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RESIDENCE:

Opp. Mahalaxmi Temple, No.117,

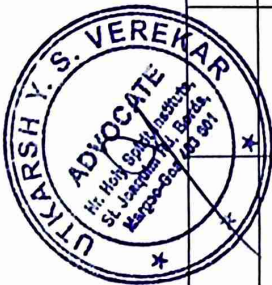
Fatorda,

Margao - Goa. 403602.

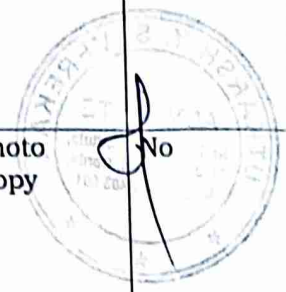
Date: 26/08/2021

SUB: TITLE REPORT OF THE plot of land being Plot N (Presently entire Chalta No. 39), admeasuring an area of 1240.00 sq. mtrs; which is part of property known as "MACODEALEM" situated at Ambajim, in the city of Margao, Taluka of Salcete, District of South Goa, State of Goa, Surveyed under Chalta No.39, P.T. sheet No.22 of Margao city

1	<u>Complete or full description of the immoveable property/(ies)</u> ALL That Plot of land being Plot N, admeasuring an area of 1240.00 sq. mtrs; which is part of property known as "MACODEALEM" situated at Ambajim, in the city of Margao, Taluka of Salcete, District of South Goa, State of Goa, Surveyed under Chalta No.39, P.T. sheet No.22 of Margao city.				
2	a) Particulars of the documents scrutinized serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.				
	Sl. no	Date	Name/ Nature of the Document	Original/certified copy/certified/ extract/ photo copy, etc.	In case of copies whether the original was scrutinized by the Advocate
	1.	26/05/1975	Inscription of Transmission at Folio No. 49 of the Book G-63 dated 26/05/1975	Photo Copy	No
	2.	01/04/2000	Inventory Proceedings bearing 86/99 in the Comarca court at Margao along with judgment Order and Consent Decree dated 01/04/2000	Photo Copy	No
	3.	23/01/2021	Form D for the Plot N	Photo Copy	No



			surveyed under Chalta No. 39 of P T Sheet No. 22 of Margao city		
	4.	18/02/2021	Deed of Sale dated 18/02/2021 duly registered before the Sub-Registrar of Salcete under Reg. No. MGO-1-729-2021 dated 23/02/2021.	Photo Copy	No
	5.	10/05/2021	Sanad issued by the Additional Collector-II, South Goa District, Margao-Goa, bearing Ref. No. AC-II/SAL/SG/CONV/21/2021 /4754 dated 10/05/2021	Photo Copy	No
	6.	16/04/2021	Development Permission issued by the South Goa Planning & Development Authority under Ref. No. SGPDA/P/6401/84/21-22 dated 16/04/2021	Photo Copy	No
	7.	27/05/2021	Construction license bearing No. A/14/2021-2022 dated 27/05/2021 issued by the Margao-Municipal Council, Margao-Goa.	Photo Copy	No
<p><u>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used.</u></p> <p>All that property Known as "Macodealem, situated at Ambajim in the city of Margao, Taluka of Salcete, District of South Goa, State of Goa, described in the Land registration office unfer No. 280 at Pages 249 overleaf of Book</p>					



No. B No. 2 (Old series), enrolled in the Land revenue office under matriz No. 2150 and previously, surveyed under Chalta No. 13 of P T Sheet No. 15 and Chalta No. 2 and 3 of P T Sheet No.22 of Margao City, and is bounded as under:

East : By properties of Custodio Andrade. Roque Velho and Luciano Andrarde

West : By drain and property of heirs of Jose Bento Miranda

North: By the Paddy Filed of comunidade and property of heirs of jose Inacio Rodrigues

South : By Road and property of Adolfo BARreto Xavir

(Hereinafter referred to as Said property)

ALL That Plot of land being Plot N, admeasuring an area of 1240.00 sq. mtrs; which is part of said property, presently Surveyed under Chalta No.39, P.T. sheet No.22 of Margao city and is bounded as under:

On the North : By the property Surveyed under P. T Sheet No. 22 Chalta No. 38

On the South : By Property Surveyed under P T Sheet No. 22, Chalta No. 14

On the East : By Property Surveyed under Chalta No. 13/P T Sheet No. 15 Reserved as Road

On the west : By Property Surveyed under P T Sheet No. 22, Chalta No. 38.

