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TITLE REPORT

At the request of **SHRI. RAMESH MAHADEV NAIK**, partner of M/s Nirman Constructions Company, son of Mahadev Naik, age 52 years, businessman, married, holding PAN No. [REDACTED] Aadhaar No. [REDACTED], resident of Bhagavati Enclave, Chimbhel, Tiswadi, Goa has referred to me the property documents to verify the title in respect of "CHAO OITERAL" situated at Corlim / Ella, Goa, having an area of 553 square meters surveyed under Survey No.14 Sub-Div. No.2-L of Village Corlim of Taluka Tiswadi. Schedule mentioned as per documents furnished to the undersigned.

DOCUMENTS VERIFIED

The following documents have been produced before me for verification:-

Sr. no.	Particular	Remark
1.	Form I & XIV of survey no. 14 sub-div. No.2 of Village Corlim.	Certified copy
2.	Form I & XIV of survey no. 14 sub-div. No.2-L of Village Corlim.	Certified copy
3.	Survey Plan survey no. 14 sub-div. No.2-L of Village Corlim.	Certified copy
4.	Description in the Land Registration Office of Ilhas under No.4055 of Book B-11 new alongwith English translation.	Certified copy


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Sr. no.	Particular	Remark
5.	Plotting Plan from Plot No. 1 to 22 with approval of Planning and Development Authority, Panaji under letter No.PDA/OT/4062/5/11/88 dated 19/02/1988.	Certified copy
5.	Deed of Sale and Conveyance dated 22/05/1987 duly registered in the office of Sub-Registrar of Ilhas under no.665/90 filed in book No.1 Vol-88 dtd.18/07/1990.	Certified copy
6.	Agreement for Joint Development dated 18/03/2021 duly registered in the office of the Sub-Registrar, Tiswadi, under Book-1 document Registration Number-PNJ-1-756-2021 dated 18/03/2021.	Original
7.	Deed of Rectification dated 28/04/2021 duly registered in the office of the Sub- Registrar, Tiswadi, under No. PNJ-1-1125-2021, Book 1.	Original
8.	Partition proceeding before the Office of Inspector of Survey & Land records, Tiswadi, Panaji – Goa, bearing new survey No.14 Sub-Div. No.2-L of Village Corlim of Taluka Tiswadi.	Certified copy
9.	Technical Clearance order issued by Office of the Town Planner Town & Country Planning Department Tiswasi with letter ref no. TIS/10271/COR/TCP/2022/928 dated 26/04/2022.	Original


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Sr. no.	Particular	Remark
10.	Order issued by office of the Town Planner Town & Country Planning Department Tiswadi Taluka with letter ref no. TIS/10271/COR/TCP/2022/720 dated 26/04/2022.	Original
11.	No Objection Certificate issued by Directorate of Health services, Government of Goa, Primary Health Centre, Corlim, with letter ref no. PHC/CORIN/NOC/2022-23/223 dated 02/05/2022.	Original
12.	Construction License No.14 issued by Village Panchayat Se-Old-Goa. Tiswadi Goa, with letter ref. no.VP/SOG/TIS/2022-2023/231 dated 10/05/2022.	Original
13.	Sanad dated 21/09/2022 issued by Office of the District Collector, North Goa with letter ref. No. RB/CNV/TIS/COLL/07/2022/CCTIS22-86/5596 dated 21/09/2022.	Original
14.	30 years search index dated 12/01/2023.	Original
15.	Nil Encumbrance Certificate dated 13/01/2023.	Original

DESCRIPTION OF IMMOVABLE PROPERTY: -

All that Plot No.17 admeasuring 553 Sq. mts. surveyed under Survey No.14 Sub-division 2-L of village Corlim, forming part and


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parcel of larger property known as "CHAO OITERAL" situated at Ella / Corlim Village of Tiswadi Taluka, North Goa District, State of Goa, within the limits of the Gram Panchayat of Se Old Goa, North Goa District, State of Goa, and enrolled in the Taluka Revenue Office under Matriz No.211 and described in the Land Registration Office of Ilhas under No.4055 of Book B-11 new and the same is bounded as under:-

On the East by: - By the road of 8 metres;

On the West by: - By the sub-division no.18;

On the North by: - By the road of 6 metres;

On the South by: - By the sub-division no.16;

is hereinafter referred as "**The Said Plot**".

FLOW OF TITLE:-

1. There exists property known as 'CHAO OITERAL' situated at Ella/Corlim Village of Tiswadi taluka, within the limits of Village Panchayat Corlim, Se Old Goa, District of Goa, and surveyed under Survey No. 14 sub-division 2 of Village Corlim and enrolled in the Taluka Revenue Office under matriz number 211 and described in the Land Registration Office of Ilhas under No. 4055 of Book B-11 new, is hereinafter referred to as "**The Said Property**".


