

ADVOCATE (MRS) REENA STEVEN FERNANDES

B.Sc,LLB.,

H.NO.163,

ALTO TORDA,

ALTO PORVORIM,

BARDEZ,GOA

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Date : 22nd January 2022

TITLE REPORT OF PROPERTY :-

1. Name of the Title Holder : M/S Manas Developers .

Plot No. 22/B, GF1 Happy Home,
Happy Home Housing Society Ltd.,
La Campala, Miramar, panaji, Goa,
403001.

2. DESCRIPTION OF THE PROPERTY UNDER INVESTIGATION :

All that Plot of land identified as Plot No. 15, admeasuring 485.25, sq.mts, forming part of the subdivision of "Caculo's A Scheme" consisting of the three adjoining properties described in herein below;

- 1) Property known as "PALMAR GASPAR DIAS" described in the Land Registration Office at Panaji, Goa under No. 16060, of book B-

42(new) and registered in the Taluka Revenue Office at Panaji, Goa in the Revenue Register (Matriz Predial) under no.1219, presently surveyed under chalta no.2, P.T. Sheet no.116 of city survey of Panaji, and is bounded as under:

East: By property of Hindu Undivided Family of Shridhar Bobo Caculo;

West: By property of Hindu Undivided Family of Shridhar Bobo Caculo's;

North: By property of Panaji Church;

South: By property of Hindu Undivided Family of Shridar Bobo Caculo's.

2) Property known as "TONCA PARTE OF PROPERTY" alias "BAILLI VALLI" alias "BAILY VELI" alias "VARZEA BAILEM XETA TERCERIO CUNTO", described in the said land Registration Office under No.901 at pages 53v of Book B-3(new) and registered in the Revenue Register under No.138 admeasuring 10189 sq.mts survey of Panaji; and is bounded as under:

East : By property of Panaji Church (Confraria of Panjim);

West : By property of Filipe Armindo Pinto (and of his wife Nina Noemia Pinto Rebelo);

North : By property of Hindu Undivided Family of Shridar Bobo Caculo and Public Road;

South : By second division belonging to the heirs of Rogerio Jose Pinto.

3) Plot known as "UNCULTIVATED PIECE OF LAND OF LOTES "B" AND "C" OF FAZENDA", described in the land Registration Office at Panaji, under No. 20427, at page no.145v of Book B-54(new)and registered in the Revenue Registrar Matriz Predial under No.147, admeasuring 11,963.62 sq.mts, presently surveyed under chalta no.2, P. T. Sheet no.116 of city survey of Panaji, and is bounded as under:

East : By property of Hindu Undivided Family of Shridar Bobo Caculo;
West : By sea shore;
North : By property of Assencia Beliza Pinto alias Assensa Belisa Pinto;
South : By property of the heirs of Cristivam Pinto.

All the aforesaid three adjoining properties now constitute one district property known as "Caculo's A Scheme" and is situated at Miramar, within the limit of the Erstwhile Municipal Council of Panjim and presently in the limits of Corporation of City of Panjim, Panaji, Goa, Sub-District of Ilhas (Tiswadi). North Goa District, State of Goa.

The aforesaid Plot No.15 is presently bounded as under;

East : By Plot No. 16 of the Caculo's A Scheme;
West : By property of the heirs of Felipe A. Pinto;
North : By 10.00 mts wide road and plot No.14 of the said Caculo's A Scheme;
South : By property of the heirs of Felipe A. Pinto.



DOCUMENTS SCRUTINIZED:

1. Photocopy of Description Certificate under the no. 901 of the Book No.B-3 New of the page 53v of the Land Registration Office of Ilhas, Tiswadi, Goa.
2. Photocopy of Description Certificate under the no. 22736 of the Book No.B-61 New of the page 115v of the Land Registration Office of Ilhas, Tiswadi, Goa.
3. Photocopy of Inscription certificate under no. 28235 of Book G- 42 at pages 10v in the office of the Land Registration of Ilhas, Tiswadi, Goa.
4. Photocopy of Form B of the property surveyed under Chalta no.2 of P.T.Sheet No.116 of the City Survey, Panaji, Tiswadi, Goa.
5. Photocopy of Survey Plan of the property surveyed under Chalta no.2 of P.T.Sheet No.116 of the City Survey, Panaji, Tiswadi, Goa.
6. Photocopy of Deed of Partition dated 29/03/1971 registered in the office of the Sub Registrar of Ilhas, Tiswadi at Panaji, Goa, found registered under the no. 435,pages 155 to 215 of Book No.I, Volume No. 66 on 30/08/1972.
7. Photocopy of Town and Country Planning Department approved sub - division plan under letter no. PMC/Ts/387/79 dated 31/01/1979 of Caculos a Scheme on property surveyed under the Chalta No.2 of P. T. Sheet No.116 of the City Survey, Panaji , Goa.

