

SUDHIR RAMA SALGAONKAR

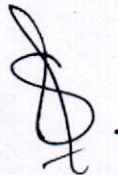
Advocate

Add:- Off. No: 26, First floor, Mapusa Trade Centre, above Royal Foods, Opp. Sub-Registrar office, Morod, Mapusa Bardez - Goa. **Contact:-** Mob. No: 9923246750

Date: 30-04-2022

TITLE VERIFICATION & SEARCH REPORT

On behalf and request, of my client "**M/S AARIKTA DEVELOPERS**", a Partnership Firm, registered under the Indian Partnership Act, 1932, bearing Registration No. BRZ-F-112-2020 dated 10/01/2020, PAN Card No. _____, having its Office at House No. 259/A, Bella Vista Vaddo, Sirsaim, Bardez, Goa, 403502, through its Partner, **MR. RAOJI alias NILESH DNYANESHWAR KAMBLI**, son of Shri. Dnyaneshwar Kambli, aged 38 years, married, Business, holding PAN Card No. _____ and Aadhaar Card No. _____, Mobile No. _____, Indian National, residing at House No. 259/A, Bella Vista Vaddo, Sirsaim, Bardez, Goa - 403502, I am doing the below



mentioned Title Search and Verification Report of the property described below, as under: -

I. DOCUMENTS

Certified copies of documents produced for verification are as follows:-

- a. Form 3 of survey No. 73/3 of Village Sirsaim, Bardez, Goa.
- b. Form 9 of survey No. 73/3 of Village Sirsaim, Bardez, Goa.
- c. Manual Form I and XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa.
- d. Deed of Succession drawn on 08/10/2020 recorded at Folio 9v to 12 of Book No. 871.
- e. Deed of Relinquishment drawn on 13/10/2020 recorded at Folio 27 to 28.
- f. Computerized Form I & XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa dated 23/10/2020.
- g. Computerized Form I & XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa dated 17/8/2021.
- h. Survey Plan of Survey No. 73/3 of Village Sirsaim, Bardez, Goa.
- i. Conversion Sanad dated 06/04/2022 issued by the Additional Collector III, North Goa District, at Mapusa, Bardez, Goa.
- j. Infrastructure Tax calculation certificate issued by Senior Town Planner on 02/03/2022.
- k. Technical Clearance order issued by the Office of the Senior Town Planner on 08/03/2022.
- l. Construction License issued by the Village Panchayat of Sirsaim on 13/04/2022.



- m. Deed of Sale dated 18/03/2022, executed before
Sub Registrar of Bardez
n. Nil Encumbrance Certificates both dated
28/04/2022.

II. DESCRIPTION OF THE SAID PROPERTY

All that immovable property Known as "**MARANCHE MUDDECHE SORVE**", admeasuring an area of 1750 sq mts, situated within the limits of the Village Panchayat of Sircaim, Sub District of Bardez (earlier it was in Bicholim District), District of North, Goa, State of Goa, presently surveyed under survey No. 73, sub division 3 of Village Sircaim of Bardez Taluka, State of Goa, And which property is not found described in the Land Registration Office of Bicholim and nor enrolled in the Land Revenue Office. The said property bounded as, on or towards North: - By partly by road and partly by property surveyed under survey No. 73/1; On or towards South: - By partly by road and partly by property surveyed under survey No. 73/9; On or Towards East: - by road, On or Towards West: - By property surveyed under survey No. 73/8, hereinafter referred to as "**THE SAID PROPERTY**".

III. VERIFICATION AND SEARCH OF DOCUMENTS

- a. Form 3 of survey No. 73/3 of Village Sirsaim, Bardez, Goa.



Form 3 of survey No. 73/3 of Village Sirsaim, Bardez, Goa, having an area of 1750 sq mts in which name of Joaquim Antonio Fernandes is appearing as Occupant by mutation No. 165.

b. **Form 9 of survey No. 73/3 of Village Sirsaim, Bardez, Goa.**

In Form 9 of survey No. 73/3 of Village Sirsaim, Bardez, Goa, having an area of 1750 sq mts in which name of Joaquim Antonio Fernandes is appearing as Occupant by mutation No. 165.

c. **Manual Form I and XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa.**

In Manual Form I and XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa, having an area of 1750 sq mts in which name of Joaquim Antonio Fernandes is appearing as Occupant by mutation No. 165.

d. **Deed of Succession drawn on 08/10/2020.**

Deed of Succession was drawn on 08/10/2020, which was recorded at Folio 9v to 12 of Book No. 871 by which the legal heirs of late Joaquim Antonio Fernandes have been shown and the said Deed of Succession has been executed before the Notary Ex Officio of Bardez.

e. **Deed of Relinquishment drawn on 13/10/2020**



Deed of Relinquishment have been executed by Mrs. Thereza D'souza, drawn on 13/10/2020, recorded at Folio 27 to 28, executed before the Notary Ex Officio of Bardez at Mapusa, Bardez, Goa, by which she had relinquished her all rights in property of her parents i.e. Late Joaquim Antonio Fernandes and late Andreza Carmeline Fernandes.

f. Computerized Form I & XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa dated 23/10/2020

In Computerized Form I & XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa dated 23/10/2020 the name of Joaquim Antonio Fernandes is appearing in Occupant's Column by mutation No. 165.

g. Computerized Form I & XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa.

