### **ADVOCATE (MRS) REENA STEVEN FERNANDES**

B.Sc,LLB., H.NO.163, ALTO TORDA, ALTO PORVORIM, BARDEZ,GOA

CONTACT: 9823408508

EMAIL: fernandestanisha@yahoo.com

Date: 22<sup>nd</sup> January 2022

#### TITLE REPORT OF PROPERTY :-

#### 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,

### DESCRIPTION OF THE PROPERTY UNDER INVESTIGATION :

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

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



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

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

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

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

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

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

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

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:

- 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,
- 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.
- 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.
- of the under the no. 435,pages 155 to 215 of Book No.I, Volume No. 66 on Photocopy of Deed of Partition dated 29/03/1971 registered in the office Sub Registrar of Ilhas, Tiswadi at Panaji, Goa, found registered
- Photocopy of Town and Country Planning Department approved sub -Sheet No.116 of the City Survey, Panaji , Goa. Caculos a Scheme on property surveyed under the Chalta No.2 of P. T. plan under letter no. PMC/TS/387/79 dated 31/01/1979



- Photocopy of Sale Deeds with respect to Flat no. G-1 of Sapana Towers:
- B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building executed between Mr. Mohan S. B. Caculo as karta of HUF Mohan S. Deed of Sale dated 14/05/1979 registered in the office of the Sub Contractors and Mrs. Myra Menzie as Purchaser. pages 38 to 45 of Book No.I, Volume No. 140 on 20/07/1979 Registrar of Ilhas, Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. Tiswadi, Goa, registered under the no.
- Ь. Deed of Sale dated 24/07/1996 registered in the office of the Sub Purchasers. Ignatius Lobo and his Wife Mrs. Vinita Maria Hortencia Lobo as executed between Mrs. Myra Menzie as Vendor and Mr. Ashok James pages 505 to 526 of Book No. I, Volume No. 530 on 30/07/1996 Registrar of Ilhas, Tiswadi, Goa, registered under the no. 1323 at
- 0 Deed of Sale dated 31/10/2002 registered in the office of the Sub D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Vinita Maria Hortencia Lobo as Vendors and Mr. Boanerges F. D. executed between Mr. Ashok James Ignatius Lobo and his Wife Mrs. pages 330 to 355 of Book No.I, Volume No. 1144 on 26/12/2002 Valadares as Purchasers. Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2932 at
- <u>d</u> Agreement for Sale and Development dated 06/11/2017 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered

S

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

- Photocopy of Sale Deeds with respect to Flat no. G-2 of Sapana Towers:
- Deed of Sale dated 31/08/1979 registered in the office of the Sub Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. B. Caculo Contractors and Mr. Panduranga B. Shetye as Purchaser. between Mr. Mohan S. B. Caculo as karta of HUF Mohan S. B. Caculo, Registrar of Ilhas, Vendors and M/s/ M.S. B. of Book No.I, Volume No. 147 on 27/02/1980 executed Tiswadi, Goa, registered under the no. 54 at pages Caculo Associates as Building
- **b**. Deed of Sale dated 28/03/1996 registered in the office of the Sub Hirabai Pandurang Shetye as Vendors and Mr. Jayaram Vithal Shenoy executed between Mr. Pandurang Babal Shetye and his wife Mrs. pages 458 to 490 of Book No.I, as Purchaser. Registrar of Ilhas, Tiswadi, Goa, registered under the no. 634 at Volume No. 502 on 16/04/1996
- C executed between Mr. Jayaram Vithal Shenoy and his wife Mrs. Maya Deed of Sale dated 26/08/2004 registered in the office of the Sub pages 562 to 579 of Book No.I, Volume No. 1362 on 27/08/2004 Registrar of Ilhas, Tiswadi, Goa, registered under the no. 2425 at



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

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

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

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

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 Developers as Purchaser, executed between Mrs. Harshada Satish Sonak and Manas