8. Photocopy of Sale Deeds with respect to Flat no. **G-1** of Sapana Towers:

- a. Deed of Sale dated 14/05/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 332 at pages 38 to 45 of Book No.I, Volume No. 140 on 20/07/1979 executed between Mr. Mohan S. B. Caculo as karta of HUF Mohan S. B. Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building Contractors and Mrs. Myra Menzie as Purchaser.
- b. Deed of Sale dated 24/07/1996 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 1323 at pages 505 to 526 of Book No. I, Volume No. 530 on 30/07/1996 executed between Mrs. Myra Menzie as Vendor and Mr. Ashok James Ignatius Lobo and his Wife Mrs. Vinita Maria Hortencia Lobo as Purchasers.
- c. Deed of Sale dated 31/10/2002 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2932 at pages 330 to 355 of Book No.I, Volume No. 1144 on 26/12/2002 executed between Mr. Ashok James Ignatius Lobo and his Wife Mrs. Vinita Maria Hortencia Lobo as Vendors and Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares as Purchasers.
- d. Agreement for Sale and Development dated 06/11/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered

under the no. PNJ-BK1-02708-2017, CD No. PNJD60 on 06/11/2017 executed between Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares ALIAS Irene Justina Alvim and Manas Developers as Purchaser.

9. Photocopy of Sale Deeds with respect to Flat no. **G-2** of Sapana Towers:

- a. Deed of Sale dated 31/08/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 54 at pages 1 to 8 of Book No.I, Volume No. 147 on 27/02/1980 executed between Mr. Mohan S. B. Caculo as karta of HUF Mohan S. B. Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building Contractors and Mr. Panduranga B. Shetye as Purchaser.
- b. Deed of Sale dated 28/03/1996 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 634 at pages 458 to 490 of Book No.I, Volume No. 502 on 16/04/1996 executed between Mr. Pandurang Babal Shetye and his wife Mrs. Hirabai Pandurang Shetye as Vendors and Mr. Jayaram Vitthal Shenoy as Purchaser.
- c. Deed of Sale dated 26/08/2004 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2425 at pages 562 to 579 of Book No.I, Volume No. 1362 on 27/08/2004 executed between Mr. Jayaram Vitthal Shenoy and his wife Mrs. Maya



Jayaram Shenoy as Vendors and Mr. Amarnath Kira Fadte as Purchaser.

- d. Agreement for Sale and Development dated 16/11/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-BK1-02814-2017, CD No. PNJD60 on 16/11/2017 executed between Mr. Amarnath Kira Fadte and his wife Mrs. Hema Amarnath Fadte and Manas Developers as Purchaser.

10. Photocopy of Sale Deeds with respect to Flat no. **G-3** of Sapana Towers:

- a. Deed of Sale dated 30/05/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 537 at pages 159 to 167 of Book No. I, Volume No. 143 on 13/12/1979 executed between Mr. Mohan S. B. Caculo as karta of HUF Mohan S. B. Caculo, Mr. Pandurang S. B. Caculo as Karta of HUF Pandurang S. B. Caculo as Vendors and M/s/ M. S. B. Caculo Associates as Building Contractors and Mr. Rohidas Gajanan Prabhudesai as Purchaser.
- b. Deed of Sale dated 06/06/2005 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2236 at pages 238 to 256 of Book No. I, Volume No. 1512 on 13/06/2005 executed between Mr. Rohidas Gajanan Prabhudesai and his wife Mrs. Sunila Rohidas Prabhudesai as Vendors and Mrs. Harshada C. Kerker alias Harshada Sonak as Purchaser.



- c. Agreement for Sale and Development dated 20/10/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-BK1-02600-2017, CD No. PNJD60 on 20/10/2017 executed between Mrs. Harshada Satish Sonak and Manas Developers as Purchaser.

11. Photocopy of Sale Deeds with respect to Flat no. **G-4** of Sapana Towers:

- a. Deed of Sale dated 07/09/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 629 on 18/09/1979 executed between Mr. Mohan S. B. Caculo as karta of HUF Mohan S. B. Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building Contractors and Mr. Subodh Venatesh Jamkhandikar as Purchaser.
- b. Deed of sale dated 24/11/2003 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2574 at pages 347 to 379 in Book No. I, Volume No. 1251 on 27/11/2003 executed between Mr. Subodh Venkatesh Jamkhandikar and his wife Mrs. Rekha Jamkhandikar as Vendors and Mr. Querozito De Souza and his wife Mrs. Liesl Cotta De Souza as Purchasers.
- c. Deed of sale dated 18/02/2019 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-1-538-2019 on 19/03/2019 executed between Mr. Querozito De Souza and



his wife Mrs. Liesl Cotta De Souza as Vendors and Mr. Tanmay Ulhas Kholkar and his wife Mrs. Krupa Tanmay Kholkar as Purchasers.

d. Deed of sale dated 14/04/2020 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-1-676-2020 on 29/04/2020 executed between Mr. Tanmay Ulhas Kholkar and his wife Mrs. Krupa Tanmay Kholkar as Vendors and Miss Padmashree Deepak Bhagat as Purchaser.

e. Agreement for Sale and Development dated 27/07/2021 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-1-1633-2021, on 02/08/2021 executed between Miss Padmashree Deepak Bhagat and Manas Developers as Purchaser.

12. Photocopy of Sale Deeds with respect to Flat no. **F-1** of Sapana Towers:

a. Deed of Sale dated 22/03/1980 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 392 at pages 162 to 170 of Book No. I, Volume No. 152 on 13/10/1980 executed between Mr. Mohan S. B. Caculo as karta of HUF Mohan S. B. Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building Contractors and Mrs. Carma Julia Rodrigues as Purchaser.



