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ADVOCATE

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TITLE SEARCH REPORT

Title search report in respect of the plot of land admeasuring 2840 sq. mts. forming a part and parcel of the immovable property known as "ODLEM SORGUL" surveyed under No.76/1-B, of Pilerne, Bardez Goa.

1. This title search report has been prepared at the instance of M/s Supreme Realtors, a Partnership concern represented by Mr. Yogesh Y. Naik, having its office at Supreme, Behind BSNL Telephone Exchange, Margao Goa, concerning the property as mentioned herein above.

2. The undersigned has been furnished the following documents by M/s. Supreme Realtors for conducting the title search:-

(i) Form No. I & XIV of survey No. 76/1-B of Pilerne, Bardez Goa.

(ii) Survey Plan of 76/1-B of Pilerne, Bardez Goa.



(iii) Consent Decree dated 06-12-2004, passed by the IInd Addl. District Judge of North Goa in Civil Suit No. 6/1978.

(iv) Deed of Partition dated 15-03-2005, duly registered in the office of Sub-Registrar of Tiswadi under No. 1911 at Pages 1 to 47 of Book No. I, Volume No. 1499 on 9-5-2005.

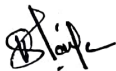
(v) Deed of Succession dated 21-02-2012, drawn before the Sub-Registrar of Bardez at Mapusa Goa and recorded at Page 41 and 42 of Deeds Book No.838.

(vi) Deed of Family Partition dated 20-01-2023 duly registered in the office of Sub-Registrar of Bardez at Mapusa Goa under No. BR2-1-647-2023 on 09-02-2023.

(vii) Technical clearance order dated 07-04-2022, of Town And Country Planning Department, Mapusa Goa.

(viii) Construction license No. UP/PM/F26/Bldg/2022-23/905 dated 16-06-2022 of Village Panchayat of Pilerne Marra, Bardez Goa.

(ix) Technical clearance order dated 05-07-2024, of Town And Country Planning Department, Mapusa Goa.



(x) Conversion Sanad No. 4/239/CNV/AC-III/1569 dated 09-10-2024, of the Addl. Collector of North Goa at Mapusa Goa.

(xi) Deed of Sale dated 10-07-2024 duly registered in the office of Sub-Registrar of Bardez at Mapusa Goa under No. BR2-1-4243-2024 on 14-08-2024.

3. Scrutiny of the documents.

From the Scrutiny of the documents there exists the immovable property known "ODLEM SORGUL" at Pilerne, Bardez Goa, being a part of the bigger property surveyed as Lote No. 330 of old Portuguese cadastral Survey Plan of Pilerne village. This property is herein after referred to as "Entire Said Property".

2. A portion of said entire property, i.e. an area of 34,200.00 sq. mts. was acquired by the legal heirs of one Dr. Alberto Melo Furtado, in terms of Consent Decree dated 06-12-2024, passed by the IInd Addl. District Judge of North Goa in Civil Suit No. 6/1978. This portion of the said entire property is herein after referred to as "Said Property".

3. Subsequently, vide a deed of partition dated 15-03-2005, duly registered in the office of Sub-Registrar of Tiswadi at Panaji Goa, under No. 1911 at Pages 1 to 47 of Book No. I, Volume No.



1499 on 09-05-2005, executed between all the parties to the aforesaid Civil Suit No. 6/1978, the said property was partitioned into various plots and two of such plots being plot No. B and E were allotted to one Mr. Thomas Aquino Pereira and his wife, Mrs. Celia Melo Furtado e Pereira. The plot B admeasuring 8550.00 sq. mts. is herein after referred to as the "Said Entire Plot".

4. Thereafter the aforesaid Celia Melo Furtado e Pereira, expired on 22-10-2006, leaving behind her above mentioned husband as the moiety sharer and her three daughters, being Divya Maria Pereira, Geeta Maria Pereira and Leela Cecilia Pereira as her legal heirs, who are succeed to her estates in terms of Deed of Succession dated 21-02-2012, drawn before the Sub-Registrar of Bardez at Mapusa Goa and recorded at Page 41 and 42 of Deeds Book No.838.

5. That the said entire plot got bifurcated on account of a road passing through it in the East- West direction, dividing the same into two plots, being the Northern portion admeasuring 3438.00 sq. mts. vide a Deed of Family Partition dated 20-01-2023 duly registered in the office of Sub-Registrar of Bardez at Mapusa Goa under No. BR2-1-647-2023 on 09-02-2023, (document at serial No.vi) the aforesaid Northern portion of the said entire plot



was further partitioned into two plots being, plot No. A/B-1 admeasuring 2840.00 sq. mts and Plot No. B/B-1 admeasuring 598.00.00 sq. mt.s and accordingly the Plot No. A/B-1 was allotted to the aforesaid Mr. Thomas Aquino Pereira. This Plot No. A/B-1 admeasuring 2840.00 sq. mts. is herein after referred to as "The Said Plot".

6. That vide a Deed of Sale dated 10-07-2024 duly registered in the office of Sub-Registrar of Bardez at Mapusa Goa under No. BR2-1-4243-2024 on 14-08-2024, (the document as described at serial No. xi) the said plot has been sold by the aforesaid Thomas Aquino Pereira to M/s. Supreme Realtors, having its office at Supreme, Behind BSNL Telephone Exchange, Margao Goa, M/s. Supreme Realtors are thus the owners and the possessors of the said plot as on today.

Conclusion

From the Scrutiny of the above mentioned documents, it is evident that M/s. Supreme Realtors, having its office at Supreme, Behind BSNL Telephone Exchange, Margao Goa, are the owners and the possessors of the said plot No. A/B-1 admeasuring 2480.00 sq. mts. of Survey No. 76/1-B Pilerne, Bardez Goa, as on today and they have a clear valid and marketable title to the said plot.



The said plot is fit for undertaking construction therein as a conversion sanad has already been obtained in the name of the previous under No. 4/239/CNV/AC-III/1569 dated 09-10-2024, of the Addl. Collector of North Goa at Mapusa Goa. (Document at serial No. (x).

Similarly, the previous owner has also obtained a Construction license No. UP/PM/F26/Bldg/2022-23/905 dated 16-06-2022 of Village Panchayat of Pilerne Marra, Bardez Goa. (Document at serial No. (viii).



Margao Goa

11-11-2024

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