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

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

- <u>d</u> Deed of sale dated 14/04/2020 registered in the office of the Sub and his wife Mrs. Krupa Tanmay Kholkar as Vendors and Miss Padmashree Deepak Bhagat as Purchaser. 2020 on 29/04/2020 executed between Mr. Tanmay Ulhas Kholkar Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-1-676-
- e. Agreement for Sale and Development dated 27/07/2021 registered under the no. PNJ-1-1633-2021, on 02/08/2021 executed between in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered Purchaser. Padmashree Deepak Bhagat and Manas Developers

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

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

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

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

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



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

- 0 Deed of Sale dated 29/04/2003 registered in the office of the Sub Purchaser. 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. Registrar of Ilhas, Joan Colaco Tiswadi, as Vendors Goa, registered under the no.1007 at and Mrs. Angela Valadares
- d. Agreement for Sale and Development dated 01/1/2017 registered in Martha Valladares as Vendors and Manas Developers as Purchaser. the office of the Sub Registrar of Ilhas, Tiswadi, executed between Mr. Wilson Valladares and his wife Mrs. Angela under the no. PNJ-1-02675-2017, CD No.PNJD60 on 01/11/2017 Goa registered
- 14. Photocopy of Sale Deeds with respect to Flat no. F-3 of Sapana Towers:
- Deed of Sale dated 20/09/1979 registered in the office of the Sub Contractors and Mrs. Sushila Narhar Nargundkar as Purchaser. B. Caculo as Vendors and M/s/ M.S. B. Caculo Associates as Building executed between Mr. Mohan S. B. Caculo as Karta of HUF Mohan S. pages 279 to 287 of Book No. I, Volume No. 143 on 16/01/1980 Registrar of Ilhas, Caculo, Mr. Pandurang S.B. Caculo as Karta of HUF Pandurang S. Tiswadi, Goa, registered under the no.



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

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

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



- 5 Deed of Sale dated 15/07/2003 registered in the office of the Sub and Dr. Neil Barreto as Purchaser. 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 registrar of Ilhas, Tiswadi, Goa, registered under the no. 1703 at
- 0 Agreement for Sale and Development dated 13/11/2017 registered as Vendors and Manas Developers as Purchaser executed between Dr. Neil Barreto and his wife Mrs. Maria Barreto under the no. PNJ-1-02770-2017, CD No.PNJD60 on 13/11/2017 in the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered
- 16. Photocopy of Power of Attorney dated 28/08/2020 executed by (i) Mr. 30/09/2020 at Panaji, Goa. and (vii) Dr. Neil Barreto and his wife Mrs. Maria Barreto in favour of Mr. Mrs. Harshada Satish Sonak, (iv) Miss Pamashree Deepak Bhagat, (v) the Notary Miss Kishori N. Fugro registered under the no.4381 on Tanmay Ulhas Kholkar alias Jeevottam Ulhas Kholkar executed before Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares,(vi) Mr. Mr. Amarnath Kira Fadte and his wife Mrs.Hema Amarnath Fadte, (iii) Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Justina Alvim, (ii)
- 17. Photocopy of Specific Power of Attorney dated 20/11/2020 executed by in favour of Mr. Tanmay Ulhas Kholkar alias Jeevottam Ulhas Kholkar Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues

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 plots situated at Gasper Dias. 31/01/1979 issued by the Panjim Municipal Council for sub Division of
- 19. Photocopy of Certificate under no. PMC/TS/388/79 dated 31/01/1979 Division Plan issued by the Panjim Munciipal Council alongwith the approved sub
- 20. Development Permission under order no. NGPDA/2144/1976/2018 dated Authority, Panaji, Goa. 19/01/2018 issued by the North Goa Planning and Development
- 21. Construction No.116 of City Survey Panaji, Goa. construction of Multi family residential Building and swimming Pool in 24/2017-2018/75) issued by the Corporation of City of Panaji, Goa, for F1/CCP/ENG/CONST-LIC-24//2017-2018/75, respect of Plot No.15 surveyed under the Chalta no.2 of P.T.Sheet Licence dated 27/03/2018 (401/1/CCP/CONST-LICunder ref.no.
- 22. Renewal of Construction Licence under no.402/1/CCP/ENG/24/Renewal -F1/CCP/ENG/CONST-LIC-24//2017-2018/75 dated 27/03/2018 upto 31st II/2020-2021/35 dated 07/12/2020 issued by the Corporation of City of October 2020. Goa, renewing construction license