- b. Deed of Gift dated 21/01/2011 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-BK1-00206-2011 , CD No. PNJD6 on 25/01/2011 executed between Mrs. Carma Julia Rodrigues as Donor and Mr. Edson Edmond Rodrigues as Donee and Mr. Pierre Clarence Rodrigues and his wife Mrs. Natalia Mihailova E Rodrigues as Confirming Parties.
- c. Development Agreement dated 12/11/2020 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1-1781-2020 on 25/11/2020 executed between Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues as Vendors and Manas Developers as Purchaser.

13. Photocopy of Sale Deeds with respect to Flat no. **F-2** of Sapana Towers:

- a. Deed of Sale dated 06/05/1980 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 509 at pages 365 to 373 of Book No. I, Volume No. 151 on 18/12/1980, executed between Mr. Mohan S. B. Caculo as karta of HUF Mohan S. B. Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building Contractors and Miss Fausta De Gouvea Pinto as Purchaser.
- b. Deed of Sale dated 16/01/1990 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no.1317/90 filed in Book No.I, Volume No. 107 on 24/10/1990 executed



between Miss Fausta De Gouvea Pinto as Vendor and Mr. Daniel Sebastian Colaco and his wife Mrs. Elma Joan Colaco as Purchaser.

c. Deed of Sale dated 29/04/2003 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no.1007 at pages 54 to 84 filed in Book No. I, Volume No. 1188 on 06/05/2003 executed between Mr. Daniel Sebastian Colaco and his wife Mrs. Elma Joan Colaco as Vendors and Mrs. Angela Valadares as Purchaser.

d. Agreement for Sale and Development dated 01/1/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1-02675-2017, CD No.PNJD60 on 01/11/2017 executed between Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares as Vendors and Manas Developers as Purchaser.

14. Photocopy of Sale Deeds with respect to Flat no. **F-3** of Sapana Towers:

a. Deed of Sale dated 20/09/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 14 at pages 279 to 287 of Book No. I, Volume No. 143 on 16/01/1980 executed between Mr. Mohan S. B. Caculo as Karta of HUF Mohan S. B. Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building Contractors and Mrs. Sushila Narhar Nargundkar as Purchaser.



- b. Deed of Sale dated 24/08/2004 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no.2400, pages 533 to 549 filed in Book No.I, Volume No. 1361 on 26/08/2004 executed between Ms. Sushila Narthar Nargundkar as Vendor and Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar as Purchaser.
- c. Agreement for Sale and Development dated 20/10/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1-02601-2017, CD No.PNJD60 on 20/10/2017 executed between Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar as Vendors and Manas Developers as Purchaser.

15. Photocopy of Sale Deeds with respect to Flat no. **F-4** of Sapana Towers:

- a. Deed of Sale dated 05/08/1983 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 376 at, pages 195 to 205 of Book No. I, Volume No. 215 on 10/06/1985 executed between Mr. Mohan S. B. Caculo as Karta of HUF Mohan S. B. Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building Contractors, Mr. Govind Keni as Consenting Party and Mrs. Romuldina Theresa I. F. Pereira as Purchaser.



b. Deed of Sale dated 15/07/2003 registered in the office of the Sub registrar of Ilhas, Tiswadi, Goa, registered under the no. 1703 at pages 372 to 390 of Book No.I, Volume NO. 1216 on 21/07/2003 executed between Mrs. Romuldina Theresa I. F. Pereira as Vendor and Dr. Neil Barreto as Purchaser.

c. Agreement for Sale and Development dated 13/11/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1-02770-2017, CD No.PNJD60 on 13/11/2017 executed between Dr. Neil Barreto and his wife Mrs. Maria Barreto as Vendors and Manas Developers as Purchaser

16. Photocopy of Power of Attorney dated 28/08/2020 executed by (i) Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Justina Alvim, (ii) Mr. Amarnath Kira Fadte and his wife Mrs.Hema Amarnath Fadte, (iii) Mrs. Harshada Satish Sonak, (iv) Miss Pamashree Deepak Bhagat, (v) Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares,(vi) Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar and (vii) Dr. Neil Barreto and his wife Mrs. Maria Barreto in favour of Mr. Tanmay Ulhas Kholkar alias Jeevottam Ulhas Kholkar executed before the Notary Miss Kishori N. Fugro registered under the no.4381 on 30/09/2020 at Panaji, Goa.

17. Photocopy of Specific Power of Attorney dated 20/11/2020 executed by Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues in favour of Mr. Tanmay Ulhas Kholkar alias Jeevottam Ulhas Kholkar



executed before the Notary Mr. Manish D. Salkar registered under the no.195/2020 on 20/11/2020 at Panaji, Goa.

18. Photocopy of Final NOC for Sub Division under no. PMC/Ts/387/79 dated 31/01/1979 issued by the Panjim Municipal Council for sub Division of plots situated at Gasper Dias.

19. Photocopy of Certificate under no. PMC/Ts/388/79 dated 31/01/1979 issued by the Panjim Municipal Council alongwith the approved sub Division Plan

20. Development Permission under order no. NGPDA/2144/1976/2018 dated 19/01/2018 issued by the North Goa Planning and Development Authority, Panaji, Goa.

21. Construction Licence dated 27/03/2018 under ref.no. F1/CCP/ENG/CONST-LIC-24//2017-2018/75, (401/1/CCP/CONST-LIC-24/2017-2018/75) issued by the Corporation of City of Panaji, Goa, for construction of Multi family residential Building and swimming Pool in respect of Plot No.15 surveyed under the Chalta no.2 of P.T.Sheet No.116 of City Survey Panaji, Goa.

