

**Sayinandan S. Satordekar**  
*Advocate*

Off:- C-16/564,  
Durgawadi,  
TaleigaoGoa.  
Mob:9881257580

**THE TITLE VERIFICATION**  
**REPORT**

**DESCRIPTION OF THE**  
**PROPERTY:**

All that **AND WHEREAS**, There exists part and parcels of the property 1) Area 600 sq. mts of landed property known as Petti bearing survey no. 55/2, 2) Area -2150 sq. mts known as Sirosito bearing survey no. 54/6, 3)Area 2450 sq.mts known as Pettea bearing Survey no. 54/5, totally admeasuring 5200 sq. mts, all situated at Village Carambolim in the Jurisdiction of Village Panchayat of Carambolim of the Taluka and Sub District of Tiswadi of the North Goa District of the State of Goa and which properties jointly hereinafter referred to as the **SAID PROPERTIES**.

**DOCUMENTS INSPECTED.**



1. Deed of Sale dated 2/12/1995, registered before Sub registrar of Ilhas under no. 278, filed in Book No.1, Vol no. 487 dated 6/2/1996
2. Deed of Sale dated 19/11/2014, registered before Sub registrar of Ilhas under no.PNJ-B1-02650-2014, CD no. PNJD37, dated 28/11/2014.
3. Manual Form I & XIV
4. Form No. I & XIV of the property bearing Survey no.55/2, 54/6 and 54/5 of Village Carambolim, Tiswadi Goa
5. Survey plan of the property bearing Survey no. 55/2, 54/6 and 54/5 of Village Carambolim, Tiswadi Goa
6. Memorandum of Understanding dated 25/02/2020, registered before Adv. D.G.Shet under no. 967(I)/2020 dated 25/02/2020
7. Development permission/Technical Clearance Order dated 27/05/2020 bearing no. TIS/9770CAR/TCP/2020/76 issued by Town & Country Planning Department Tiswadi Panaji, Goa, along with approved plan of construction



8. Construction License VP/CAR/Const-Lice.11/2020-21//1212 dated 4/11/2020 issued by Village Panchayat Carambolim, Carambolim, Tiswadi Goa
9. Conversion Sanad issued by Office of the Collector North Goa District, Panaji Goa, dated 16/06/2022, bearing No.RB/CNV/TIS/AC-II/14/2020/4564.
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 Deed of Sale dated 25/12/1995 and Deed of Sale dated 19/11/2014, said part and parcels of the property surveyed under no. 55/2, 54/6 and 54/6 known as Pettea, totally admeasuring 5200 sq. mts, all situated at Village Carambolim in the Jurisdiction of Village Panchayat of Carambolim of the Taluka and Sub District of Tiswadi of the North Goa District of the State of Goa, was purchased by One Mr. Shaikh Khaja.

It is further seen from the Manuel Form I & XIV of Survey bearing no. 55/2, 54/6 and 54/5 of Village Carambolim,



the name of Shri Shaikh Khaja has been found recorded in the Occupant's Column.

It is further seen that vide Memorandum of Understanding dated 25/02/2020, executed between one Mr. Albert Esteves as a Developer and Shri. Shaikh Khaja as the Owner, said Mr. Albert Esteves have agreed to develop part of the SAID PROPERTIES.

That Town & Country Planning Department Tiswadi Panaji, issued Development permission/Technical Clearance Order dated 17/11/2021 bearing no. TIS/9890/CAR/TCP/2021/1968 and the Village Panchayat of Carambolim has granted Construction License dated 12/01/2022 bearing no. VP/CAR/Const- Lice. No.21/2021-22/1340 for constructing residential building, compound wall in the said part property.

That, accordingly Conversion Sanad dated 13/06/2022, bearing No.RB/CNV/TIS/AC-II/14/2020/4564, was issued to the said part property by Office the Collector North Goa District, Panaji Goa.



**LEGAL OPINION:**

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

- a) That M/s. Albert Developer have subsisting right to develop the SAID PROPERTIES which is described hereinabove in terms of the said Memorandum of Understanding dated 25/02/2020, 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 : 01/07/2022

  
S. S. Satordekar

(Advocate)

