

Satish S.S. Pilgaonkar*Advocate**410/411, 4th floor,,**Rajdeep Galleria,**Above Axis Bank,**Sadar, Ponda, Goa 403401**Ph. no. (off) 2314434**(M) 9822155647**e-mail advsatishp@yahoo.co.in***SEARCH REPORT (FOR NON ENCUMBRANCE
CERTIFICATE)**

I Have Inspected the Inbox record as available in the office of Sub-Registrar, Ponda, Taluka Ponda of South Goa district of State of Goa Relating to property more particularly described in schedule written hereunder.

It is stated that the above said property is Owned by Mr Satyen alias Satyendra Kamalkant Shriwant, Mrs Roopa Satyen Shriwant, Mr Suraj Kamalakant Shriwant, Mrs Sarika Suraj Shriwant, Mrs Ashwini Virendra Dhamaskar Mr Virendra Ravindra Dhamaskar and Mr Dilip Chandrakant Naik and Mr Pradeep Gurudas Raikar and Mrs Pooja Pradeep Raikar have agreed to purchase portion of the said property.

That in terms of Agreement for Development and Sale dated 15/06/2021 and registered before Notary Satish S S Pilgaonkar and bearing Registration No. 486/2021 dated 28/6/2021, Mr Satyen alias Satyendra Kamalkant Shriwant, Mrs Roopa Satyen Shriwant, Mr Suraj Kamalakant Shriwant, Mrs Sarika Suraj Shriwant, Mrs Ashwini Virendra Dhamaskar and Mr Virendra Ravindra Dhamaskar as Owners of the said Plot No.1, Mr Pradeep Gurudas Raikar and Mrs



Pooja Pradeep Raikar as Confirming Party and M/s Pankaj Builders and Developers as Developer have entered into agreement to develop the said plot No.1, wherein the developer shall develop and construct on the said plot and shall allot constructed premises as described in the said Development Agreement to the Owners and Confirming Party therein as consideration and shall retain the balance area of the constructed area as his development cost as agreed in the said Agreement dated 15/06/2021.

That in terms of Agreement for Development and Sale dated 15/06/2021 and registered before Notary Satish S S Pilgaonkar and bearing Registration No. 487/2021 dated 28/6/2021, Mr Dilip Chandrakant Naik as Owner of the said Plot No.2, and M/S Pankaj Builders and Developer as Developer have entered into agreement to develop the said plot No.2, wherein the developer shall develop and construct on the said plot and shall allot constructed premises as described in the said Development Agreement to the Owner therein as consideration and shall retain the balance area of the constructed area as his development cost as agreed in the said Agreement dated 15/06/2021.

That Owners and Confirming Party in the Agreement for Development and sale dated 15/6/2021 have also executed Power of Attorney dated 30/08/2021 and registered before Sub Registrar Ponda and bearing Registration No. PON-POA Register-17-2021 dated 03/09/2021 in favour of Mr Kishor Shrikant Naik with respect to said Plot No.1.

That Mr Dilip Chandrakant Naik has also executed Power of Attorney dated 30/08/2021 and registered before Sub Registrar Ponda and bearing Registration No. PON-POA Register-16-2021 dated 30/08/2021 in favour of Mr Kishor Shrikant Naik with respect to said Plot No.2.

After making necessary search on the basis of the documents furnished and on certain inspection, I reached the following conclusion that the above said property till dated is Owned by Mr Satyen alias Satyendra Kamalkant Shriwant, Mrs Roopa Satyen Shriwant, Mr Suraj Kamalakant Shriwant, Mrs Sarika Suraj Shriwant, Mrs Ashwini Virendra Dhamaskar Mr Virendra Ravindra Dhamaskar and Mr Dilip Chandrakant Naik and Mr Pradeep Gurudas Raikar and Mrs Pooja Pradeep Raikar have agreed to purchase portion of the said property and M/S Pankaj Builders and Developers has agreed to develop the said property in terms of Agreement for Development and Sale dated 15/6/2021 and Power of Attorney dated 30/8/2021 which has empowered all the development rights.

It is submitted that said property is Owned by Mr Satyen alias Satyendra Kamalkant Shriwant, Mrs Roopa Satyen Shriwant, Mr Suraj Kamalakant Shriwant, Mrs Sarika Suraj Shriwant, Mrs Ashwini Virendra Dhamaskar Mr Virendra Ravindra Dhamaskar and Mr Dilip Chandrakant Naik and Mr Pradeep Gurudas Raikar and Mrs Pooja Pradeep Raikar have agreed to purchase portion of the said property have not sold, gifted or transferred the same and hence in record that above said property stand in the name of Mr Satyen alias Satyendra Kamalkant Shriwant, Mr Suraj Kamalakant Shriwant, Mrs Ashwini Virendra Dhamaskar and Mr Dilip Chandrakant Naik which has empowered all the development rights and hence the said property is free from all sorts of encumbrances such as sale, gift, mortgage etc. And in record Owned by Mr Satyen alias Satyendra Kamalkant Shriwant, Mr Suraj Kamalakant Shriwant, Mrs Ashwini Virendra Dhamaskar

and Mr Dilip Chandrakant Naik have a clean clear and better marketable title of the above said property with all rights.

SCHUDULE

ALL THAT PLOT admeasuring 2300 sq.mts bearing new survey No. 193/1-A of village and Taluka Ponda and forming part of the larger property known as "GODCHEM BOROD" also known as "BORODO BHUMY" alias "GOUCHEM BOROD" situated at Ponda, within the Limits of Ponda Municipal Council, taluka Ponda, District of South Goa, state of Goa, which property is registered in the Land Registration office under number 7237 of Book B 19 new, not enrolled in the Matriz records and is surveyed under number 193/1 of village and Taluka Ponda having an area of 21,300 sq. mts. and which Plot is bounded as under:

East: By Plot A,

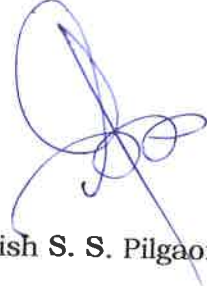
West: by Property surveyed under 193/2,

North: by Property surveyed under 193/1 (part)

South: By Public Road.

Date: 20/02/2023




Satish S. S. Pilgaonkar
Advocate.