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Date:- 08/11/2010.


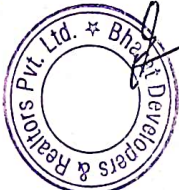
SEARCH REPORT

**SEARCH REPORT AND CERTIFICATE OF OWNERSHIP
TITLE**

At the request of **Shri. Pardip Singh Birring and Jugdeep Kumar Sehgal** the Directors of **M/s Bharat Developers & Realtors Pvt. Ltd.** having office at C-002, Ruby Residency, Canacona Goa. I have made the search of the records of Sub-Registrar of Salcete and Canacona, Land Registrar of Quepem, Matriz records of revenue village of Canacona and survey records of village Chaudi, Taluka Canacona and after scrutiny of the documents and certificates submitted by the interested party, I am giving the search report and certificate of ownership title of the property surveyed under No.26/3 and 35/13 having total area admeasuring about 5489 sq. mtrs. of the Village Chaudi, Taluka Canacona, in the following manner.

DESCRIPTION OF THE PROPERTY:-

1. All that landed property known as '**PORNA**' (as per matriz record) and '**POND**' or '**PANDA**' (as per survey record), situated in ward Chaudi, of Canacona Municipal Council, Taluka Canacona, which is not registered in the land

registration office but enrolled in the Taluka Revenue Office of Canacona, under Matriz No.1486 having total area admeasuring 5489 sq. mts divided into two plots by a nalla existing in between both the plot surveyed under survey no.26/3 of village Chaudi having area admeasuring about 4657 sq. mts and an area admesuring abiut 832 sq. mts surveyed under survey no.35/13 and as per survey record the property under survey no.26/3 of village Chaudi, Taluka Canacona is bounded as under:-

East:- by nalla beyond which the property under survey no.35/13 of village Chaudi.

West:- by property under survey no.27/1 of village Chaudi;

North:- by property under survey no.26/1, 26/2 and 26/4 of village Chaudi;

South:- by property under survey no.29/8, 29/9, 30/1, 30/4 and 31/5 of village Chaudi
and the property under survey no.35/13 is bounded as under of village Chaudi;

East:- by property under survey no.35/9 and 35/14 of village Chaudi;

West:- by nalla beyond which property under survey no.26/3 of village Chaudi;

North:- by property under survey no.35/8 of village Chaudi;

South:- by property under survey no.32/1 of village Chaudi;



DOCUMENTS AND CERTIFICATES SUBMITTED BY THE
INTERESTED PARTY FOR VERIFICATION AND
SCRUTINY.

1. Matriz certificate dtd.15th December, 1998.
2. Judgement and Order passed in Inventory proceeding no.4/99/C dtd.19/7/1999 by the Civil Court at Margao.
3. Index of land in Form No.I & XIV of survey no.26/3 and 35/13.
4. Survey plan of properties under survey no.26/3 and 35/13.
5. Agreement for Sale dtd.11th April, 2010.
6. Deed of Sale dtd.2nd September, 2010.
7. Nil Encumbrance certificate issued by Sub Registrar of Canacona dtd.18/10/2010.
8. Sanad for conversion of use of land dtd.6/5/2010/
9. Construction licence no.Cmc/Tech.sec/Const./2010-11/377 dtd.07/06/2010
10. Construction licence no.Cmc/Tech.sec/Const./2010-11/445 dtd.18/06/2010.

DESCRIPTION OF THE DOCUMENTS:-

1. The document at serial no.1 is matriz certificate issued by the Head of Taluka Revenue Office Canacona dtd.15th December, 1998. As per the said certificate the property known as '**PORNA**'(as per matriz record) and **POND** or **PANDA** (as per survey record), is found enrolled in the Taluka Revenue Office of Canacona under Matriz no.1486 and inscribed in the name of **Shri. Babu Cuatam Naiuqe Dessai**. The said property also found described with



boundaries in the matriz certificate which clearly shows that the said property under matriz no.1486 was being owned by said **Shri. Babu Cuatam Naique Dessai**. The property is not registered in the Land Registration Office.

2. The document at **serial no.2** is Judgement, Order and Decree passed by the Court of Comarca, Judge of Salcete, Quepem and Canacona sitting at Margao in Inventory proceeding no.4/99/C dtd.19/7/1999. As per this document the above described property has been enlisted in the list of assets as item no.2. The allotment made in the Inventory Proceeding the said property stands allotted half to **Shri. Chandrahas K. Naik Desai** and his wife **Smt. Sumita alias Savita Chandrahas Naik Desai** and remaining half to **Shri. Kishor Kusta Naik Desai** and his wife **Smt. Karishma Kishor Naik Desai**. In view of allotment in Inventory Proceeding the said **Shri. Chandrahas K. Naik Desai** with his wife and **Shri. Kishor Kusta Naik Desai** with his wife have inherited the said property and become absolute owners.
3. The documents at **serial no.3** are Form I & XIV of property under survey no.26/3 and 35/13 of village Chaudi, Taluka Canacona Goa. The said document shows that the entries in the name of **Shri. Chandrahas K. Naik Desai** and **Shri. Kishor Kusta Naik Desai** has been made as per order passed by the Revenue Authority in Mutation case no.131. Upon perusal of the mutation proceeding I found that based on the Judgement, Order and Decree passed in Inventory Proceeding by the Civil Court the names of **Shri. Chandrahas K. Naik Desai** with wife and **Shri. Kishor K. Naik Desai** has been entered in the said record.

