



Date: 24/11/2021

### **CERTIFICATE OF TITLE AND SEARCH**

This Certificate of Title and Search is issued at the request of CITYSCAPE DEVELOPERS, a Proprietary concern of Shri Damodar Chandrakant Karapurkar with office at 6 Sunglow, CD Countryside, Near PWD water supply Dept. Murida, Fatorda, Goa, in respect of the landed property admeasuring 818.00 Sq. meters forming an independent and separate unit in itself surveyed under Chalta No. 6 of P.T. Sheet No. 56 of City Survey of Margao, situated within the limits of Margao Municipal Council.

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

#### **I. Description of the Property:**

##### **A) Property under Scrutiny:**

The property under scrutiny is the landed property admeasuring 818.00 Sq. meters forming an independent and separate unit in itself surveyed under Chalta No. 6 of P.T. Sheet No. 56 of City Survey of Margao, (hereinafter referred to as "SAID PROPERTY").

##### **B) Location:**

The Said Property is situated within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, erstwhile forming part of the bigger property known as "Cupangaly" which is hereinafter referred to as the "SAID BIGGER PROPERTY".

##### **C) Registration details of Said Bigger Property:**

Office Address: K Square, Upper Ground Floor, Pajifond, Margao-Goa. 403601  
E-mail: adv.aaurish@rediffmail.com

The Said Bigger Property is described in the Land Registration Office of Salcete under No. 24355 of new series and enrolled in the Taluka Revenue Office under Matriz No. 1019.

D) Survey Number of the Said Property as per new Land Revenue Code:  
The Said Property is surveyed under Chalta No. 6 of P.T. Sheet No. 56 of City Survey of Margao, Salcete Taluka.

E) Boundaries of the Said Property:

To the East : By property under Chalta No. 50 of P.T. Sheet No. 81;

To the West : By property under Chalta No. 14 of P. T. Sheet No. 56;

To the North : By Road; and

To the South : By property under Chalta No. 10 and 12 of P. T. Sheet No. 56.

F) Area of the Property under scrutiny:

The property under scrutiny admeasures 818.00 Sq. metres.

## **II. Scrutiny of Documents and Flow of Title:**

- The SAID PROPERTY is purchased by Cityscape Developers vide Deed of Sale dated 19.06.2019, duly registered in the office of the Sub-Registrar, Salcete, under Reg. No. MGO-1-1501-2019, Book 1 Document dated 19.06.2019, from its erstwhile owners Mrs. Lalita Vincent Borges alias Lalita Alwyn Dsilva and Mr. Alwyn Paul Dsilva who succeeded the same through their father/ father in law late Vincente Jose da Piedade Borges de Sa in an Inventory proceedings under No. 152/2019/C instituted before Civil Judge Junior Division, Margao.
- The name of Cityscape Developers is duly recorded in the Holder column of Form D of Chalta No. 6 of P.T. Sheet No. 56 of City Survey of Margao.
- With intention to develop the Said Property, following permissions



and approvals have been obtained by Cityscape Developers:

- (i) Conversion Sanad dated 21/05/2021 under Ref. No. AC- I/SAL/SG/Conv/22/2020 issued by Addl. Collector-I, South Goa, Margao thereby converting the Said Property under Chalta No. 6 of P.T. Sheet No. 56 of City Survey of Margao.
- (ii) Development Permission dated 27/08/2021 under Ref. No. SGDPA/P/6407/484/21-22 issued by South Goa Planning & Development Authority, Margao Goa;
- (iii) Construction License No. A/39/2021-2022 dated 12/11/2021 for construction of commercial cum residential building comprising Ground Floor plus 4 floors and Compound Wall.

***CERTIFICATE:***

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that the Said Property is owned by Cityscape Developers.

This Title Report which is issued at the request of CITYSCAPE DEVELOPERS is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

  
Adv. Gaurish M. Kudchadkar