

SANJIT DESSAI

ADVOCATE

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SEARCH REPORT
AND
CERTIFICATE OF TITLE

This Report and Certificate of Title is issued at the request of Mr Sandeep Chandrakant Naik, Partner of Chandrakanta Developers & Builders, having office at G-1, Kanta Apartment Shivaji Chawk, Bepquegal Curchorem Goa, in respect to the Plot of land identified herein below:-

1. NAME OF PROPERTY:-

Plot of the landed property denominated as "**PON SOL**".

2. LOCATION: -

Situated in the village Curchorem within the Jurisdiction of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, District of South-Goa, State of Goa.

3. SURVEY NUMBER: -

Surveyed under No 244 sub division No 3 of revenue village of Curchorem of Quepem Taluka.

5. AREA OF THE PROPERTY: -

681.00 sq. meters as per Survey records.



6. BOUNDARIES:-

East: - By the property surveyed under survey No 244/4 of Curchorem Village;
West: - By the property surveyed under survey No 244/4 of Curchorem Village;
North:- By the Road, and;
South:- By the property surveyed under survey No 237/1-A of Curchorem Village.

7. DOCUMENTS SCRUTINISED:-

- (a) Copy of Deed of Succession dated 24-02-2022 drawn in the office of Civil Registrar -cum Sub Registrar and Special Notary ex officio Judicial Division Cancona at pages 37 to 42 of Notarial Book No 74.
- (b) Copy of Deed of sale dated 04-08-2022, duly registered in the office of the Sub Registrar of Quepem duly registered Book :-1 Document Registration Number :- QPM-1-533-2022 Date 19-Aug-2022.
- (c) Copy of House Tax payment receipt in respect of House registered for the purpose of House Tax collection in the house Tax Records of Curchorem Cacora Municipal Council of House No. 659
- (d) Copy of the Survey Plan of sub-division nos. 3 of Survey No. 244 of the village of Curchorem;
- (e) Copy of the Form No. I & XIV of sub-division no. 3 of Survey No. 244 of Curchorem village;
- (f) Copy of Conversion Sanad No CDQUE11-22-122/714 dated 09-03-2023 issued by Office of the Deputy Collector & Sub Divisional Officer, Sub -Division Quepem Goa
- (g) Copy of Technical Clearance Order under Ref. No.TPQ/CT/7729/Q-Cur/244/3/2023/2272 dated 14-09-2023 issued by office of Dy. Town Planner Town & Country Planning Department Quepem-Sanguem Dharbandora Taluka Office,



Quepem Goa.


- (h) Copy of Construction License No CONSTLIC/CCMC/2023-2024/10 dated 12-10-2023 issued by Municipal Building License, Curchorem Cacora Municipal Council, Curchorem Goa.
- (i) Copy of letter dated 19-10-2023 by Chandrakanta Developers & Builders to Chief Officer, Curchorem Cacora Municipal Council requesting for cancellation of house Tax of House registered under house No 659.
- (j) Copy of Nil Certificate of Encumbrance on Property No 101 of 2023 dated 11-04-2023 issued by Sub Registrar of Quepem.

8. SCRUTINY OF DOCUMENTS:-

The plot of land known as "**PONSOL**" situated at Curchorem with in the area and jurisdiction of Curchorem -Cacora Municipal Council of the Taluka and Sub District of Quepem district of South Goa in the State of Goa which plot is not described in the land Registration offices in Goa nor enrolled in the Taluka Revenue office, which is surveyed under survey No 244/3 of revenue village Curchorem of Taluka Quepem.

House tax records shows that the house standing in the said plot is registered in the name of late Manguesh Sanzigiri and the said house is registered under house No 659.

The said Plot was originally owned and possessed by late Manguesh Mortoba Sanai Sanzigiri alias Manguesh Sanzigiri who was married to Muktabai Manguesh Sanzigiri both have expired on 14-06-1991 and on 26-11-2011 respectively leaving behind them their five children namely (1) Mr. **SHIVENDRA MANGESH SANZEGIRI** alias **SHIVENDRA MANGESH SANZGIRI** married to Mrs. **MEENA SHIVENDRA SANJAGIRI** alias **MEENA SHIVENDRA SANZGIRI** (2) Mr **AJIT MANGESH SANZGIRI** married to Mrs **ASHA AJIT SANZGIRI** (3) Mr. **NILESH MANGESH SANZGIRI** married to Mrs



