

AMEY A. SHETYE

ADVOCATE

1st Floor Melquides Bld.

Fr. Joseph Vaz Road,

Vasco da Gama, Goa

Mob:-9822381919

Date: 1/12/2021

TITLE REPORT

This Title Report is submitted at the request of Siddharth Constructions a sole proprietary concern of Mr. Milind Subhedar, resident of Housing Board Colony, Baina, Goa

SUBJECT MATTER

All that plot no 'A' admeasuring an area of 1948.25 sq meters sq meters, which plot 'A' is part and parcel of the property known as **COTAMBA**, total admeasuring an area of 21050sq mts situated in Sancoale, within the limits of Village Panchayat of Sancoale. Mormugao Taluka, South Goa District, State of Goa, not described in Land Registration office of the Judicial Division of Salcete and not enrolled in the Land Revenue Records and the property is presently surveyed under survey no 178 sub division no 1 of Sancoale Village and surveyed under survey no 178/1-A-L and are bounded as under:-

North: by road and remaining of property survey no 178/1 of Sancoale Village

South: by the remaining of property of survey no 178/1 of Sancoale Village survey no 178/3 & 4 of Sancoale Village

East: by road and remaining of property of survey no 178/1 of Sancoale Village

West: by road and remaining of property of survey no 178/1 of Sancoale Village

The plot A admeasuring an area of 1948.25 sq meters is bounded as under:-



North:- by plot no 13 of the same property
South:- by National Highway
East:- by 6 meters wide road
West:- by proposed Gutter

DERIVATION OF TITLE

The said property originally belonged to Comunidade of Sancoale.

By Deed of Conveyance dated 31/3/1971 duly registered with the office of sub registrar of Mormugao under registration no 167 at pages 335 to 358 Book I volume 9 dated 26/6/1971 Comunidade of Sancoale conveyed the said property in favour of Zuari Agro Chemicals.

Zuari Agro Chemicals changed its name to Zuari Industries which was duly approved by the Registrar of Companies, Goa Daman & Diu , Panaji after having passed the necessary resolution in terms of Section 21 of the Companies Act 1956 which is further authorized and approved vide Fresh Certificate of incorporation dated 12/2/98.

Zuari Agro Chemicals entered into an Agreement for Development dated 10/11/2009 with M.Tech Developers Limited in respect of the Said Property and after receiving the entire price consideration by way of handing over the possession of the four flats/ apartments under 101,102,103 & 104 situated on the first floor in A4 block in the property bearing survey no 178/3 of Sancoale Village, said Zuari Agro Chemicals empowered and clothed Mr Mehinder Sharma with all the powers required to sell, transfer , assign and convey the said property vide Power of Attorney dated 10/11/2009.

M.Tech Developers Limited were required to pay huge debt payable to the ANS Constructions Limited and owing to inability to pay the said debt which is duly shown in their respective books of account, M.Tech Developers Limited agreed to sell, transfer and assign the Said Property unto and favour of ANS Constructions Limited after negotiation and finalization and settling the price consideration of the said property.

By Deed of Sale dated 14/6/2013 duly registered with the sub registrar of Mormugao under registration o 1100 at pages 139 to 156 Book I Volume 1565 the Owners herein i.e. ANS Constructions Limited purchased the said property from Zuari Industries Limited and M.Tech Developers Limited for a total consideration of Rs 2,63,12,500/-.

Thus the title of the said property vests in ANS Constructions Limited with effect from 14/6/213 whose title to the said property is clear and marketable.

The said Deed of Sale dated 14/6/2013 duly registered with the sub registrar of Mormugao under registration o 1100 at pages 139 to 156 Book I Volume 1565 is valid and can be legally acted upon.



ANS Constructions Limited after obtaining permission from concerned authorities i.e. Final NOC for Sub Division from Village Panchayat of Sancoale dated 14/3/19 bearing no VP/S/ 2018-19/2386, Development Permission from Mormugao Planning & Development Authority dated 21/12/18 bearing no MPDA/7- N-198/2018-2019/1173, Sanad dated 22/11/16 bearing no AC-I/MOR/SG/COV/71/2016/12015 from the office of Collector South Goa District, Margao, Goa sub divided the Said Property i.e. Cotamba surveyed under survey no 178 sub division 1-A-L of Sancoale Village into several sub divided plots.

ANS Constructions Limited have agreed by an Declaration Cum Confirmation dated 30/3/18 to sell and give for Development (Joint Venture) to the DEVELOPER herein plot identified as "A" total admeasuring an area of 1948.25 sq meters which plots are part and parcel of the property surveyed under survey no 178/1-A-L of Sancoale Village and duly approved by concerned authorities for Development & Construction of Residential premises thereon including the premises which are reserved for the OWNERS i.e. ANS Constructions Limited i.e. in a ratio of 37.50 % to the OWNERS i.e. ANS Constructions Limited & balance of 62.50% to the DEVELOPER i.e. Siddharth Constructions a sole proprietary concern of Milind Subhedar