22. Renewal of Construction Licence under no.402/1/CCP/ENG/24/Renewal – II/2020-2021/35 dated 07/12/2020 issued by the Corporation of City of Panaji, Goa, renewing construction license under ref.no. F1/CCP/ENG/CONST-LIC-24//2017-2018/75 dated 27/03/2018 upto 31st October 2020.



23. Renewal of Construction Licence under no.402/1/CCP/ENG/24/Renewal – II/2021-2022/27 dated 07/09/2021 issued by the Corporation of City of Panaji, Goa, renewing construction license under ref.no. F1/CCP/ENG/CONST-LIC-24//2017-2018/75 dated 27/03/2018 upto 31st October 2020.

24. Revised Development Permission dated 25/10/2021 under reference no. GPPDA/594/TLG/708/2021 DATED 25/10/2021 issued by the Greater Panaji Planning and Development Authority, Panaji, Goa.

25. Approved Construction Plans dated 23/03/2018 under no. F1/CCP/ENG/CONST-LIC-24//2017-2018/75 by the Corporation of City of Panaji, Goa.

26. No Objection from the Fire point of View under no. DFES/FP/C-1/3/18-19/666 dated 31-01-2019 issued by the Directorate of Fire and Emergency Services, Panaji, Goa.

27. No Objection from Sanitary point of view under reference no. UHCP/DHS/NOC/17-18/4093 dated 12-03-2018 issued by the Directorate of Health, Campal, Panaji, Goa.

3. SCRUTINY OF TITLE PROCUREMENT:

1. The subject property is all that Plot No.15 forming part of the subdivision of "Caculo's A Scheme" consisting of the three



adjoining properties described under description nos. (i)16060 of Book B-42(new) and enrolled for Matriz Under No. 1219, (ii) 901 at page 53v of Book No. B-3 new enrolled for Matriz under no.138 (iii) 20427 at page 145v of Book B-54 new enrolled for Matriz under no.147 and (iv) 22736 at page 115v of Book B-61 new in the Land Registration Office of Ilhas, Tiswadi, Goa and Taluka Revenue Office of Ilhas.

2. The said properties are found inscribed under no. 28235 at page 10v and Book G-42 new in the Land Registration Office of Ilhas, Tiswadi, Goa, in favour of Sridora Sinai Bobo e Caculo married to Xantabai by virtue of Deed dated 18/01/1965 drawn by the former Notary Fernando Jorge Colaco at Book No.575 at folio 9v.

3. The aforesaid properties were partitioned in terms of deed of Partition dated 29/03/1971 registered in the office of the Sub Registrar of Ilhas, Tiswadi at Panaji, Goa, found registered under the no. 435, pages 155 to 215 of Book No.I, Volume No. 66 on 30/08/1972 between Hindu Undivided Family of Sridhar Sinai Bobo Caculo wherein the Hindu Undivided Family mutually decided to partition the properties and assets of the said HUF. The subject three adjoining properties were allotted to (i) Mr. Mohan Sridhar Sinai Bobo e Caculo, his wife Surekha Mohan Sinai Bobo e Caculo and his minor son Mr. Madeva alias Manoj Mohan Sinai Bobo e Caculo i.e half share as described in Schedule III under item no. 20, 21 and 22 and (ii) Mr. Pandurang Sridora Sinai Bobo e Caculo i.e. half share as described in Schedule IV under item no. 20, 21 and 22.



4. The said adjoining three properties known as Caculo's A Scheme was developed and subdivided into plots which sub division was duly approved by the Panjim Municipal Council vide Final NOC for Sub Division under no. PMC/Ts/387/79 dated 31/01/1979 and plans duly approved for sub division.

5. Out of the sub divided plots in the said property one plot designated as Plot no.15 admeasuring 485.25 sq.mts was further developed by M/s MSB Caculo and Associates, where upon the said partnership firm constructed building known as SWAPNA APARTMENTS consisting of Ground plus one floor and a total of eight flats.

6. Upon construction of the said SWAPNA APARTMENTS the owners of the said plot no.15 i.e. Mr. Mohan S.B.Caculo as karta of Mohan Sridora Sinai Bobo Caculo and Mr. Panduranga S.B.Caculo as Karta of the Pandurang S.B. Caculo and M/s MSB Caculo and Associates as building contractors sold transferred and conveyed the 1/8th undivided share in the said plot, no.15 and the respective flat to its individual 8 flat holders as detailed hereinunder:

a. All that Flat no. G-1, admeasuring 52.50 sq.mts. to Mrs. Myra Menzie vide Deed of Sale dated 14/05/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 332 at pages 38 to 45 of Book No.I, Volume No. 140 on 20/07/1979;

b. All that Flat no. G-2, admeasuring 60.00 sq.mts. to Mr. Panduranga B. Shetye vide Deed of Sale dated 31/08/1979 registered

in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 54 at pages 1 to 8 of Book No.I, Volume No. 147 on 27/02/1980;

c. All that Flat no.G-3, admeasuring 58.00 sq.mts to Mr. Rohidas Gajanan Prabhudesai vide Deed of Sale dated 30/05/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 537 at pages 159 to 167 of Book No.I, Volume No. 143 on 13/12/1979;

d. All that Flat G-4, admeasuring 58.00 sq.mts. to Mr. Subodh Venatesh Jamkhandikar vide Deed of Sale dated 07/09/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 629 on 18/09/1979;