- 23. Renewal of Construction Licence under no.402/1/CCP/ENG/24/Renewal October 2020. F1/CCP/ENG/CONST-LIC-24//2017-2018/75 dated 27/03/2018 upto 31st II/2021-2022/27 dated 07/09/2021 issued by the Corporation of City of renewing construction license under
- 24. Revised Development Permission dated 25/10/2021 under reference no. Panaji Planning and Development Authority, Panaji, Goa. GPPDA/594/TLG/708/2021 DATED 25/10/2021 issued by the Greater
- 25. Approved Panaji, Goa. F1/CCP/ENG/CONST-LIC-24//2017-2018/75 by the Corporation of City of Construction Plans dated 23/03/2018 under
- 26. No Objection from the Fire point of View under no. DFES/FP/C-1/3/18-Emergency Services, Panaji, Goa. 19/666 dated 31-01-2019 issued by the Directorate of Fire and
- 27.No Objection from Sanitary point of view under reference of Health, Campal, Panaji, Goa. UHCP/DHS/NOC/17-18/4093 dated 12-03-2018 issued by the Directorate no.

### 3. SCRUTINY OF TITLE PROCUREMENT:

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

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

- 2 The said properties are found inscribed under no. 28235 at page Notary Fernando Jorge Colaco at Book No.575 at folio 9v. Xantabai by virtue of Deed dated 18/01/1965 drawn byteh former Tiswadi, Goa, in favour of Sridora Sinai Bobo e Caculo married to 10v and Book G-42 new in the Land Registration Office of Ilhas,
- 20, 21 and 22 and (ii) Mr. Pandurang Sridora Sinai Bobo e Caculo i.e. Bobo e Caculo and his minor son Mr. Madeva alias Manoj Mohan Sinai of the said HUF. The subject three adjoining properties were allotted to Undivided Family mutually decided to partition the properties and assets Undivided Family of Sridhar Sinai Bobo Caculo wherein the Hindu The aforesaid properties were partitioned in terms of deed of Partition half share as described in Schedule IV under item no. 20, 21 and 22. Bobo e Caculo i.e half share as described in Schedule III under item no. (i) Mr. Mohan Sridhar Sinai Bobo e Caculo, his wife Surekha Mohan Sinai 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 of Book No.I, Volume No. 66 on 30/08/1972 between Hindu

- The said adjoining three properties known as Caculo's A Scheme was approved by the Panjim Municipal Council vide Final NOC for approved for sub division. Division under no. PMC/TS/387/79 dated 31/01/1979 and plans duly developed and subdivided into plots which sub division was duly
- Out of the sub divided plots in the said property one plot designated as constructed building known as SWAPNA APARTMENTS Plot no.15 admeasuring 485.25 sq.mts was further developed by M/s Ground plus one floor and a total of eight flats. Caculo and Associates, where upon the said partnership firm consisting of
- 6. Upon construction of the said SWAPNA APARTMENTS the owners of the S.B. Caculo and M/s MSB Caculo and Associates as building contractors hereinunder: no.15 and the respective flat to its individual 8 flat holders as detailed sold transferred and conveyed the 1/8th undivided share in the said plot Bobo Caculo and Mr. Panduronga S.B.Caculo as Karta of the Pandurang said plot no.15 i.e. Mr. Mohan S.B.Caculo as karta of Mohan Sridora Sinai
- All that Flat no. G-1, admeasuring 52.50 sq.mts. to Mrs. Myra Menzie 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; vide Deed of Sale dated 14/05/1979 registered in the office of the
- 5 Panduranga B. Shetye vide Deed of Sale dated 31/08/1979 registered Flat no. G-2, admeasuring 60.00 sq.mts.

