



Date: 05/07/2023

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of M/S RUSTICASA REALTORS, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Office No. 3, 2nd floor, JS Vas Arcade, Behind ABC Club, Margao, South Goa- 403601, in respect of the property without any special name admeasuring 1226.00 Sq. meters, surveyed under Survey No. 67/7-A of Navelim Village, situated at Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny admeasuring 1226.00 Sq. meters, forming an independent and separate property in itself surveyed under Survey No. 67/7-A of Navelim Village, erstwhile identified as Plot A and erstwhile formed the Northern Portion of the property known as "CIPONAICALEM" admeasuring 2500.00 Sq. meters, situated at Navelim, within the limits of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

The Property under Survey No. 67/7-A is hereinafter referred to as "SAID PLOT".

The property "CIPONAICALEM" admeasuring 2500.00 Sq. meters is hereinafter referred to as "SAID PROPERTY".

B) Location:

The SAID PLOT is situated at Navelim, within the limits of Village

Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

C) Registration details of Said Property:

The SAID PROPERTY is described in the Land Registration Office of Salcete under No. 15844.

D) Survey Number of the property as per new Land Revenue Code:

The SAID PLOT is surveyed under Survey No. 67/7-A of Navelim Village.

E) Boundaries of the Said Property and of the Said Plot:

Of The Said Property

As per Partition Deed of 1987

East : By Property of Coffe of Our Lady Conceicao of Church of Margao;
West : By PWD road;
North: By Property of heirs of Ludovico Mergulhao;
South: by property of Fabrica of Navelim.

Boundaries as per survey records

East : By Property under Survey No. 67/8 of Navelim Village;
West : By PWD road;
North: By Property under Survey No. 67/4 of Navelim Village;
South: By Property under Survey No. 67/9 and 10 of Navelim Village.

Of The Said Plot

East : By Property under Survey No. 67/8;
West : By PWD existing road;
North: By Property Survey No. 67/4 and;


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South: By property Surveyed under Survey No. 67/7 remaining part i.e. the Southern Portion/Plot B of the Said Property.

F) Area of the Said Property and Said Plot:

The SAID PROPERTY admeasured 2500.00 Sq. meters while SAID PLOT admeasures 1226.00 Sq. meters.

II. Scrutiny of Documents and Flow of Title:

I have verified the following documents:

- i. Deed of Partition dated 19/02/1987;
- ii. Deed of Succession dated 24/02/2015;
- iii. Deed of Sale dated 22/09/2021;
- iv. Judgment and Order dated 18/04/2022 passed in Partition Case No. 3/ISLR/PART/Sal/Nav/183/22/672;
- v. Conversion Sanad dated 09/06/2023;
- vi. Technical Clearance dated 18/01/2023;
- vii. Construction Licence dated 07/02/2023;
- viii. NOC from Primary Health Centre Navelim dated 24/01/2023.

From the perusal of above documents the flow of title for last 36 years can be narrated as under:

The SAID PROPERTY originally belonged to Mr. Agostinho Piedade Da Silva and Mr. Joao Xavier da Silva.



Vide Deed of Partition dated 19/02/1987, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 247 at pages 549 to 562, Vol. No. 16 dated 25/05/1987, the SAID PROPERTY was divided by meets and bounds into two portions with Northern Portion identified as Plot A admeasuring 1226.00 Sq. meters along with the portion of the house standing therein

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bearing House No. 663(1) and 663(2) and Southern Portion identified as Plot B admeasuring 1274.00 Sq. meters along with the portion of house standing therein and vide this Deed of Partition arrived at between the family, the Northern Portion of the Said Property identified as Plot A was allotted to Mr. Agostinho Piedade Da Silva and his wife Caridade Andrade.

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Said Mr. Agostinho Piedade Da Silva expired on 07/09/1998 and his wife Mrs. Caridade Andrade alias Caridade Andrade e Silva expired on 16/06/2001, both expired intestate, but leaving behind their sole and universal heirs the following children:

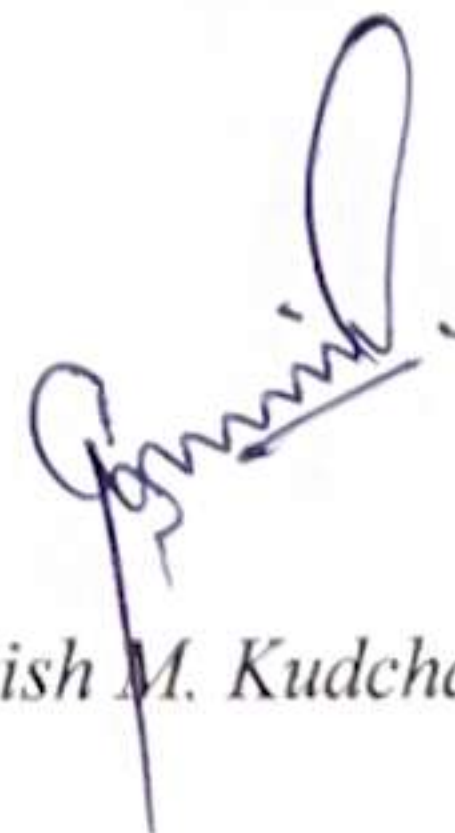
- (i) Mr. Floriano Prosepio Da Silva married to Mrs. Rozia Fausta Rodrigues Da Silva;
- (ii) Mr. John Alberto Da Silva married to Mrs. Elia Eufemia Eremita Gomes Da Silva;
- (iii) Mr. Alfredo Da Silva married to Mrs. Belinda Da Silva;

as is declared and witnessed vide Deed of Succession dated 24/02/2015, drawn in the office of the Notary Public Ex-Officio of Salcete at folio 32v to 34 of Book No. 1608;