e. All that Flat F-1, admeasuring 47.86 sq.mts. to Mrs. Carmia Julia Rodrigues vide Deed of Sale dated 22/03/1980 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 392 at pages 162 to 170 of Book No. I, Volume No. 152 on 13/10/1980;

f. All that Flat F-2, admeasuring 58.00 sq.mts. to Miss Fausta De Gouvea Pinto vide Deed of Sale dated 06/05/1980 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 509 at pages 365 to 373 of Book No. I, Volume No. 151 on 18/12/1980;



g. All that Flat F-3, admeasuring 58.00 sq.mts. to Mrs. Sushila Narhar Nargundkar vide Deed of Sale dated 20/09/1979 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 14 at pages 279 to 287 of Book No. I, Volume No. 143 on 16/01/1980;

h. All that Flat F-4, admeasuring 58.00 sq.mts. to Mrs. Romuldina Theresa I. F. Pereira vide Deed of Sale dated 05/08/1983 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 376 at pages 195 to 205 of Book No. I, Volume No. 215 on 10/06/1985;

7. Thus all the aforesaid owners (i) Mrs. Myra Menzie, (ii) Mr. Panduranga B. Shetye, (iii) Mr. Rohidas Gajanan Prabhudesai, (iv) Mr. Subodh Venatesh Jamkhandikar, (v) Mrs. Carma Julia Rodrigues, (vi) Miss Fausta De Gouvea Pinto, (vii) Mrs. Sushila Narhar Nargundkar and (viii) Mrs. Romuldina Theresa I. F. Pereira holding their respective 1/8th share in the SAID PLOT corresponding to the built up area of their respective flats in the said building SWAPANA APARTMENTS, have time and again sold, transferred and conveyed their right, title and interest in the said Plot no. 15 and their respective flat as detailed herein under;

- a. All that Flat no. **G-1** of Sapana Towers alongwith 1/8th share in the said plot no.15 was sold by its original owner, Mrs. Myra Menzie:
 - i. To Mr. Ashok James Ignatius Lobo and his Wife Mrs. Vinita Maria Hortencia Lobo vide Deed of Sale dated 24/07/1996

registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 1323 at pages 505 to 526 of Book No. I, Volume No. 530 on 30/07/1996;

- ii. The aforesaid Mr. Ashok James Ignatius Lobo and his wife Mrs. Vinita Maria Hortencia Lobo later sold the said flat G-1 and their corresponding 1/8th share in the said plot no.15 to one Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares vide Deed of Sale dated 31/10/2002;

The aforesaid Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares thus are the final holders of the said flat G-1.

- b. All that Flat no. **G-2** of Sapana Towers, alongwith 1/8th share in the said plot no.15 was sold by its original owner, Mr. Panduranga B. Shetye and his wife Mrs. Hirabai Pandurang Shetye:

- i. To Mr. Jayaram Vithal Shenoy vide Deed of Sale dated 28/03/1996 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 634 at pages 458 to 490 of Book No.I, Volume No. 502 on 16/04/1996;

- ii. The said Mr. Jayaram Vithal Shenoy and his wife Mrs. Maya Jayaram Shenoy further sold the said flat G-2 and their corresponding 1/8th share in the said plot no.15, vide Deed



of Sale dated 26/08/2004 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2425 at pages 562 to 579 of Book No.I, Volume No. 1362 on 27/08/2004 to Mr. Amarnath Kira Fadte.

The aforesaid Mr. Amarnath Kira Fadte and his wife Mrs. Hema Amarnath Fadte thus are the final holders of the said flat G-2.

- c. All that Flat no. **G-3** of Sapana Towers, alongwith 1/8th share in the said plot no.15 was sold by its original owner, Mr. Rohidas Gajanan Prabhudesai and his wife Mrs. Sunila Rohidas Prabhudesai to Mrs. Harshada C. Kerker alias Harshada Sonak vide Deed of Sale dated 06/06/2005 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2236 at pages 238 to 256 of Book No.I, Volume No. 1512 on 13/06/2005. The aforesaid Mrs. Harshada C. Kerker alias Harshada Sonak being a non Goan in not governed by the Regime, of Communion assets still in force in the State of Goa under the Portuguese Civil Procedure Code is not applicable to her and hence she is the final holder in owner in possession of the said flat G-3.

- d. All that Flat no. **G-4** of Sapana Towers, alongwith 1/8th share in the said plot no.15 was sold by its original owner, Mr. Subodh Venkatesh Jamkhandikar and his wife Mrs. Rekha Jamkhandikar;



i. To Mr. Querozito De Souza and his wife Mrs. Liesl Cotta De Souza vide Deed of Sale Deed of sale dated 24/11/2003 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2574 at pages 347 to 379 in Book No. I, Volume No. 1251 on 27/11/2003;

ii. The aforesaid Mr. Querozito De Souza and his wife Mrs. Liesl Cotta De Souza later sold the said flat G-4 and their corresponding 1/8th share in the said plot no.15 vide Deed of sale dated 18/02/2019 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-1-538-2019 on 19/03/2019, to Mr. Tanmay Ulhas Kholkar and his wife Mrs. Krupa Tanmay Kholkar;

iii. Vide Deed of sale dated 14/04/2020 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-1-676-2020 on 29/04/2020, Mr. Tanmay Ulhas Kholkar and his wife Mrs. Krupa Tanmay Kholkar sold the said flat G-4 and their corresponding 1/8th share in the said plot no.15 to Miss Padmashree Deepak Bhagat ;

