

Sayinandan S. Satordekar

Advocate

Off:- C-16/564,
Durgawadi, Taleigao
Goa.
Mob:9881257580

THE TITLE VERIFICATION REPORT

DESCRIPTION OF THE PROPERTY:

All that property admeasuring 1225 sq. mts forming a part of the property known as "PREDIO DENOMINADO" OR "MOLSEM DENOMINACA ESPECIAL" situated in Village of Corlim, Tlauka Ilhas Goa within the Village Panchayat Corlim, which property is described in the Land Registration office of Ilhas under no. Description no. 20486 at page no. 177 of the Book 54 new, not registered in the Matriz Predial in the land revenue office of Ilhas, surveyed under no. 9/9 of Corlim Tiswadi, Goa and bounded as under:-

East :- Property of Carmalina Pereira

West:- Property of Joao Xavier Varela

North:- Caminho Reservado

South:- Domingos Joao Pinto and Caetano Trindade

DOCUMENTS INSPECTED.

1. Inscription and Description Certificates



2. Deed of vide Deed of Sale dated 25/03/1952.
3. Deed of Gift, Declaration and release dated 7/01/978, registered before Sub Registrar of Ilhas under no. 70 at pages 158 to 163 of Book no. 1, Volume no. 123 dated 27/1/1978.
4. Form No. I & XIV of the property bearing Survey no.9/9 of Village Corlim, Tiswadi Goa.
5. Survey plan of the property bearing Survey no.9/9 of Village Corlim, Tiswadi Goa.
6. Conversion Sanad issued by Office of the Additional Collector I, Office of the Collectorate North, Panaji Goa, dated 11/10/2022, bearing no. RB/CNV/TIS/27/2021.
7. Development permission/Order/ Technical Clearance dated 16/03/2022 bearing no. TIS/10188/COR/TCP/2022/410 issued by Dy. Town Planner, Town & Country Planning Department, Tiswadi Panaji, along with approved plan of construction



8. Construction License dated 26/04/2022 bearing no. VP/COR/2022-2023/Const.Lic.No.02/138 issued by V. P. Corlim, Tiswadi Goa.
9. Agreement for Sale dated 13/04/2023, registered before office of Sub Registrar of Ilhas under no. PNJ-1-1087-2023 dated 19/03/2023.

TITLE REPORT

That, the SAID PROPERTY, was originally belonged to one Remediano Francisco Silveira alias Francisco X Silveira and his wife Smt. Ana Carolina Silveira, having acquired the same vide Deed of Sale dated 25/03/1952 and half having been inherited by them upon the death of the brother Shri. Ricardo Silveira.

That, vide Deed of Gift, Declaration and release dated 7/01/978, registered before Sub Registrar of Ilhas under no. 70 at pages 158 to 163 of Book no. 1, Volume no. 123 dated 27/1/1978, said Remediano Francisco Silveira alias Francisco X Silveira and his wife Smt. Ana Carolina Silveira, Gifted the said Property to Mrs. Felecidade Naternidade Silveira, daughter of Remediano Francisco Silveira.



That, the said Mrs. Felecidade Naternidade Silveira, daughter of Remediano Francisco Silveira married to Mr. Joao bento lazaro alias johnny b. Lazarus, under the regime of communication of assets.

That, as per the Form I & XIV of survey bearing no. 9/9 of Village Corlim, said holding is admeasuring 1250 sq. mts, whereas as per the title documents the said area is 1225 sq. mts.

That, accordingly Conversion Sanad dated 11/10/2022, bearing no. RB/CNV/TIS/27/2021, was issued to the said property by Office the Additional Collector-I, North Goa District, Panaji Goa.

That, Town & Country Planning Department Tiswadi Panaji, issued Development permission/Technical Clearance Order dated 16/03/2022 bearing no. TIS/10188/COR/TCP/2022/410 and the Village Panchayat of Corlim has granted Construction License dated 26/04/2022 bearing no. VP/COR/2022-2023/Const.Lic.No.02/138 for constructing residential building, compound wall in the said property.



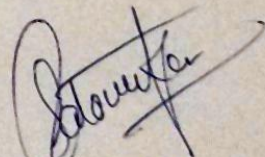
Based upon the scrutiny of the above referred various documents, I hereby certify as under:

- a) That M/s. Albert Developer have subsisting right to develop the SAID PROPERTY which is described hereinabove in terms of the said Agreement for Sale dated 13/04/2023 and have a clear, marketable title to dispose/sell the built up area such as Apartments/flats, etc. constructed in the SAID PROPERTY.
- b) That the SAID PROPERTY is not affected by any acquisition or requisition proceedings.
- c) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.

Issued without prejudice.

Place: Panaji, Goa.

Date : 23/05/2023


S. S. Satordekar
(Advocate)

