Gaurish M. Kudchadkar
B.com., LL.M.

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Date: 30/07/2020

This Certificate of Title and Search is given at the request of **SUA CONSTRUCTIONS**, a Partnership Firm duly registered under the Indian Partnership Act, 1932, having its office at Fatorda, Salcete, Goa, in respect of the property surveyed under Chalta No. 3 and 4 of P. T. Sheet No. 126 of Margao City.

CERTIFICATE OF TITLE

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property/Plots under scrutiny:

A) Name/ Number of the property/plots under Scrutiny:

The plots under scrutiny are numbered as Plot No. B-11 and B-12.

B) Location:

Gogol, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

C) Registration details of Plots under scrutiny:

The plots under scrutiny formed part of the property "Assulianchi Tolly" or "Gogolla" described under Description No. 10202.

D) Chalta Numbers of the plots as per City Survey:

The plots under scrutiny are surveyed as under:

Plot No. B-11 .....Chalta No. 3 of P. T. Sheet No. 126

Plot No. B-12 .....Chalta No. 4 of P. T. Sheet No. 126

Office Address: Kamat Commercial, Second Floor, Opp. Hari Mandir, Pajifond, Margao-Goa. 403601 E-mail: adv.gaurish@rediffmail.com

E) *Boundaries of the Plots under scrutiny.*

Of the Plot No. B-11

East : by 8.00 metres wide road;

West : by nallah and then open space;

North : by Plot No. B-10 of the colony;

South: by Plot No. B-12 of the colony.

As per Survey Records

East : by public road;

West : by nallah and then open space

North : by Plot No. B-10 of the colony

South: by Plot No. B-12 (Chalta No. 4 of PTS No. 126)

Of the Plot No. B-12

East : by 8.00 metres wide road

West : by nallah and then open space

North : by Plot No. B-11 of the colony

South: by Plot No. B-13 of the colony

As per Survey Records

East : by public road;

West : by nallah and then open space

North : by Plot No. B-11 (Chalta No. 3 of PTS No. 126)

South: by Plot No. B-13 (Chalta No. 16 of PTS No. 126)

F) *Area of the Plots under scrutiny*:

1102.00 Sq. meters being Plot B-11 609.00 Sq. meters and Plot B-12 admeasuring 493.00 Sq. meters.

The Plot No. B-11 and B-12 described are, taken together are hereinafter for the sake of convenience are referred to as "SAID PLOTS".

III. ***Scrutiny of Documents-Search and Investigation***:

From the scrutiny of the documents referred herein, I give hereto the manner in which the titles of the Said Plots have devolved and my opinion on the title of the Said Property:

By virtue of Deed of Sale dated 13/03/1997, duly registered in the office of the Sub-Registrar, Salcete under No. 1032 at pages 514 to 540 of Book No. I, Vol. No. 726 dated 27/05/1997, the Plot No. B-11 was purchased by Mrs. Purnima Rajendra Kapdi, upon which purchase said Mrs. Purnima Rajendra Kapdi partitioned the said Plot B-11 from the bigger property and got the same recorded separately under Chalta No. 3 of P. T. Sheet No. 126 of Margao City.

By virtue of Deed of Sale dated 12/03/1997, duly registered in the office of the Sub-Registrar, Salcete under No. 1033 at pages 541 to

569 of Book No. I, Vol. No. 726 dated 27/05/1997, the Plot No. B-12 was purchased by Mr. Rajendra Kapdi, upon which purchase said Mr. Rajendra Kapdi partitioned the said Plot B-12 from the bigger property and got the same recorded separately under Chalta No. 4 of P. T. Sheet No. 126 of Margao City.

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By virtue of Deed of Sale dated 03/09/2010, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-04637-2010, CD No. MGOD29 dated 03/09/2010 read with Deed of Rectification dated 12/05/2018 duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-02187-2018, CD No. MGOD124 dated 16/05/2018, said Mrs. Purnima Rajendra Kapdi and her husband Mr. Rajendra Kapdi, sold the SAID PLOTS to Mr. Ashish Agarwal, Mr. Mahesh Kumar, Smt. Payal Jain and Mr. Shrawan alias Shravan Kumar Tibrewal.

↓

Vide Deed of Sale dated 14/05/2018, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-02229-2018, CD No. MGOD124 dated 17/05/2018, Mr. Ashish Agarwal, Mr. Mahesh Kumar, Smt. Payal Jain and Mr. Shrawan alias

Shravan Kumar Tibrewal sold the Said Plot No. B-11 to Sua Constructions.

Vide Deed of Sale dated 14/05/2018, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-02230-2018, CD No. MGOD124 dated 17/05/2018, said Mr. Rajendra Kapdi, sold the SAID PLOT to Mr. Ashish Agarwal, Mr. Mahesh Kumar, Smt. Payal Jain and Mr. Shrawan alias Shravan Kumar Tibrewal sold the Said Plot No. B-12 to Sua Constructions.

Upon the purchase of the SAID PLOTS, said Sua Constructions with intent to develop the SAID PLOTS have obtained following permissions and approvals:

(i) Development Permission dated 15/01/2020 under Ref. No. SGPDA/P/6258/1592/19-20 issued by South Goa Planning and Development Authority, Margao, Goa;

(ii) No Objection Certificate dated 10/06/2020 under Ref. No. UHCM/NOC/2020-21/289 issued by Urban Health Centre, Margao;

(iii) Construction Licence dated 28/07/2020 under Licence No. A/24/2020-2021 issued by Margao Municipal Council.

Certificate:

On the basis of the scrutiny of documents referred above, I hereby certify that SUA CONSTRUCTIONS is the owner in possession of the SAID PLOTS and holds clean, clear and marketable title.

Gaurish M. Kudchadkar
B.Com., LL.M.
ADVOCATE, HIGH COURT
Kamat Commercial,
Second Floor, Opp.Hari Mandir,
Margao-Goa - 403601