ANS Constructions Limited shall in consideration of allowing to the Siddharth Constructions a sole proprietary concern of Milind Subhedar to construct and develop residential dwelling units in the form of 1 BHK & Studio Apartments in accordance with the approved drawings shall construct and deliver free of cost to the OWNERS i.e. ANS Constructions Limited 37.50 % which allocation and measurement shall be shown by the DEVELOPER i.e. Siddharth Constructions a sole proprietary concern of Milind Subhedar at the time of signing of the Agreement with the OWNERS i.e. ANS Constructions Limited in accordance with the architectural plan and RCC drawings as approved by the relevant authorities by the joint venture Agreement. The Siddharth Constructions a sole proprietary concern of Milind Subhedar shall deliver free of cost to the OWNER'S flat described in Schedule II as per Agreement For Sale Cum Development dated 6/9/2019 duly registered with the sub registrar of Mormugao under reg noMOR-1-1774-2019.

The OWNER i.e. ANS Constructions Limited along with the DEVELOPER i.e. Siddharth Constructions a sole proprietary concern of Milind Subhedar have obtained NOC from Primary Health Centre Cortalim dated 13/11/2021 bearing no PHC/CORT/NOC/CONST/21-22/952, NOC from Electricity Department dated 12/11/2021 bearing no SDE-II/VSG/Tech-1/1604/21-22, Goa State Pollution Control Board dated 3/11/2021 bearing no 12/2020-PCB/480915/G0003760, Development permission bearing No. MPDA/7-S-267/2019-20/1240 dated 6/12/2019, NOC for height Clearance dated 8/3/2019 from the flag Officer Commanding and Construction License No. 30/2021-22 dated 19/11/2021 from the Village Panchayat of Sancoale to develop the SAID PLOT A by constructing thereon a multistoried building consisting of flats as per the approved plans.

The Agreement For Sale Cum Development dated 6/9/2019 duly registered with the sub registrar of Mormugao under reg noMOR-1-1774-2019 is valid and can be legally acted upon.



ENCUMBRANCE IF ANY

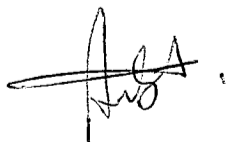
After carrying out a due search in the office of the Sub-registrar of Mormugao, and the Land Registration Office at Mormugao for last 30 years I did not find any recorded encumbrances affecting the said Plot A . Therefore I find is that the said Plot A is free from encumbrances.

DOCUMENTS EXAMINED: _

1. Copy of Deed of Sale dated 14/6/2013 duly registered with the sub registrar of Mormugao under registration o 1100 at pages 139 to 156 Book I Volume 1565.
2. Copy of Agreement For Sale Cum Development dated 6/9/2019 duly registered with the sub registrar of Mormugao under reg noMOR-1-1774-2019
3. Copy of NOC from Primary Health Centre Cortalim dated 13/11/2021 bearing no PHC/CORT/NOC/CONST/21-22/952
4. Copy of NOC from Electricity Department dated 12/11/2021 bearing no SDE-II/VSG/Tech-1/1604/21-22
5. Copy of Goa State Pollution Control Board dated 3/11/2021 bearing no 12/2020-PCB/480915/G0003760
6. Copy of Development permission bearing No. MPDA/7-S-267/2019-20/1240 dated 6/12/2019
7. Copy of NOC for height Clearance dated 8/3/2019 from the flag Officer Commanding
8. Copy of Construction License No. 30/2021-22 dated 19/11/2021 from the Village Panchayat of Sancoale
9. Copy of Deed of Conveyance dated 31/3/1971 duly registered with the office of sub registrar of Mormugao under registration no 167 at pages 335 to 358 Book I volume 9 dated 26/6/1971.
10. Copy of Agreement for Development dated 10/11/2009
11. Copy of Power of Attorney dated 10/11/2009
12. Copy of Form I & XIV of the property bearing survey no 178/1-A-L of Sancoale Village
13. Copy of survey plan of the property bearing survey no 178/1-A-L of Sancoale Village.
14. Copy of Order for payment of Infrastructure Tax dated 28/11/2019 bearing no MPDA/Infrastr. Tax/7-S-267/2019-20/1196
15. Copy of Declaration Cum Confirmation dated 30/3/2018

OPINION:-

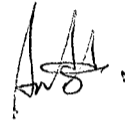
Subject to the documents perused, I certify that ANS Construction Limited has got clear and marketable title to Plot A admeasuring an area of 1948.25 sq meters of survey no 178/1-A-L of Sancoale Village by virtue of said Deed of Sale dated



14/6/2013 duly registered with the sub registrar of Mormugao under registration o
1100 at pages 139 to 156 Book I Volume 1565

I further certify that the Agreement For Sale Cum Development dated 6/9/2019 duly
registered with the sub registrar of Mormugao under reg noMOR-1-1774-2019 is
valid and can be legally acted upon. The construction of the building on the Plot A
admeasuring an area of 1948.25 sq meters of survey no 178/1-A-L of Sancoale
Village which is coming up is legal .

I further certify that urban land ceiling Act is not applicable in the State of Goa &
there is no legal bar to mortgage the said property .



(Amey Anand Shetye)