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Vide Deed of Sale dated 22/09/2021, registered in the office of the Sub Registrar of Salcete under no. MGO-1-2958-2021 dated 23/09/2021, Mr. Floriano Prosepio Da Silva and his wife Mrs. Rozia Fausta Rodrigues Da Silva, Mr. John Alberto Da Silva and his wife Mrs. Elia Eufemia Eremita Gomes Da Silva, Mr. Alfredo Da Silva and his wife Mrs. Belinda Da Silva sold the SAID PLOT to M/s Rusticasa Realtors.

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Upon the purchase thereof, the Said Plot came to be partitioned from the Said Property vide Judgment and Order dated 16/03/2022 passed in Partition Case No. 3/ISLR/PART/Sal/Nav/183/22/672 and the Said Plot came to be separately surveyed under Survey No. 67/7-A of Navelim Village.

In order to develop the SAID PLOT, M/s Rusticasa Realtors obtained following permissions from the Competent Authorities:

- a. Conversion Sanad under No. CAD1SAL12/22/182/92 dated 09/06/2023 from the office of the Collector, South Goa to use an area admeasuring 750.00 Sq. Meters for residential use;
- b. Technical Clearance under No. TPM/33774/Navelim/67/7/2023/291 dated 18/01/2023 from Town and Country planning Department;
- c. Construction Licence under No. VP/N/Const.L.49/2022-23 dated 07/02/2023 from the Village Panchayat of Navelim;
- d. NOC from Primary Health Centre Navelim under No. PHC-Navelim/DHS/NOC/22-23/1237 dated 24/01/2023.

In terms of the said Deed of Sale dated 22/09/2021, M/s Rusticasa Realtors are the lawful owners in possession of the SAID PLOT and are entitled to develop the SAID PLOT by constructing Building therein as approved.

Certificate:

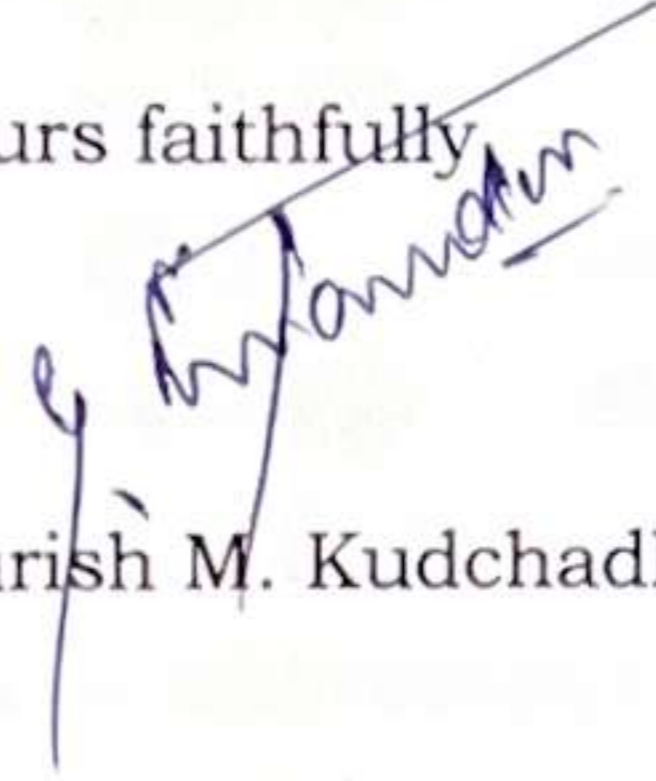
I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that the SAID PLOT is owned by M/s Rusticasa Realtors.

This Title Report which is issued at the request of M/s Rusticasa Realtors is solely based on the documents submitted to me which I have


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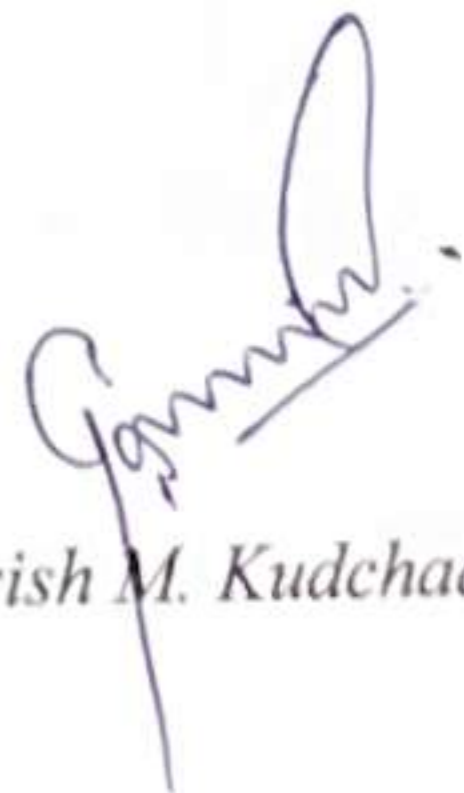
referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Yours faithfully



Adv. Gaurish M. Kudchadkar

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Adv. Gaurish M. Kudchadkar