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Date : 13/09/2021

**TO WHOMSOEVER IT MAY CONCERN**

**SUB :TITLE SEARCH REPORT OF THE PROPERTY UNDER SURVEY  
NO. 18/8 of CACORA AND 128/1(PART) OF VILLAGE  
CURCHOREM OF QUEPEM TALUKA.**

That at the request of JMD DEVELOPERS, through Managing Partner MR. VARUN SHANTARAM KUDCHADKAR, son of Shri Shantaram Kudchadkar, 35 years of age, resident of Pontemol, Curcholem, Goa I have **examined the following documents** to arrive at conclusion of marketable title to MR. VARUN SHANTARAM KUDCHADKAR to transfer the right, title and interest in respect of the Survey No. 18/8 of CACORA and 128/1(PART) of Village Curcholem of Quepem Taluka.

### DOCUMENTS EXAMINED

1. Matriz record under no. 135.
2. Land Registration details 2917 and 5385 of pages 91 of book B no. 17.
3. Deed of Sale under Registration no. QPM-BK1-01281-2017 in favour of M/S JMD DEVELOPERS by Shri Laxman Madgaokar and Family.
4. Deed of Sale under Registration No. QPM-BK1-01279-2017 in favour of M/S JMD DEVELOPERS by Shri Laxman Madgaokar and Family.
5. Form I and XIV of survey No. 18/8 of village Cacora of Quepem Taluka.
6. Survey Plan of survey No. 18/8 of village Cacora of Quepem Taluka.
7. Form I and XIV of survey No. 128/1 of village Curchorem of Quepem Taluka.
8. Survey Plan of survey No. 128/1 of village Curchorem of Quepem Taluka.
9. Construction License Dated 23/07/2021 for the development of the said property.

### TITLE HISTORY

There is a Landed property named PONGIRVALLA, situated at Sub-district of Quepem described in Land Registration Office of Quepem under No. 2917 in book registered in the taluka revenue office under No. 135, surveyed under the Survey No 18 subdivision 8 of Village Cacora of Quepem Taluka having total area of **1625 m<sup>2</sup>** and Bounded as under:-

**ON THE EAST :** By Public Road



**ON THE WEST :** By Subdivision No 28 of the same Survey No 18 of  
Cacora Village of Quepem Taluka

**ON THE NORTH:** By the Property belonging to the M/S JMD  
DEVELOPERS having S.N. 128/1 of Village Curchorem  
of Quepem Taluka and

**ON THE SOUTH :** by property belonging to public Road.

And another property on its northern side attached to the same One bearing Plot No. 7 which form a part of the property surveyed under survey no. 128 /1 of Village Curchorem of Quepem Taluka of the property named as "BODRIBAGA" with description in land registration no.as 5385 of pages 91 of book B no. 17 and is more particularly shown in the site plan annexed herewith forming a part of this deed, having total area of **306 m<sup>2</sup>**. The boundaries are as follows:

**East :** by the reserved public roads , the eastern side admeasures two meters and 50 centimeters

**West:** by the plot number six within the property. The western side admeasure Ten meters and thirty centimeters

**North:** by public road leading towards Mirabag .the northern side admeasures twenty nine meters fifty centimeters plus twenty seven meters fifty centimeters.

**South:** by property of Madgaonkar now purchased by M/S JMD  
DEVELOPERS

Hereinafter referred to as "**SAID PROPERTY**".



The said property was owned and possessed by Mr. Laxman Shanu Madgaokar, R/o Curchorem, Quepem Taluka from the date of its purchase.

That JMD DEVELOPERS purchased the said property vide Sale Deed having registration Numbers QPM-BK1-01281-2017 and QPM-BK1-01279-2017.

That JMD DEVELOPERS planned to construct a residential project in the said property under name " JMD-THE RAINBOW " consisting of 15 Row Houses and has obtained Construction License from Curchorem Cacora Municipal Council under no. CCMC/TECH-SEC/Const Lic/2021-22/935 dated 23/07/2021

That after inspecting Encumbrance Register it is also confirm that there are no encumbrances to said plot now owned by M/S JMD DEVELOPERS.

That my aforesaid opinion is based on search of title document furnished to me and I found that M/S JMD DEVELOPERS has a clear and marketable title to the said property.

***I hereby Certify M/S JMD DEVELOPERS has the Valid and Marketable Title in respect of the said property.***



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***Adv. Samantha Godinho***