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Curchorem Goa.403706,
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Date:-23/01/2024

TO WHOMSOEVER IT MAY CONCERN

Ref: Legal Scrutiny and title clearance report in respect of Plot No.111 and 113 bearing survey No. 11/19, of Village Cacora, Taluka Quepem Goa,

At the request of **M/S. SHIVANI DEVELOPERS**, a partnership firm represented by it Partner **(A) SHRI. SHYAM GOPINATH SATARDEKAR**, son of Late Shri. Gopinath Satardekar, aged about 49 yrs, married, Business, R/o. Curchorem Goa, and **(B) SMT.JAYSHREE MAHESH SAGLANI**, D/o. Shri. Hemantlal Tanna, W/o. Shri. Mahesh Saglani, age about 57 yrs , married, Housewife, R/o.Vrindavan Apartment, Bepquegal , Curchorem, Goa,403706, I have carried out the necessary scrutiny of the documents of the title Deeds and the search of the relevant records in respect of the Said of Plot, as described herein below and has to give my legal scrutiny report thereon as under:-

DESCRIPTION OF THE PLOTS:-

ALL THAT Plot No.111 and 113, admeasuring an area of **1200 sq mtrs**, surveyed under survey No.11/19, of village Cacora, being a part of the

property knows as "**CARIACHI MORDI**", situated in the Village of Cacora, Taluka of Quepem , District of South Goa, in the State of Goa, within the limits of Curchorem Cacora Muncipal Council of Curchorem Goa, Described in the land Registration office Quepem, under No.14380 ,at pages 24 of Book B 40 under Matriz No.97, and the **SAID PROPERTY** bounded are as under:-

On the East : By the remaining half of the same property,

On the West : By the Public road that leads from Sanvordem to Sanguem

On the North : By the Limit of Village Curchorem and the property of Antonio Francisco Da Costa

On the South : By the Property of Clara Braganza ,Caitano Diniz, Rama Ganesh Shet and others.

Sr No.	Date	Description of Documents	Weather original or Xerox Copy
1.	30/07/1969	Deed of Sale , dated 30/07/1969	Xerox Copy
2.	23/09/91	Power of Attorney	Xerox Copy
3.	3/1/2005	Deed Of Succession	Xerox Copy
4.	03/11/2008	Deed of Sale	Xerox Copy
5.	23/09/2008	Inscription Descriptions of Land	Xerox Copy
6.	19/09/2008	Matriz Certificate	Xerox Copy

7.	06/11/2019	Sanad	Xerox Copy
8.	15/03/2022	Technical Clearance order	Xerox Copy
9.	03/06/2022	Construction Licence	Xerox Copy
10.		I & XIV Form under survey no.11/19 of Cacora Village	Xerox Copy
11.		Nill Encumbrance Certificate	Xerox Copy

TRACING OF THE PARTIES TITLE TO THE PROPERTY

That the Deed of sale executed on 24/07/1969 and registered under no.190 at pages 218 to 221 of Book No.1, Volume No.18, dated 30/07/1969,late Shri. Francisco Soares purchased from Shrio.Piedade Germano Travasso and his wife Maria Lourdina Mendes e Travasso the Plot No.111 and 113 of the property named "CARIACHI MORDI"(First addition of the half sixteen upon Eighteen Parts) of the property described in the land registration office of Quepem and the situated at Cacora within the Municipal area of Curchorem Cacora Municipals Council ,taluka and sub district of Quepem, District of Sourh Goa, and the said property is described in the land registration office under No.14380 at pages 24 of Book B 40,and the said property is enrolled in the Matriz records under no.97 of Village Cacora. Taluka Quepem Goa,

That said Plot No.111,constituting separate property and distinct by itself and the same is bounded on the East by the plot No.113 and passage of five meters to the well. on the West by the Village road ,on the North By

Curchorem Pontemol road and the south by the local road and the area of 74650 Sq mtrs equivalent to 74650/160000.

That the Said Plot No. 113, constituting separate property and distinct by itself and the same is bounded as under on the East by the plot no.114, on the West by the plot No.111 and passage of 5 mtrs to the well, on the North By Curchorem Pontemol road and the south by the plot No.112.an has the area of 463 sq mtrs equivalent to 463/160000.

That upon the purchased of the said two plots the said Shri.Francisco Soares amalgamated both the plot and carried on the construction of two structure in the said property and both these structure are assessed in the said records of the Curchorem Cacora Municipal Council under Nos.28/211 and 28/212. That late Shri.Francisco Soares Expired on 28/12/2001 and his wife Smt. Dulcie Josefa Soares also expired on 13 /08/1991 and upon their death the deed of Succession and inheritance was drawn on 7th December 2004 before the Ex-Officio Notary of Salcete Margao and in the same Deed it is clearly established their Successors.

That the partners **M/S. SHIVANI DEVELOPERS**, had purchased property admeasuring an are 1200 Sq mtrs, by virtue of Deed of Sale ,under Registeredno.248,at pages 456 to 479,Book No.I, Volume No/491,dated 05/03/2009, registered before the Sub Registrar office of Quepem, Goa, Surveyed under No. 11/19 of village Cacora, Taluka Quepem Goa. for the sake of brevity hereinafter referred to as the **"SAID PROPERTY**,

That **M/S. SHIVANI DEVELOPERS**, obtaining sanad bearing no.COL/QUE/SG/CONV/84/2017/12246,dated 06/11/2019,from the office of the Collector South Goa District, Technical Clearance order No.TPQ /CT/.N7508/Q-CURCHOREM/11/19/2022/480,dated 15/03/2022, from the office of the Town & Country Planning Department quepem Goa, construction licence bearing no. CONSTLIC/CCMC/2022-2023/4 ,dated 03/06/2022, from Curchorem Cacora Municipal Council Curchorem Goa,

CERTIFICATE OF TITLE AND ENCUMBRANCE

As per the Scrutiny of the Documents, the title deeds and such of available records reveals that **M/S. SHIVANI DEVELOPERS**, is the exclusive legal owner in possession of the aforesaid property, admeasuring an area 1200 sq mtrs, bearing survey No.11/19,of Village Cacora ,of Taluka Quepm Goa.

I have caused necessary searches in the office of Sub-Registrar of Quepem, and it is found that the aforesaid Property is free from encumbrances, charges, liens whatsoever and there appears no any registered mortgaged in the aforesaid office.

OPINION

On the basis of the Scrutiny of the documents, I certify that **M/S. SHIVANI DEVELOPERS**,, is the absolute owner in possession and enjoyment of the Said Property.

6

That **M/S. SHIVANI DEVELOPERS**, have got a valid, clear and absolute and marketable title over the Said property shown above .

Date:-23/01/2024.

Thanking You,

Yours faithfully



Advocate

Adv. Pandurang N. Parab
M.Com. L.L.B.
Curchorem - Goa