

Sayinandan S. Satordekar

Advocate

Off:- C-16/564,
Durgawadi, Taleigao
Goa.

Mob:9881257580

THE TITLE VERIFICATION REPORT

DESCRIPTION OF THE PROPERTY:

All that Part and Parcel of land admeasuring 4067 m², bearing survey no. 17/1 of Village Murda, identified as **PALMAR POSSREM BATA**, situated at Murda within the limits of Village Panchayat Mercos Taluka, which property is described in the Office of Land Registrar of Ilhas under no. 15042 at Folio 170 of Book B-39 New, being a part of the larger property earlier described under no. 2991 of Book B-33 Old and is enrolled in the Taluka Revenue Office under Matriz no. 282, 283 and 284 (1/3rd Part), which property is bounded as under:-

North : By Survey no. 244/1 of Morambi-O-Grande
South : Survey no. 17/3 of Murda
East : Culvert beyond which lies property under Sy.
No. 238 of Morambi-O-Grande
West : By Property Palmar e Don Joao



DOCUMENTS INSPECTED.

1. Deed of Conveyance dated 18/07/1986, registered before Sub registrar of Ilhas under no. 643/89, filed in Book No.1, Book No. 1, Vol no. 57 dated 3rd August 1983.
2. Agreement for Sale and development dated 14/01/2010, registered before Sub registrar of Ilhas under no. 251 at pages 455 to 482 of Book No. I, Volume NO. 2182 dated 22/1/10
3. Manual Form I & XIV
4. Form No. I & XIV of the property bearing Survey no.17/1 of Village Murda
5. Survey plan of the property bearing Survey no. no.17/1 of Village Murda
6. Development permission/Technical Clearance Order dated 25/06/2020 bearing no. TIS/9313/MUR/TCP/2020/880 issued by Town & Country Planning Department Tiswadi Panaji, Goa, along with approved plan of construction



7. NOC from the Health Department dated 10/08/2020 bearing no.phc/Chimbel/NOC-const/2020-21/1087.
8. Construction License dated 14/09/2020 bearing no. 7/2020-21/925 issued by Village Panchayat Mercedes Mercedes, Tiswadi Goa
9. Conversion Sanad issued by Office of the Collector North Goa District, Panaji Goa, dated 29/04/2021, bearing No.RB/CNV/TIS/AC-II/17/2019.
10. Memorandum of Understanding dated 21/04/2021, registered before Notary Shri. Shashikant Nabar under no. 1243 dated 26/04/2021.

TITLE REPORT

It is seen from the Deed of Sale dated 18/07/1986 that the aforesaid property "PALMAR POSSREM BATA", was purchased by One Mr. Santosh Raikar being in a lawful possession and enjoyment of the said PROPERTY as a caretaker of the SAID PROPERTY, from original owners Shri Venkatexa



Bicu Xete Raikar and wife Smt. Radhabai Venkatexa Raikar.

It is further seen from the Manuel Form I & XIV of Survey bearing no. 17/1 of Village Murda, the name of Shri Venktesh Bhiku Raikar has been found recorded in the Occupant's Column and subsequently name of Mr. Santosh Narayan Raikar has been found recorded in the Occupant's Column vide Mutation bearing no. 252.

It is further seen that vide Agreement for Sale and development dated 14/01/2010, executed between one Mr. Albert Esteves as a Developer and Mr. Santosh Narayan Raikar as the Owner, said Mr. Albert Esteves have agreed to develop part of the SAID PROPERTY admeasuring 3167 sq. mts after reserving 900 sq. mts reserved for Mundkars.

That Town & Country Planning Department Tiswadi Panaji, issued Development permission/Technical Clearance Order dated 25/06/2020 bearing no. TIS/9313/MUR/TCP/2020/880 and the Village Panchayat of Mercas has granted Construction License dated 14/09/2020 bearing no. 7/2020-



21/925 for constructing residential building, compound wall in the said part property.

That, accordingly Conversion Sanad dated 29/04/2021, bearing No.RB/CNV/TIS/AC-II/17/2019, was issued to the said part property by Office the Collector North Goa District, Panaji Goa.

That, vide Memorandum of Understanding dated 21/04/2021, Mr. Albert Esteves and his wife Mrs. Margarate Esteves as the ASSIGNOR, assigned all their rights acquired in pursuance to the aforesaid Agreement for Development and Sale dated 14/01/2010 in favour of ASSIGNEE one Mr. Vijin Kumaran, the ASSIGNEE therein.

LEGAL OPINION:

Based upon the scrutiny of the above referred various documents, I hereby certify as under:

- a) That Mr. Vijin Kumaran have subsisting right to develop the SAID PROPERTY which is described hereinabove in terms of the said Memorandum of Understanding dated 21/04/2021, and have a clear, marketable title to dispose/sell the built up



area such as Apartments/flats, etc. constructed in the SAID PART PROPERTY.

b) That the SAID PROPERTY is not affected by any acquisition or requisition proceedings.

c) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.

Issued without prejudice.

Place: Panaji, Goa.

Date : 04/06/2021

S. S. Satordekar

(Advocate)