SHUBHLAXMI NILESH SANZGIRI alias **SHUBHA NILESH SANZGIRI** (4) Mrs **MILAN ANANT HEDE** married to Mr **ANANT SHANTARAM HEDE** (5) Mrs **SHUBHADA TUSHAR HEDE** married to Mr **TUSHAR SHANTARAM HEDE**, as the sole and universal heirs as declared under Notarial Deed of Succession dated 24-02-2022 drawn in the office of Civil Registrar -cum Sub Registrar and Special Notary Ex officio Judicial Division Cancona at pages 37 to 42 of Notarial Deeds Book No 74

With getting certified and qualified as legal heirs of late Manguesh Mortoba Sanai Sanzgiri who was married to Muktabai Manguesh Sanzgiri, to whom the said Plot belonged 1) Mr. **SHIVENDRA MANGESH SANZGIRI** alias **SHIVENDRA MANGESH SANZGIRI** married to Mrs. **MEENA SHIVENDRA SANJAGIRI** alias **MEENA SHIVENDRA SANZGIRI** (2) Mr **AJIT MANGESH SANZGIRI** married to Mrs **ASHA AJIT SANZGIRI** (3) Mr. **NILESH MANGESH SANZGIRI** married to Mrs **SHUBHLAXMI NILESH SANZGIRI** alias **SHUBHA NILESH SANZGIRI** (4) Mrs **MILAN ANANT HEDE** married to Mr **ANANT SHANTARAM HEDE** (5) Mrs **SHUBHADA TUSHAR HEDE** married to Mr **TUSHAR SHANTARAM HEDE** became the absolute owners of the Said Plot and have sold the said plot to Chandrakanta Developers And Builders, having office at G-1, Kanta Apartment Shivaji Chawk, Bepquegal Curchorem Goa by virtue of Deed of Sale dated 04-08-2022, duly registered in the office of the Sub Registrar of Quepem duly registered Book :-1 Document Registration Number :- QPM-1-533-2022 Date 19-Aug-2022.

Upon acquiring the said plot the name of the Chandrakanta Developers And Builders have been recorded in occupants column of the Form No I & XIV of the survey No 244/3 of revenue village Curchorem of Taluka Quepem after deleting the name of late Manguesh Sanzgiri alias Manguesh Mortoba Sanai Sanzgiri after carrying out necessary mutation.

Said Chandrakanta Developers And Builders have obtained



conversion Sanad No CDQUE11-22-122/714 dated 09-03-2023 issued by Office of the Deputy Collector & Sub Divisional Officer, Sub - Division Quepem Goa and got drawn the layout plans for the proposed construction of building on the said land in survey No. 244/3 of village Curchorem Taluka Quepem, Goa and the Town and Country Planning Authority vide its order Technical Clearance Order under Ref. No. TPQ/CT/7729/Q-Cur/244/3/2023/2272 dated 14-09-2023 issued by office of Dy. Town Planner Town & Country Planning Department Quepem-Sanguem Dharbandora Taluka Office, Quepem Goa has approved the said plans.

After obtaining the Technical Clearance said Chandrakanta Developers & Builders has been granted Construction License No CONSTLIC/CCMC/2023-2024/10 dated 12-10-2023 issued by Municipal Building License, Curchorem Cacora Municipal Council, Curchorem Goa.

Vide application dated 19-10-2023, said Chandrakanta Developers & Builders have applied to the Curchorem Cacora Municipal Council for the cancellation of house Tax records in respect of House No 659 as they have been granted construction license for the construction of the building in the said Plot.

The Nil certificate of encumbrance of property establishes that there are no encumbrances against the said property from 19th August 2022 till date, i.e. after closure of the erstwhile Land Registration Records maintained under the Portuguese Law.



9. CONCLUSION:-

In view of the scrutiny of the documents mentioned above, I have to report and certify as under:-

- (a) That the Plot of Land described hereinabove, belongs exclusively to Chandrakanta Developers & Builders ; and
- (b) That the said Chandrakanta Developers & Builders have valid and subsisting license and permissions to develop the said plot in terms of the permissions obtained by them
- (c) That the title of Chandrakanta Developers & Builders, is free, clear and marketable and they have valid permissions and licenses to construct in the said plot .

The Advocate



(Sanjit . Dessai)