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4. The plan issued by the survey Department shows the total area of the both plots admeasuring about 5489 with boundaries. The said plan was prepared by Survey Authority in the year 1973 and the records are promulgated and no dispute cases pending in respect of the area show in the said plan.

5. The document at **serial no.5** is Agreement of Sale by which the then owners i.e. **Shri. Chandrahas K. Naik Desai** and his wife, **Shri. Kishor K. Naik Desai** and his wife have agreed to sale the said property on the terms and conditions incorporated in the said Agreement. As per the recitals made in the said Agreement the vendors have submitted that **Shri. Babu Cuatam Naique Dessai** whose name stands enrolled in the matriz record had one brother by name **Shri. Mukund Kusta Naik**. It is further submitted that the said **Shri. Babu Cuatam Naique Dessai** has expired bachelor and therefore his assets where inherited by his sole brother **Shri. Mukund Kusta Naik Dessai**.

As per the statement made in the agreement the said **Shri. Mukund Kusta Naik Dessai** married to **Smt. Gangawati Kusta Naik Dessai** and as both of them had no issues, they adopted a son whose name was changed as **Shri. Kusta Mukund Naik Dessai**.

The said **Shri. Kusta Mukund Naik Dessai** married to **Smt. Gangawati alias Putem Kusta Naik Dessai**. **Shri. Kusta Mukund Naik Dessai** and his wife **Smt. Gangawati alias Putem Kusta Naik Dessai** have expired leaving behind their children. That the assets of the said **Shri. Kusta Naik Dessai** and **Smt. Gangawati alias**



Putem Kusta Naik Dessai have been partitioned as per the Judgement, Order and Decree passed in Inventory Proceeding No.4/99/C by the Comarca Court.

The Vendors of the said agreement being absolute owners executed the agreement dtd.1st April, 2010 which is duly registered under registration no.109, at pages 491 to 516 of Book I, volume no.216 dtd.16th April, 2010 infavour of M/s Bharat Developers & Realtors Pvt. Ltd.

6. The document at **serial no.6** is the Deed of Sale dtd.2nd September, 2010 which is duly registered in the office of sub registrar of Canacona, under registration no.254 at pages 161 to 192 of book I, volume no.222 dtd.8/9/2010. As per the terms and condition of the agreement referred above the vendors have sold the said property to the purchasers **M/s Bharat Developers & Realtors Pvt. Ltd.** upon payment of entire consideration.
7. The document at serial no.7 is Nil Encumbrance certificate dtd.18/10/2010 issued by Sub Registrar of Canacona. The Sub Registrar has certified that he has made search in Book No.1 and the indexes relating to the properties for the period from 15th August 1972 to 15th October, 2010 and that no encumbrances affecting the said property have been found. The said certificate confirms that the vendors did not enter into any agreement thereby creating rights in favour of any parties.
8. The document at **serial no.8** is Sanad dtd.6/5/2010 issued by the Collector, South Goa, Margao-Goa, by which the vendors **Shri. Chandrahas Kusta Naik Dessai**



and others have been permitted to convert a plot of the land having area admeasuring about 2500 sq. mts for residential use.

9. The documents at **serial no.9 and 10** are the construction licences issued by the Chief Officer, Canacona Municipal Council, Canacona-Goa, by which **M/s Bharat Developers & Realtors Pvt. Ltd.** have granted licenses for the construction of residential complex in the property under survey no.26/3 along with the other survey nos. of village Chaudi, Taluka Canacona-Goa.

CONCLUSION


I therefore certify that **M/s Bharat Developers & Realtors Pvt. Ltd** being the owners are holding valid licence for the construction of the residential complex in the said property.

It is further certified that **M/s Bharat Developers & Realtors Pvt. Ltd.** as the Developers cum Builders being the land owners can enter into an agreement for sale with any prospective purchasers of the constructed units in the building in the said property with the necessary terms and conditions. Such agreement for sale must be registered before the sub registrar of Canacona at Canacona Goa and that the loan finance to the prospective purchasers may be considered on merits for such prospective purchasers by following the usual procedures of the bank.



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I therefore certify that **M/s Bharat Developers & Realtors Pvt. Ltd.** having office at C-002, Ruby Residency, Canacona Goa have clear, legal, marketable, unencumbered and subsisting title over the property surveyed under survey no.26/3 having area admeasuring about 4657 sq.mts. and survey no.35/13 having area admeasuring about 832 sq.mts. Situated at ward Chaudi, Taluka Canacona-Goa.


(Adv. Vijay Gaycar)



