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REPORT OF TITLE OF PROPERTY SURVEYED UNDER
SURVEY NO. 100 SUB DIVISION NO 7-B VILLAGE
DAVORLIM TALUKA SALCETE .

1. *Land Registration Certificate under No. 23091 of New Series*
2. *Attested copy of Power of attorney dated 9/5/1998 duly executed before the Notary K.S. Angle under Ref. No. 6044 dated 9/5/1998.*
3. *Judgement in Case No. LRC/PART/677/2012/III dated 18/2/2014 .*
4. *Form I & XIV of survey no. 100/7-B of Davorlim Village*
5. *Survey Plan of Survey No. 100/7-B of village Davorlim*
6. *Deed of Succession drawn on 13th April 2000 by Ex-officio Notary of Salcete recorded at page 3 onwards of Book No.1414;*
7. *Agreement for Sale dated 5/7/2007 registered under no. 3565 at pages 186 to 220 of Book No. I Vol 2559 date 27/7/2007 in the office of Sub-Registrar of Salcete at Margao*
8. *Deed of Sale dated 3/7/2008 duly registered in the Office of Sub-Registrar of Salcete at Margao under no. 3892 at pages 139 to 161 Book No. I Volume No. 3063 dated 25/07/2008.*



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9. Conversion SANAD dated 01/02/2022 under Ref. No. COL/SAL/SG/CONV/23/2018/1975 issued by Office of Collector of South Goa.
10. Technical Clearance order for construction of the said project issued by Office of the Senior Town Planner , Town and Country Planning Department , South Goa District Margao Goa under Ref. No. 29676/Const/Davor/100/7-B/18/785 dated 14/2/2018 .
11. The Office of Village Panchayat Davorlim-Dicarpale Salcete Goa has issued a construction license for the entire project under no. VP/DD/2019-20/CL-14/1028 dated 13/09/2019. Further renewed vide Red. No. VPDD/2022-23/1270 dated 25/10/2022.

FLOW OF TITLE :

1. *The Plot surveyed under Survey no. 100/7-B is the part of the property named COTBON - INDONA, situated at Davorlim, within the area of Village Panchayat of Davorlim Dicarpale, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.23091 of new series.*
2. *The plot is independently surveyed under survey no. 100/7-B of village Davorlim in the name of my Client as occupant*
3. The entire property described at Sr. No.1 is inscribed originally in favour of Dr. Hermano Rodrigues as per document at Sr. No. 1 .



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4. The said Dr. Hermano Rodrigues also known as Dr. Hermano dos Remedios Rodrigues expired leaving behind his wife SMT. MARTA VIEGAS and his children Miss. Milena Odelia Antoneta Dos Remedios Rodrigues, Miss. Maria Do Ceu Helmana Dos Remedios Rodrigues, Smt. Maia Josefa Divina Providencia Dos Remedios Rodrigues & her husband Mr. Bosco Pedro Francisco Rodrigues, Dr. Jose Domingos Savio Dos Remedios Rodrigues & his wife Dr. (Mrs.) Maria Jose Wiseman Pinto , Dr. Antonio Dos Remedios Rodrigues & his wife Mrs. Arleine Rodrigues E D'Souza as his only legal heirs and successors, having been qualified as per document at Sr. No. 5 ;
5. In terms of Document at Sr. No. 6 & 7 the above names successors sold the two of the portions marked as Plots B admeasuring an area of 555 and C admeasuring an area of 774.80 m² of the above mentioned entire property to M/s Kashinath Damodar Naik .
6. Intermis of Document at Sr. No. 7 my Client herein by Deed of Sale dated 3/7/2008 duly registered in the Office of Sub-Registrar of Salcete at Margao under no. 3892 at pages 139 to 161 Book No. I Volume No. 3063 dated 25/07/2008.
7. Upon purchase of the said two plots from the original entire property, M/s Kashinath Damodar Naik independently got the said two plots partitioned form the entire property & allotted separately survey holding under no. 100/7-B of village Davorlim interms of Judgment passed in the court of Dy. Collector & SDO Margao as per document at sr. No. 3.



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8. The office of Collectorate of South Goa has issued conversion Sanad to M/s Kashinath Damodar Naik .
9. The Town and Country Planning Department has issued the development permission interms of doc. At sr. No. 10.
10. The Office of Village Panchayat Davorlim has issued Construction license dated 13/09/2019 subsequently renewed vide renewal license dated 25/10/2022.

CERTIFICATE OF TITLE

In View of the Scrutiny of the documents above I am of the opinion that M/s Kashinath Damodar Naik is having exclusive and clear title to the plot surveyed under Survey No. 100/7-B of village Davorlim Salcete Goa and is entitle to develop the said plot and entitle to enter into agreement with any third party.


~~Ramnath N. Prabhu Dessai~~
ADVOCATE
Adv. Ramnath N. Prabhu Dessai