The aforesaid Miss Padmashree Deepak Bhagat is the final holders of the said flat G-4.

e. All that Flat no. **F-1** of Sapana Towers, alongwith 1/8th share in the said plot no.15 was gifted by its original owner, Mrs. Carmia Julia Rodrigues to her son Mr. Edson Edmond Rodrigues vide



Deed of Gift dated 21/01/2011 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-BK1-00206-2011, CD No. PNJD6 on 25/01/2011 and her other only son namely Mr. Pierre Clarence Rodrigues and his wife Mrs. Natalia Mihailova E Rodrigues duly confirmed the Gift in favour of Mr. Edson Edmond Rodrigues. The aforesaid Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues are the final holders of the said flat F-1.

f. All that Flat no. **F-2** of Sapana Towers, alongwith 1/8th share in the said plot no.15 was sold by its original owner, Miss Fausta De Gouvea Pinto:

i. To Mr. Daniel Sebastian Colaco and his wife Mrs. Elma Joan Colaco vide Deed of Sale dated 16/01/1990 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no.1317/90 filed in Book No.I, Volume No. 107 on 24/10/1990;

ii. The said Mr. Daniel Sebastian Colaco and his wife Mrs. Elma Joan Colaco later sold the said flat F-2 and their corresponding 1/8th share in the said plot no.15 vide Deed of Sale dated 29/04/2003 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no.1007 at pages 54 to 84 filed in Book No. I, Volume No. 1188 on 06/05/2003 to Mrs. Angela Valadares;



The aforesaid Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares are the final holders of the said flat F-2.

- g. All that Flat no. **F-3** of Sapana Towers, alongwith 1/8th share in the said plot no.15 was sold by its original owner, Mrs. Sushila Narthar Nargundkar to Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar vide Deed of Sale dated 24/08/2004 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no.2400, pages 533 to 549 filed in Book No.I, Volume No. 1361 on 26/08/2004. The aforesaid Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar are presently the owners in possession of the said flat F -3.

- h. All that Flat no. **F-4** of Sapana Towers, alongwith 1/8th share in the said plot no.15 was sold by its original owner, Mrs. Romuldina Theresa I. F. Pereira to Dr. Neil Barreto vide Deed of Sale dated, 15/07/2003 registered in the office of the Sub registrar of Ilhas, Tiswadi, Goa, registered under the no. 1703 at pages 372 to 390 of Book No.I, Volume NO. 1216 on 21/07/2003. The aforesaid Dr. Neil Barreto and his wife Mrs. Maria Barreto are presently the owners in possession of the said flat F -4.

8. Thus the said plot no.15 came to be owned and possession of the same vested with the following having 1/8th share in the same corresponding to the built up area of their respective flat, i.e.;

- a. Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares –**Flat No.G-1;**
- b. Mr. Amarnath Kira Fadte and his wife Mrs. Hema Amarnath Fadte – **Flat No.G-2;**
- c. Mrs. Harshada C. Kerkar alias Harshada Sonak –**Flat No.G-3;**
- d. Miss Padmashree Deepak Bhagat – **Flat No.G-4;**
- e. Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues –**Flat No.F-1;**
- f. Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares – **Flat No. F-2;**
- g. Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar –**Flat F-3;** and
- h. Dr. Neil Barreto and his wife Mrs. Maria Barreto – **Flat NO. F-4.**

9. The said building SWAPNA APARTMENTS has outlived its life and being in a dilapidated condition was in need of urgent attention. Therefore, all the aforesaid owners of the said plot no.15 decided to redevelop the said plot no.15 and hence entered into agreement for sale and redevelopment as detailed hereinbelow, with M/s Manas Developers for redevelopment of the said Plot No.15 upon the terms and conditions stipulated therein;

- i. With respect to **Flat no. G-1** - Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares alias Irene Justina Alvim agreed to sell their flat and respective 1/8th share in the said plot no. 15 to Manas Developers vide Agreement for Sale and Development dated 06/11/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no.

PNJ-BK1-02708-2017, CD No. PNJD60 on 06/11/2017. In lieu of the sale , the said Manas Developer agreed to allot a new flat beaing no. 301 located on the third floor admeasuring 90.00 sq.mts in the new building to be redeveloped in the said plot no.15 to Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares alias Irene Justina Alvim.

- ii. With respect to **Flat no. G-2** - Mr. Amarnath Kira Fadte and his wife Mrs. Hema Amarnath Fadte agreed to sell their flat and respective 1/8th share in the said plot no. 15 to Manas Developers vide Agreement for Sale and Development dated 16/11/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-BK1-02814-2017, CD No. PNJD60 on 16/11/2017. In lieu of the sale , the said Manas Developer agreed to allot a new flat beaing no. 201 located on the second floor admeasuring 90.00 sq.mts in the new building to be redeveloped in the said plot no.15 to Mr. Amarnath Kira Fadte and his wife Mrs., Hema Amarnath Fadte.