In Computerized Form I & XIV of survey No. 73/3 of Village Sirsaim, Bardez, Goa, all the names of legal heirs of Late Joaquim Antonio Fernandes they are as (1) Mr. Anselmo C Fernandes, 2) Mr. Simplicio I Fernandes, 3) Mrs. Victoria Fernandes, 4) Mrs. Maria Carmeline Fernandes, 5) Mr. Nery Ignatius Pereira, 6) Mrs Cliffo Rambabu Thakur, 7) Mr. Rambabu Thakur, 8) Mr. Joaquim Ashwin Fernandes and 9) Mrs. Feliciano Rosa Pereira alias Feliciano Rosy Fernandes, which has been



mutated by Mutation No. 77840 in Occupant's Column of said survey by deleting the name of late Joaquim Antonio Fernandes.

g. Survey Plan of Survey No. 73/3 of Village Sirsaim, Bardez, Goa.

The Survey Plan of Survey No. 73/3 of Village Sirsaim, Bardez, Goa, which scale is 1: 1000, shows boundaries of the property.

h. Conversion Sanad dated 06/04/2022 issued by the Additional Collector III, North Goa District, at Mapusa, Bardez, Goa.

The Conversion Sanad dated 06/04/2022 issued by the Additional Collector III, North Goa District, at Mapusa, Bardez, Goa, in respect of the said property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa.

i. Infrastructure Tax calculation certificate issued by Senior Town Planner on 02/03/2022.

An Infrastructure Tax calculation certificate issued by Senior Town Planner on 02/03/2022 in respect of construction of residential buildings such as Block A, B & C along with Compound Wall in respect of the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa.



j. Technical Clearance order issued by the Office of the Senior Town Planner on 08/03/2022.

A Technical Clearance order issued by the Office of the Senior Town Planner on 08/03/2022 for construction of residential buildings such as Block A, B & C along with Compound Wall in respect of the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa.

k. Construction License issued by the Village Panchayat of Sirsaim on 13/04/2022

A Construction License has been issued by the Village Panchayat of Sirsaim on 13/04/2022 for construction of residential buildings such as Block A, B & C along with Compound Wall in respect of the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa.

l. Deed of Sale dated 16/03/2022 executed before Sub Registrar of Bardez

On 16th March, 2022, the said (1) Mr. Anselmo C Fernandes, 2) Mr. Simplicio I Fernandes, 3) Mrs. Victoria Fernandes, 4) Mrs. Maria Carmeline Fernandes, 5) Mr. Nery Ignatius Pereira, 6) Mrs Cliffa Rambabu Thakur, 7) Mr. Rambabu Thakur, 8) Mr. Joaquim Ashwin Fernandes sold the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa in favour of



“M/S AARIKTA DEVELOPERS”, which bears registration No. BRZ-1-3108-2022 of Book No. 1 Document dated 16th March, 2022, executed before Sub Registrar of Bardez at Mapusa, Bardez, Goa.

m. Nil Encumbrance Certificates

That as per application made for getting encumbrances affecting the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa, it has been found from the said certificates that, there are no encumbrances affecting the said plots.

IV. CERTIFICATE OF TITLE


I have gone through all the documents and also examined the certified copies of the documents relating to the said property mentioned above, placed before me by Mr. Raoji alias Nilesh Dnyaneshwar Kambli who is the Partner of **“M/S AARIKTA DEVELOPERS”** and that the documents of title referred to herein, the opinion is that, as per all the documents **“M/S AARIKTA DEVELOPERS”** is having valid evidence of right, title and interest to the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa, mentioned above

1. I have examined all the documents in details, taking into account all the guidelines and other relevant factors.



2. I confirmed, having made a search in the Land/Revenue Records. I do not find anything adverse, which would prevent them from creating their right, title and interest to the said property.
3. Following scrutiny of Land Records/ Revenue Record and Relative title Deeds, I hereby certify the genuineness of the title deeds. Suspicious/doubt, if any, has been clarified by making necessary enquiries.
4. I certify that, "**M/S AARIKTA DEVELOPERS**" is having absolute, clear and marketable title over the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa, mentioned above. I further certify that the above title deeds are genuine and a valid.
5. I certify that, "**M/S AARIKTA DEVELOPERS**" is having right over the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa, mentioned above and the title to the Said Property admeasuring 1750 sq mts in survey No. 73/3 of Village Sirsaim, Bardez, Goa is clear title and marketable title.

Mapusa-Goa


Adv. Sudhir R. Salgaonkar
Advocate
Reg. No. : 4077/2005

(Adv. Sudhir R. Salgaonkar)