



ADV. SAMANTHA GODINHO
Having Office at Pundalik Arcade Building,
E-201, 1st Floor, Above Apollo Pharmacy,
Bepquegal, Curchorem - Goa 403706,
Mobile no: 7798045573
Email: samanthagodinho2203@gmail.com

Date : 09/11/2023

TO WHOMSOEVER IT MAY CONCERN

**SUB : TITLE SEARCH REPORT OF THE PLOT
SURVEYED UNDER SURVEY NO. 66 SUB
DIVISION NO. 2 AND SURVEY NO. 66 SUB
DIVISION NO. 5 OF VILLAGE QUEPEM OF
QUEPEM TALUKA.**

That at the request of JMD DEVELOPERS, represented by Managing Partner MR. VARUN SHANTARAM KUDCHADKAR, son of Shri. ShantaramV. Kudchadkar, aged about 37 years, resident of Pontemol, Curchorem, Goa, I have examined the following documents to arrive at conclusion of marketable title of MR. VARUN SHANTARAM KUDCHADKAR, to transfer the right, title and interest in

respect of the PLOTadmeasuring an area of 1770 M2 under Survey No. 66/2 and 66/5 of Village Quepem of Quepem Taluka.

DOCUMENTS EXAMINED

1. Form I and XIV of Survey no. 66/2 and 66/5 of village Quepem of Quepem Taluka.
2. Survey Plan of Survey no. 66/2 and 66/5 of village Quepem of Quepem Taluka.
3. Site plan
4. Deed of Sale executed on 30/01/2012 registered in the Office of Sub-Registrar of Quepem under Reg. No. 104 at pages 489 to 504 Book No. I Volume no. 618 dated 1/2/2012.
5. Deed of Sale executed on 12/11/2012 registered in the Office of Sub-Registrar of Quepem under Reg. No. 1098 at pages 105 to 115 Book no. I, Volume no. 650 dated 20/11/12.
6. Deed of Rectification registered in the Office of Sub-Registrar of Quepem under Reg. No. 1098 at pages 105 to 115 Book no. I, Volume No. 650 dated 20/11/12.
7. Order passed by the Joint Mamlatdar II of Quepem under case no. Jm-II/TNC/Decl/6/2005 (old) and Case no. B1/JM-II/TNC/DECL/17/2019 (new) dated 24/02/2021.



8. Agreement for Development dated 15th June 2021 registered before notary Adv. Uday G. Kudchadkar under Registration No. 1122.
9. Deed of Sale executed on 25/06/2021 registered in the Office of Sub-registrar of Quepem under Reg. No. QPM-1-322-2021 date 30/06/2021.
10. Technical Clearance order no. TPQ/CT/7518/Q-Quepem/66/2&5/2022/526 dated 17/03/2022 from Dy. Town Planner, Town and Country Planning Department Quepem/Sanguem/Dharbandora Taluka Office Quepem Goa.
11. Construction License under no. CONSTLIC/QUEPEM/2022-2023/15 dated 14/11/2022 issued by Quepem Municipal Council.

TITLE HISTORY

There exist a property known as 'PIMPOLCOTTO' consisting of ten additions situated at Sirvoi, within the jurisdiction of Quepem Municipal Council, Taluka and Sub District of Quepem, District of South-Goa, State of Goa, not described in the Land Registration Office but the same is enrolled in the Taluka Revenue Office under Matriz No. 3,5,7,13, and 51 and the 7th addition of the property known as 'PIMPOLCOTTO' also known as 'PINFOLD COTTO or GOENCHEN MOLL', situated at Sirvoi of Quepem Taluka is bounded as under:



On the East : with the sixth addition of Vinaeca B.

Candeaparkar described under no.21.

On the West : with the fifth addition of Gloria M.P. de

Quadros Pinto Described under no.23;

On the North: with the royal road and

On the South: with the public footpath.

That said property alongwith other nine additions of the same property and other properties were originally owned by Mr. Mausinho Caridade Elvino De Souza and Mr. Olinto Isidorio Elvino De Souza.

That by virtue of Deed of Justification, Sale and Acquaintance of Price dated 18/09/1963, executed before Judicial Division of Quepem the Notary Shri. Joao Hemogenis Estevam de Sousa, Cusman, Quepem-Goa, said property was purchased by Shri. Tome Jose Carlos Elvino De Sousa alias Tome Jose Carlos alias Elvino D'sousa from Mr. Mausinho Caridade Elvino De Souza and Mr. Olinto Isidorio Elvino De Souza.

That the portion of the said property which was purchased by the said Tome Jose Carlos Elvino De Souse alias Tome Jose Carlos



alias Elvino D'Souse was having a distinct plot which is a part and parcel of the SAID PROPERTY having an area of 1770 M2 in total forming a part of Survey no. 66/2 and 66/5 of village Quepem of Quepem Taluka and same is bounded as under:

On the East: By Survey No.66/3 of village Quepem of
Quepem Taluka.

On the West: By Survey No.66/3 of village Quepem
of Quepem Taluka.

On the North: By PWD Main Road leading
from Quepem to Curchorem.

On the South: By Village Road Leading to Deulmol.