- iii. With respect to **Flat no. G-3** - Mrs. Harshada C. Kerker alias Harshada Satish Sonak agreed to sell her flat and respective 1/8th share in the said plot no. 15 to Manas Developers vide Agreement for Sale and Development dated 20/10/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-BK1-02600-2017, CD No. PNJD60 on 20/10/2017. In lieu of the sale, the said Manas Developer agreed to allot a new flat bearing no. 401 located on the fourth floor admeasuring 90.00 sq.mts in the

new building to be redeveloped in the said plot no.15 to Mrs. Harshada C. Kerker alias Harshada Satish Sonak.

- iv. With respect to **Flat no. G-4** - Miss Padmashree Deepak Bhagat agreed to sell her flat and respective 1/8th share in the said plot no. 15 to Manas Developers vide Agreement for Sale and Development 27/07/2021 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-1-1633-2021, on 02/08/2021. In lieu of the sale, the said Manas Developers agreed to allot a new flat beaing no. 102 located on the first floor admeasuring 90.00 sq.mts in the new building to be redeveloped in the said plot no.15 to Miss Padmashree Deepak Bhagat.

- v. With respect to **Flat no. F-1**- Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues agreed to sell their flat and respective 1/8th share in the said plot no. 15 to Manas Developers vide Development Agreement dated 12/11/2020 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1-1781-2020 on 25/11/2020. In lieu of the sale, the said Manas Developer agreed to allot a new flat beaing no. 101 located on the first floor admeasuring 90.00 sq.mts in the new building to be redeveloped in the said plot no.15 to Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues.

- vi. With respect to **Flat no. F-2**- Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares agreed to sell their flat and



respective 1/8th share in the said plot no. 15 to Manas Developers vide Agreement for Sale and Development dated 01/1/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1-02675-2017, CD No.PNJD60 on 01/11/2017. In lieu of the sale, the said Manas Developer agreed to allot a new flat bearing no. 202 located on the second floor admeasuring 90.00 sq.mts in the new building to be redeveloped in the said plot no.15 to Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues.

- vii. With respect to **Flat no. F-3** - Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar agreed to sell their flat and respective 1/8th share in the said plot no. 15 to Manas Developers vide Agreement for Sale and Development dated 20/10/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1-02601-2017, CD No.PNJD60 on 20/10/2017. In lieu of the sale, the said Manas Developer agreed to allot a new flat bearing no. 402 located on the fourth floor admeasuring 90.00 sq.mts in the new building to be redeveloped in the said plot no.15 to Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar.

- viii. With respect to **Flat no. F-4** - Dr. Neil Barreto and his wife Mrs. Maria Barreto agreed to sell their flat and respective 1/8th share in the said plot no. 15 to Manas Developers vide Agreement for Sale and Development dated 13/11/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1-



02770-2017, CD No.PNJD60 on 13/11/2017. In lieu of the sale, the said Manas Developer agreed to allot a new flat bearing no. 302 located on the third floor admeasuring 90.00 sq.mts in the new building to be redeveloped in the said plot no.15 to Mr. Dharmannand Vernekar and his wife Mrs. Asha Dharmannand Vernekar

10. Upon execution of their respective agreement with Manas Developers, The aforesaid (i) Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Justina Alvim, (ii) Mr. Amarnath Kira Fadte and his wife Mrs.Hema Amarnath Fadte, (iii) Mrs. Harshada Satish Sonak, (iv) Miss Pamashree Deepak Bhagat, (v) Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares,(vi) Mr. Dharmannand Vernekar and his wife Mrs. Asha Dharmannand Vernekar and (vii) Dr. Neil Barreto and his wife Mrs. Maria Barreto in have executed a Power of Attorney dated 28/08/2020 before the Notary Miss Kishori N. Fugro registered under the no.4381 on 30/09/2020 at Panaji, Goa in favour of Mr. Tanmay Ulhas Kholkar alias, Jeevottam Ulhas Kholkar for carrying out redevelopment in the said Plot no.15.

11. In addition to the above the owner the owner of Flat no.F-2, Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues in Swapana Towers have also executed a Specific Power of Attorney dated 20/11/2020 in favour of Mr. Tanmay Ulhas Kholkar alias Jeevottam Ulhas Kholkar duly executed before the Notary Mr. Manish D. Salkar registered



under the no.195/2020 on 20/11/2020 at Panaji, Goa for carrying out redevelopment in the said Plot no.15.

12. M/s Manas Developers have duly obtained the below mentioned permissions and approvals for redevelopment of the building in the said Plot No.15 consisting of Basement, Stilt plus eight floors. This building consists of 12 (flats). Two flats each on the First, Second, Third and Fourth Floor and there is one flat each on Fifth , Sixth, Seventh and Eighth floor;

a. Development Permission under order no. NGPDA/2144/1976/2018 dated 19/01/2018 issued by the North Goa Planning and Development Authority, Panaji, Goa.

b. Construction Licence dated 27/03/2018 under ref.no. F1/CCP/ENG/CONST-LIC-24//2017-2018/75, (401/1/CCP/CONST-LIC-24/2017-2018/75) issued by the Corporation of City of Panaji, Goa, for construction of Multi family residential Building and swimming Pool in respect of Plot No.15 surveyed under the Chalta no.2 of P.T.Sheet No.116 of City Survey Panaji, Goa.

c. Renewal of Construction Licence under no.402/1/CCP/ENG/24/Renewal -II/2020-2021/35 dated 07/12/2020 issued by the Corporation of City of Panaji, Goa, renewing construction license under ref.no. F1/CCP/ENG/CONST-LIC-24//2017-2018/75 dated 27/03/2018 upto 31st October 2020.