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

- 0 All that Flat no.G-3, admeasuring 58.00 sq.mts to Mr. Rohidas under the no. 537 at pages 159 to 167 of Book No.I, Volume No. 143 in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered on 13/12/1979; Gajanan Prabhudesai vide Deed of Sale dated 30/05/1979 registered
- All that Flat G-4, admeasuring 58.00 sq.mts. to Mr. Subodh Venatesh the no. 629 on 18/09/1979; office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under Jamkhandikar vide Deed of Sale dated 07/09/1979 registered in the
- 0 the no. 392 at pages 162 to 170 of Book No. I, Volume No. 152 on office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under All that Flat F-1, admeasuring 47.86 sq.mts. to Mrs. Carma Julia 13/10/1980; Rodrigues vide Deed of Sale dated 22/03/1980 registered in the
- <u>, h</u> the no. 509 at pages 365 to 373 of Book No. I, Volume No. 151 on office of the Sub Registrar of Ilhas, 18/12/1980; Gouvea Pinto vide Deed of Sale dated 06/05/1980 registered in the All that Flat F-2, admeasuring 58.00 sq.mts. to Miss Fausta De Tiswadi, Goa, registered under



- 9. All that Flat F-3, admeasuring 58.00 sq.mts. to Mrs. Sushila Narhar the no. 14 at pages 279 to 287 of Book No. I, Volume No. 143 on office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under Nargundkar vide Deed of Sale dated 20/09/1979 registered in the 16/01/1980;
- 5 All that Flat F-4, admeasuring 58.00 sq.mts. to Mrs. Romuldina 215 on 10/06/1985; under the no. 376 at pages 195 to 205 of Book No. I, Volume No. in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, registered Theresa I. F. Pereira vide Deed of Sale dated 05/08/1983 registered
- the said Plot no. 15 and their respective flat as detailed herein under; and again sold, transferred and conveyed their right, title and interest in respective flats in the said building SWAPANA APARTMENTS, have time share in the SAID PLOT corresponding to the built up area of their (viii) Mrs. Romuldina Theresa I. F. Pereira holding their respective 1/8th Subodh Venatesh Jamkhandikar, (v) Mrs. Carma Julia Rodrigues, Panduranga B. Shetye, (iii) Mr. Rohidas Gajanan Prabhudesai, Miss Fausta De Gouvea Pinto, (vii) Mrs. Sushila Narhar Nargundkar and aforesaid owners (i) Mrs. Myra Menzie, (iv) Mr. (ii) Mr. <u>(</u>
- All that Flat no. **G-1** of Sapana Towers alongwith 1/8<sup>th</sup> share in the said plot no.15 was sold by its original owner, Mrs. Myra
- To Mr. Ashok James Ignatius Lobo and his Wife Mrs. Vinita Maria Hortencia Lobo vide Deed of Sale dated 24/07/1996

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

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

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

- <u>b</u> All that Flat no. G-2 of Sapana Towers, alongwith 1/8th share in Shetye: Panduranga B. the said plot no.15 Shetye and his wife Mrs. Hirabai Pandurang was sold by its original owner, Mr.
- To Mr. Jayaram Vithal Shenoy vide Deed of Sale dated Ilhas, Tiswadi, Goa, registered under the no. 634 at pages 28/03/1996 registered in the office of the Sub Registrar of 458 to 490 of Book No.I, Volume No. 502 on 16/04/1996;
- = corresponding 1/8th share in the said plot no.15, vide Deed Jayaram Shenoy further sold the said flat G-2 and their The said Mr. Jayaram Vithal Shenoy and his wife Mrs. Maya



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

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

- 0 Portuguese Civil Procedure Code is not applicable to of Communion assets still in force in the State of Goa under the hence she is the final holder in owner in possession of the said Harshada Sonak being a non Goan in not governed by the Regime 13/06/2005. 2236 at pages 238 to 256 of Book No.I, Volume No. 1512 on Sub Registrar of Ilhas, vide Deed of Sale dated 06/06/2005 registered in the office of the Prabhudesai to Mrs. Harshada C. Kerker alias Harshada Sonak the said plot no.15 was sold by its original owner, Mr. Rohidas All that Flat no. **G-3** of Sapana Towers, alongwith 1/8<sup>th</sup> share in Gajanan Prabhudesai and his The aforesaid Mrs. Tiswadi, Goa, registered under the no. wife Harshada Mrs. Sunila Kerkar her Rohidas
- d. All that Flat no. **G-4** of Sapana Towers, alongwith 1/8<sup>th</sup> share in Venkatesh Jamkhandikar and his wife Mrs. Rekha Jamkhandikar; the said plot no.15 was sold by its original owner, Mr. Subodh

