

23.07.2020

TITLE SEARCH REPORT

**LEGAL SCRUTINY REPORT AND CERTIFICATE OF TITLE
FOR M/S MATCHES GOA PVT. LTD., MARGAO GOA.**

DETAILS OF THE ENTIRE PROPERTY UNDERT SCRUTINY

Property known as "Ubirbaga, Zingrimolla and Bonbo" forming one continuous property, situated at village Panchayat of Curti, Ponda taluka, Sub-District of Ponda and District of North Goa, state of Goa and registered in the Land Registration Office of Ilhas Panjim under no. 1012 of Book B - 12, old series, enrolled under Matriz No. 719 of Taluka revenue office, Ponda and surveyed under several survey numbers and is bounded as under:-

on the East : by the drain of winter waters attached to the property named

Aforamento of the possession of Givaji Sinay Cundoicar,

on the West : by the property by name Xopur of the possession of Mulas

Mamod of Queula,

on the North : by the limit of the ward Colbem of the said village Curti and

on the South : by the drain which is attached to the property name Borodo of
the possession of Mirzam Roimod.

PROPERTY DOCUMENTS SCRUTINISED

1. Deed of Sale with acquaintance dated 01.05.1954.
2. Inscription and Description of the property.
3. Certificate of conservator of Registrar of Ilhas de Goa dated 06.12.1966.
4. Conversion Sanad under Ref. No. RB/CNV/PON/COLL/04/2011/1039 dated 21.12.2018.



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5. Development Permission from Town and Country planning department, Ponda, under Ref. No. TPP/1150/Sub-Div/Curti/5/0/2019/611 dated 11.03.2020 for Sub-division of Land (provisional);
6. Development Permission/Provisional NOC from the office of Village Panchayat Curti Khandepar under Ref. No. VPCC/Licence/2020-21/429 dated 06.07.2020.
7. Form I & XIV of Survey No. 5/0 of Curti village of Ponda Taluka along with Survey Plan.
8. Nil Encumbrance certificate under No. 577 of 2020 dated 20.07.2020.

TRACING OF TITLE OF THE PROPERTY

All that landed property known as "Ubirbaga, Zingrimolla and Bonbo" forming one continuous property situated at Revenue village of Ponda, village Panchayat of Curti, Ponda taluka, Sub-District of Ponda and District of North Goa, state of Goa and registered in the Land Registration Office of Ilhas Panjim under no. 1012 of Book B-12, old series and enrolled under Matriz No. 719 of Taluka revenue office, Ponda.

The said property originally belonged to Shri. Narcinva Gangarama Xetio and his wife Smt. Caxibal Cetio, was purchased by Companhia Fosforeira de Goa Limiteda, a Private Limited Company from said Shri. Narcinva Gangarama Xetio and his wife Smt. Caxibal Cetio by virtue of Deed of Sale with acquittance dated. 01.05.1954, which was duly registered under no. 1012 at Book No. 477, page 23, overleaf before Crisna Porobo Tamba, substitute Notary in the Judicial Division of Ilhas, Goa.

The name of the said company Companhia Fosforeira de Goa Limiteda was changed from "Companhia Fosforeira de Goa Limiteda" to "M/s. Matches

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Goa Pvt. Ltd.” vide order of Conservator of Registrar of Ilhas de Goa dated 6th December 1966.

DETAILS OF THE PROPERTY UNDERT SCRUTINY

A part of the aforesaid property is surveyed under survey no. 5 Sub-Division No.0 situated at Curti village of Ponda Taluka, admeasures a total area of 1,45,600 sq. mtrs..

M/s. Matches Goa Pvt. Ltd. converted a part of Survey No. 5/0 admeasuring an area of 40,799 Sq. metres vide Conversion Sanad under Ref. No. RB/CNV/PON/COLL/04/2011/1039 dated 21/12/2018.

DEVELOPMENTAL PERMISSIONS

M/s. Matches Goa Pvt. Ltd., for the purpose of development of converted area obtained provisional permissions from the office of Town and Country planning department, Ponda, under Ref. No. TPP/1150/Sub-Div/Curti/5/0/2019/611 dated 11.03.2020 and also obtained provisional NOC from the office of Village Panchayat Curti Khandepar under Ref. No. VPCC/Licence/2020-21/429 dated 06.07.2020 for the sub division of plots. M/s. Matches Goa Pvt. Ltd sub-divided the said converted area into 34 sub-plots unequal in area namely plot A, B, plot No. C-01 to C- 30, plot D and plot E.

POSSESSION

Form I and XIV issued by the office of Mamlatdar, Ponda shows the name of M/s Matches Goa Pvt. Ltd as the sole occupant/holder and owner of the



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property bearing Survey No. 5, Sub-Division No. 0 of Curti Village of Ponda Taluka.

NIL ENCUMBRANCE ON PROPERTY

The said converted part of Survey No. 5/0 admeasuring an area of 40,799 Sq. metres is free from all encumbrances, charges and liens.


INSPECTION AND VERIFICATION

I have inspected and verified all the documents presented to me. I am satisfied that they are properly attested, signed and registered before the respective authorities and in accordance with the law in force during the respective period.

CERTIFICATE OF TITLE

On going through all the above mentioned documents I am of the opinion that the Title of said M/s. Matches Goa Pvt. Ltd. a Company registered under the Indian company Act 1956, having its registered office at Anand Bhavan, Old Station Road, Margao, Salcete, Goa, to the property under Survey Number 5 Sub Division No. 0, of Revenue Village Curti of Ponda Taluka, is good clear, legal and marketable.




Santosh Velip
Advocate