- d. Renewal of Construction Licence under no.402/1/CCP/ENG/24/Renewal -II/2021-2022/27 dated 07/09/2021 issued by the Corporation of City of Panaji, Goa, renewing construction license under ref.no. F1/CCP/ENG/CONST-LIC-24//2017-2018/75 dated 27/03/2018 upto 31st October 2020.
- e. Revised Development Permission dated 25/10/2021 under reference no. GPPDA/594/TLG/708/2021 DATED 25/10/2021 issued by the Greater Panaji Planning and Development Authority, Panaji, Goa.
- f. Approved Construction Plans.
- g. No Objection from the Fire point of View under no. DFES/FP/C-1/3/18-19/666 dated 31-01-2019 issued by the Directorate of Fire and Emergency Services, Panaji, Goa.
- h. No Objection from Sanitary point of view under reference no. UHCP/DHS/NOC/17-18/4093 dated 12-03-2018 issued by the Directorate of Health, Campal, Panaji, Goa.

V. CERTIFICATE OF TITLE:

- a. On perusal of the documents produced before me and on the scrutiny of the documents. It can be seen that the said plot no. 15 is jointly owned by;
- i. Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares –corresponding to their right, title and interest to **Flat No.G-1;**

- b. Mr. Amarnath Kira Fadte and his wife Mrs. Hema Amarnath Fadte corresponding to their right, title and interest to – **Fiat No.G-2;**
- c. Mrs. Harshada C. Kerkar alias Harshada Sonak – corresponding to her right, title and interest to **Fiat No.G-3;**
- d. Miss Padmashree Deepak Bhagat – corresponding to her right, title and interest to **Fiat No.G-4;**
- e. Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues – corresponding to their right, title and interest to **Fiat No.F-1;**
- f. Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares – corresponding to their right, title and interest to **Fiat No. F-2;**
- g. Mr. Dharmannand Vernekar and his wife Mrs. Asha Dharmannand Vernekar – corresponding to their right, title and interest to **Fiat F-3;** and
- h. Dr. Neil Barreto and his wife Mrs. Maria Barreto – corresponding to their right, title and interest to **Fiat NO. F-4.**

- b. By virtue of the owners respective Agreements for sale and Development of the said Plot No.15 with M/s Manas Developers. The owners have agreed to sell the said plot no.15 to Manas Developers for the allotment of flats in the same plot no. 15 as detailed in their respective agreement for sale development alongwith right, title and interest in the said plot no.15 corresponding to the built up area of the respective flats on the First, Second. Third and Fourth Floor of the building that will be redeveloped in the said plot no.15.



c. By virtue of the same agreements for sale and development with Manas Developers the owners of the Plot no.15 have jointly given possession of the said plot no. 15 to Manas Developers for redevelopment in addition to execution of the Power of Attorney/s for development as per the terms and conditions of their agreement in favour of Mans Developers.

d. Simultaneously, the balance four flats on the Fifth, Sixth , Seventh and Eight Floor of the building that is to be redeveloped in the said plot no.15 shall be retained by Manas Developers as its cost of purchase and redevelopment of the said plot no.15. The said Manas Developers have acquired right , title and interest to the aforesaid four flats and undivided share in the said plot no.15 corresponding to the built up area of these four flats and in addition to all the remaining car parking slots, excluding those allotted to the individual owners of the existing eight flats as listed hereinabove.

VI. REGULATORY ISSUES :

1. Whether the said plot no.15 is affected by any Land ceiling Statute or Goa Land Use (Regulation) Act 1991 or Urban Land Ceiling Law any such Act that can bar its development ?	No.
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2. Whether the Said Plot No.15 is affected by any Land fragmentation law for the time being in force ?	No.
3. Whether the said plot no.15 is affected by any Forest Act and Rules ?	No.
4. Whether the said plot no.15 is affected by any Planning Law that affects its development ?	No.
5. Whether the said plot no.15 is affected by any rent restriction /Control Law ?	No.
6. Whether the said plot no.15 is affected by any user restriction under any Panchayat/revenue Laws ?	No.
7. Whether the said plot no.15 is affected by or is a part of any Land acquisition Proceedings or is affected by any regulatory issue relating to requirement of Permission from Development Authority under law relating to Industrial Parks etc?	No.



8. Whether any such documents found out during the title search in the office of the Sub registrar of Tiswadi or Revenue and like authorities that can the make the title of the said plot no.15 defective ?	Nil.
9. List any further documents called for scrutiny of the title of the property?	Nil.
10. Whether the documents executed are executed as required under the Indian Stamp Act ?	Yes.
11. Whether the registration endorsement of the documents of the title holder in order?	No.

CERTIFICATE OF EXAMINATION :

This is to certify that I have with due diligence examined the documents furnished to me for giving title clearance certificate with respect to the title of the plot no.15 of the property surveyed under the Chalta no. 2, P.T. Sheet no.116 of City survey of Panaji, Goa vesting with Manas Developers and the rights acquired by it in the said plot no.15 in lieu of the Agreement for Sale and Development



with all the owners of the Said Plot No.15 upon the terms and conditions entered amongst them. I further state that the documents and/or transactions by which the owners have acquired title to the said property is not sham or fictitious.

Date : 17/05/22



ADV. REENA STEVEN FERNANDES

