among the approved plots, exists Plot No. 27, 28, 29, 30 and 31 with total area of 2434.53 sq.mts, which are subject of present opinion.

By Deed of Gift dated 28/11/2009, regd. No. 2611 at pages 111 to 122, Book I Vol. 2913 dated 02/12/2009 registered in the office of the Sub-Register at Mapusa, Carlos Sidney Antonio Pinto Do Rosario alias Sidny Pinto Rosario and his wife Maria Jose Sonia Moniz Pinto Do Rosario gifted

the said plots to their son Sebastiao Antonio Sunil Pinto Rosario.

By Deed of Gift dated 05/04/2010 regd. at Book 1 Document, registration no. BRZ-BK1-01084-2010, CD no. BRZD54 on 06/04/2010, the said Sebastiao gifted the said plots back to his parents.

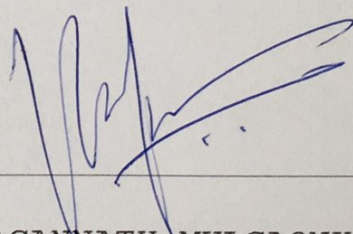
Subsequently by Deed of Gift dated 21/08/2012, registered at Book 1 Document Registration No. BRZ-BK1-03810-2012, CD No. BRZD368 on 27/08/2012, the said Sidney and his wife Maria once again gifted the said plots to the said Sebastiao Antonio Sunil Pinto Rosario.

I have also perused the conversion sanad dated 28/11/2003 and Construction License dated 27/04/2007 ref. no. V.P./SOC/231/FN-/2007-2008 issued by V.P. Socorro and subsequent renewal dated 20/03/2017 (which has lapsed on 15/12/2018).

By Deed of Sale dated 01/02/2022 registered in the office of the sub-registrar at Mapusa under at Book:- 1 Document registration No. BRZ-1-1279-2022 ON 22/03/2022 the said Sebastiao Antonio

Sunil Pinto Rosario and his wife Mary Ann Veronica Menezes Pinto Rosario alias Mary Ann Veronica Menezes sold the said plots to KAMAT REALTY a partnership firm represented by its partners Mr. Ramesh Anant Kamat and Mr. Rohan Ramesh Kamat.

From the above I am of the opinion that **KAMAT REALTY** a partnership firm and its partners Mr. Ramesh Anant Kamat and Mr. Rohan Ramesh Kamat are the exclusive owners in possession of the said plots No.27, 28, 29, 30 and 31 forming part of survey no. 371/2 of village Socorro and has clear and marketable title towards the same, subject to carrying out necessary mutation in survey records and production of Nil Encumbrance Certificate.



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