That Smt. Alexandrinha Caetaninha Pires Alias Alexandrinha Caetaninha Fernandes, had purchased two adjacent portions of the said property, admeasuring an area of 537 m2 of the survey no.66/2 and 72 m2 of the survey no.66/5, totally admeasuring an area of 609 m2, from Shri. Tome Jose Carlos Elvino De Souse alias Tome Jose Carlos alias Elvino D' Souse, vide Sale Deed which is registered before Sub-Registrar of Quepem under Registration No.104, at pages 489 to 504 of Book 1, Volume No. 618, Dated 12/11/2012, which was duly rectified vide Deed of



Rectification, registered before Sub-Registrar of Quepem, under Registration no.1098 at pages 105 to 115, of Book 1, volume no.650, dated 20/11/2012.

That similarly by Deed of Sale registered before Sub-Registrar of Quepem under Registration No.1099 at pages 116 to 134, of Book 1, Volume No. 650, Dated 20/11/2012, Mr. Chandrakant Yeshwant Katekar, had purchased part of the said property admeasuring an area of 1145 m² and 16 m², totally admeasuring an area of 1161 M² forming a part of Survey No. 66/2 and 66/5 respectively of Village Quepem of Quepem Taluka, from Tome Jose Carlos Elvino De Souse alias Tome Jose Carlos alias Elvino D' Souse and Smt. Maria Carolina Serojini De Sousa.

That Plot admeasuring an area of 609 m² purchased by Smt. Alexandrinha Caetaninha Pires Alias Alexandrinha Caetaninha Fernandes and Plot admeasuring an area of 1161 M² purchased by Mr. Chandrakant Yeshwant Katekar, totally admeasuring an area of 1770 M² of Survey No. 66/2 and 66/5 of Village Quepem of Quepem Taluka, hereinafter shall be referred as **SAID PLOT**.

That JMD Developers had approached Mr. Chandrakant Yeshwant Katekar, Smt. Priti Chandrakant Katekar, Smt. Alexandrinha Caetaninha Pires alias Alexandrinha Caetaninha Fernandes and proposed for Development of Said Plot.



That accordingly Mr. Chandrakant Yeshwant Katekar, Smt. Priti Chandrakant Katekar and Smt. Alexandrinha Caetaninha Pires alias Alexandrinha Caetaninha Fernandes agreed to develop the said Plot for consideration in exchange of the development and accepted the offer of payment of the land in cash from the JMD Developers.

That Mr. Chandrakant Yeshwant Katekar and Smt. Priti Chandrakant Katekar executed an Agreement for Development dated 14/06/2021, registered before the Notary Adv. Uday G. Kudchadkar under Registration no. 1122 dated 15/06/2021 in favour of the JMD Developers for confirming the transaction between them and JMD Developers.

That Mr. Chandrakant Yeshwant Katekar, Smt. Priti Chandrakant Katekar, Smt. Alexandrinha Caetaninha Pires alias Alexandrinha Caetaninha Fernandes, agreed to execute a Deed of Sale of the SAID PLOT in favour of the JMD Developers.

That thereafter vide Deed of Sale executed on 25/06/2021 registered in the Office of Sub-registrar of Quepem under Reg. No. QPM-1-322-2021, dated 30/06/2021, JMD Developers purchased the SAID PLOT admeasuring an area of 1770 m² surveyed under Survey No. 66/2 and 66/5 of Village Quepem of Quepem Taluka from Mr. Chandrakant Yeshwant Katekar, Smt.



Priti Chandrakant Katekar and Smt. Alexandrinha Caetaninha Pires alias Alexandrinha Caetaninha Fernandes, and accordingly JMD developers became absolute owner in possession of the Said Plot.

That JMD Developers herein with the intention to develop the Said Property by construction of multi-storied building consisting of shops, offices and flats had obtained Technical Clearance order no. TPQ/CT/7518/Q-Quepem/66/2&5/2022/526 dated 17/03/2022 from Dy. Town Planner, Town and Country Planning Department Quepem/Sanguem/Dharbandora Taluka Office Quepem Goa and obtained Construction License from Quepem Municipal Council under no. CONSTLIC/QUEPEM/2022-2023/15 dated 14/11/2022.

That in accordance with the above documentation M/s JMD DEVELOPERS acquired, lawful right, title and interest to take entire possession of the SAID PLOT and other remaining area and to proceed with for obtaining all approvals from concerned authorities and to undertake construction and sale to any third party in respect of built up area alongwith the right in the said plot and property under survey no.66/2 and 66/5 of village Quepem of Quepem Taluka without obstruction from any person.



recorded in occupants column of survey records of survey no.66/2 and 66/5 of village Quepem of Quepem Taluka as lawful owner of the SAID PLOT.

That all the documents are inspected and verified by me are found to be in order and discloses Marketable title of the Said Plot for Sale of the built up area of the said building to the third parties by M/S JMD Developers.

That my aforesaid opinion is based on search of title documents furnished to me and accordingly I found that M/S JMD DEVELOPERS has a clear and marketable title to the Said Plot and accordingly I *hereby Certify M/S JMD DEVELOPERS has the Valid and Marketable Title in respect of the* Said Plot and the building and its all the units thereon for its further transfer.


ADV. SAMANTHA GODINHO