(Hereinafter referred to as Said PLOT)

Document No.1) The said Property was Originally belonging to Mr. Basilio Andrade whose name is inscribed in the **Inscription** of Transmission at Folio No. 49 of the Book G-63 dated 26/05/1975.

Document No.2) Further upon the death of said Mr. Basilio Andrade the **Inventory Proceedings** bearing No. 86/99 were initiated in the Comarca Court at Margao, and in the said proceedings the property was divided into Several Plot and vide Judgment Order and Consent Decree dated 01/04/2000 the Said Plot which is of our interest was allotted to Mr. Tomaturgo Andrade.

Document No. 3) On becoming the owner of the said Plot said Mr. Tomaturgo Andrade Mutated his name in **Form D** dated 13/01/2021, for



the Plot surveyed under Chalta No. 22 of P T Sheet No. 39.

Document No. 4) Further by virtue of **Deed of Sale** dated 18/02/2021 duly registered before the Sub-Registrar of Salcete under Reg. No. MGO-1-729-2021 dated 23/02/2021, said Mr. Tomaturgo Andrade and his wife Mrs. Monica Andrade sold the said Plot to Master Builders and Developers represented by its Partner Mr. Sandip Nagesh Naik and Mr. Evarest Redemptor Diniz.

Document No. 5) Whereas the said Plot was converted from Agricultural land to Non Agricultural land by way of **Sanad** which was issued by the Additional Collector-II, South Goa District, Margao-Goa, bearing Ref. No. AC-II/SAL/SG/CONV/21/2021/4754 dated 10/05/2021 for the residential purpose Only.

Document No. 6) Now said M/S Master Builders and Developers is willing to develop the said Plot by constructing of Building G + 4 Floors, for which they obtained a **Development Permission** which was issued by the South Goa Planning & Development Authority under Ref. No. SGPDA/P/6401/84/21-22 dated 16/04/2021.

Document No. 7) After Obtaining the Final approval from the South Goa Planning & Development Authority, Margao-Goa, Construction needs to be carried out, for which **Construction license**, bearing No. A/14/2021-2022 dated 27/05/2021 was obtained by M/S. Master Builders and Developers, which was issued by the Margao-Municipal Council, Margao-Goa.

Document No. 8) Application for fresh **Nil Encumbrance certificate** is being made which has to be obtained.

6	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt./ Grantee/ Allottee etc.	Full Ownership Rights
9	If occupancy right, whether,	
	a) Such right is heritable and transferable,	Yes

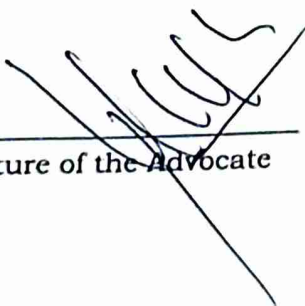


10	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reason for coming to such conclusion	It is clarified that there are no Minor's interest is seen involved in the documents scrutinized by me.
11	(a) If the property is agricultural land, whether the local laws permit mortgage of Agricultural land whether there are any restrictions for creation/enforcement of mortgage	No
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	(c) In the case of conversion of Agricultural land for commercial/residential purposes or otherwise, whether requisite procedure followed/ permission obtained.	<u>Sanad</u> issued by the Additional Collector-II, South Goa District, Margao-Goa, bearing Ref. No. AC-II/SAL/SG/CONV/21/2021/4754 dated 10/05/2021
12	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
13	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
14	(a) Whether the property is involved	No pending litigation seen from the



	in or subject matter of any litigation which is pending or concluded?	documents produced.
	(b) Whether the title documents have any court seal/marking which points out any litigation/ attachment / security to court in respect of the property in question? In such case please comment on such seal/marking	Not Applicable
15	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims Liens etc. and details thereof.	Application for fresh Nil Encumbrance certificate is being made which has to be obtained.
16	Details of RTC-extracts/mutation extracts/ Katha-extract pertaining to the property in question.	Surveyed under Chalta No.22, P.T. sheet No.39
<p>CONCLUSION: On going through the details about the property, and based on the documents submitted by the owner /promoter, the owner /promoter is having Full Ownership Rights, so also the Application for fresh Nil Encumbrance certificate is being made which has to be obtained.</p>		

Date : 26/08/2021
Place: Margao-Goa



Signature of the Advocate