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2. The said property was originally owned and possessed by (1) Mr. Antonio Marques Francisco Fernandes alias Antonio M. Francisco Fernandes, (2) Mrs. Rozaria Fernandes alias Smt. Rosaria Pereira, (3) Smt. Mory Fernandes alias Chodgem Fernandes, (4) Smt. Ana Francisco Fernandes alias Shali Fernandes and (5) Mr. Francisco Fernandes which was identified as Plot No. 2 of the said property known as "CHAO OITERAL" situated at Corlim/Ella, by virtue of the Decree and Order passed by the Civil Judge Senior Division at Panaji on 18th February, 1982 in suit No.4/1954.
3. Subsequently, the said property was further been sub-divided in smaller plots forming distinct and independent plots numbering from Plot No. 1 to 22 with approval of Planning and Development Authority, Panaji under letter No.PDA/OT/4062/5/11/88 dated 19/02/1988.
4. (1) Mr. Antonio Marques Francisco Fernandes alias Antonio M. Francisco Fernandes, (2) Mrs. Rozaria Fernandes alias Smt. Rosaria Pereira, (3) Smt. Mory Fernandes alias Chodgem Fernandes, (4) Smt. Ana Francisco Fernandes alias Shali Fernandes and (5) Mr. Francisco Fernandes sold plot no. 17 to Shri. Udai Mahadev Paranjape and Shri. Pandurang Hari Joshi

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under Deed of Sale and Conveyance dated 22/05/1987 duly registered in the office of Sub-Registrar of Ilhas under no. 665/90 filed in book No. 1 Vol . 88 dtd. 18/07/1990.

5. In terms of the above said Deed of Sale and Conveyance dated 22/05/1987, Shri. Udai Mahadev Paranjape and Shri. Pandurang Hari Joshi became the exclusive and absolute owners of the said Plot and got their names mutated in the Survey Records of Rights of the said property.
6. The said Shri. Udai Mahadev Paranjape, Smt. Pramila Udai Paranjape, Shri. Pandurang Hari Joshi and Smt. Lalita Pandurang Joshi entered into an Agreement for Joint Development dated 18/03/2021 with M/s. Nirman Constructions Company, a Partnership Firm, to carry out the construction of single building with 8-10 units, in the said plot. The said Agreement is duly registered in the Office of the Sub Registrar of Ilhas under No. PNJ-1-756-2021 Book-1 Document dated 18/03/2021.
7. The said Agreement for Joint Development, there was typographical error in showing the boundaries and the same was corrected by executing Deed of Rectification between the parties. The said Deed of Rectification dated 28/04/2021 duly registered under No. PNJ-1-1125-2021 Book 1 in the Office of


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- the Sub Registrar of Tiswadi Taluka, Panaji, Goa. The said Deed of rectification be read with said Agreement for Joint Development.
8. The said plot was partitioned by carrying out proceeding no.3/ISLR/TIS/ELLA/PART/218/2021, before the Office of Inspector of Survey & Land records, Tiswadi, Panaji – Goa, and was allotted by confirmation order dated 06/01/2021 of new survey No.14 Sub-Div. No.2-L of Village Corlim of Taluka Tiswadi.
9. The Office of the Town and Country Planning Department had issued Technical Clearance Order dated 26/04/2022 under reference No. TIS/10271/COR/TCP/2022/728 for construction of residential building as per the approved construction plans.
10. The Office of District Collector, North Goa , Collectorate Bldg, Panaji, Goa, has issued Sanad in respect of said plot under reference No. RB/CNV/TIS/COLL/07/2022/CCTIS22-86/5596 dated 21/09/2022.
11. The Village Panchayat of Corlim has issued Construction License under Construction License No. 14 dated 10/05/2022 under reference No.VP/SOG/TIS/2022-2023/231 for construction of residential building in the said Plot No. 17 surveyed under No. 14/2-L of Corlim Village.


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12. The Primary Health Centre of Corlim, vide letter No. PHC/CORLIM/NC/2022-2023/223, has issued No Objection Certificate dated 02/05/2022, for construction of residential building in the said plot.
13. 30 years Search Index dated 12/01/2023 has been issued in respect of the said plot vide Receipt No.5/42 by the Sub-Registrar of Tiswadi Taluka.
14. Nil Encumbrance Certificate dated 13/01/2023 is issued in respect of the said plot by the Sub-Registrar of Tiswadi Taluka showing that there are no encumbrances.

OPINION

In view of the above and by virtue of the documents scrutinized by me, I am of the opinion that the said plot is clear and of marketable title as the same has been in continuous peaceful possession with the owners **1. Shri Uday Mahadev Paranjape**, and **2. Shri. Pandurang Hari Joshi** since purchased in the year 1987 till date which is for more than 30 years. There have been no claims or any objections during the mutation proceeding carried out. The said plot has been partitioned recently without any objections from third parties. Consequently, there are the permissions granted for the Government Authorities in respect of the Conversion Sanad,



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Construction Licence issued by the Village Panchayat Se Old Goa, T.C.P. approval, Technical Clearance, Clearance from Directorate of Health Services. The said plot does not suffer from any defect.

Document which is essential but not submitted is: -

- Decree and Order passed by the Civil Judge Senior Division at Panaji on 18th February, 1982 in Suit No.4/1954 – In spite of carrying out search the said records are not traceable with the records of the Judicial Authorities nor maintained with the Archives.

Porvorim, Goa.

27/02/2023


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