- to 379 in Book No. I, Volume No. 1251 on 27/11/2003; Tiswadi, Goa, registered under the no. 2574 at pages 347 Souza vide Deed of Sale Deed of sale dated 24/11/2003 To Mr. Querozito De Souza and his wife Mrs. Liesl Cotta De registered in the office of the Sub Registrar of Ilhas,
- = Kholkar and his wife Mrs. Krupa Tanmay Kholkar; of sale dated 18/02/2019 registered in the office of the Sub The aforesaid Mr. Querozito De Souza and his wife Mrs. PNJ-1-538-2019 Registrar of Ilhas, Tiswadi, Goa, registered under the no. corresponding 1/8<sup>th</sup> share in the said plot no.15 vide Deed Liesl Cotta De Souza later sold the said flat G-4 on 19/03/2019, to Mr. Tanmay Ulhas and their
- = the said flat G-4 and their corresponding 1/8th share in the said plot no.15 to Miss Padmashree Deepak Bhagat; Ulhas Kholkar and his wife Mrs. Krupa Tanmay Kholkar sold under the no. PNJ-1-676-2020 on 29/04/2020, Mr. Tanmay of the Sub Registrar of Ilhas, Vide Deed of sale dated 14/04/2020 registered in the office Tiswadi, Goa, registered

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

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



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

- the said plot no.15 was sold by its original owner, Miss Fausta De All that Flat no. F-2 of Sapana Towers, alongwith 1/8th share in Gouvea Pinto:
- No. 107 on 24/10/1990; registered under the no.1317/90 filed in Book No.I, Volume Colaco vide Deed of Sale dated 16/01/1990 registered in To Mr. Daniel Sebastian Colaco and his wife Mrs. Elma Joan office of the Sub Registrar of Ilhas, Tiswadi,
- = no.1007 at pages 54 to 84 filed in Book No. I, Volume No. Sub Registrar of Ilhas, Tiswadi, Goa, registered under the 1188 on 06/05/2003 to Mrs. Angela Valadares; of Sale dated 29/04/2003 registered in the office of the corresponding 1/8th share in the said plot no.15 vide Deed The said Mr. Daniel Sebastian Colaco and his wife Mrs. Elma Joan Colaco later sold the said flat F-2 and their

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

- 9. Vernekar are presently the owners in possession of the said flat F Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand filed in Book No.I, Volume No. 1361 on 26/08/2004. The aforesaid All that Flat no. **F-3** of Sapana Towers, alongwith 1/8th share in 24/08/2004 registered in the office of the Sub Registrar of Ilhas, the said plot no.15 was sold by its original owner, Mrs. Sushila Tiswadi, Goa, registered under the no.2400, pages 533 to 549 Mrs. Asha Dharmanand Vernekar vide Deed of Sale Narhar Nargundkar to Mr. Dharmanand Vernekar and his wife dated
- Þ. All that Flat no. F-4 of Sapana Towers, alongwith 1/8th share in owners in possession of the said flat F -4. Neil Barreto and his wife Mrs. Maria Barreto are presently the of Book No.I, Volume NO. 1216 on 21/07/2003. The aforesaid Dr. Tiswadi, Goa, registered under the no. 1703 at pages 372 to 390 15/07/2003 registered in the office of the Sub registrar of Ilhas, Theresa I. F. Pereira to Dr. Neil Barreto vide Deed of Sale dated the said plot no.15 was sold by its original owner, Mrs. Romuldina
- Thus the said plot no.15 came to be owned and possession of the same to the built up area of their respective flat, i.e.; vested with the following having 1/8th share in the same corresponding

- Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares -Flat No.G-1;
- 5 Mr. Amarnath Kira Fadte and his wife Mrs. Hema Amarnath Fadte Flat No.G-2;
- 9 Mrs. Harshada C. Kerkar alias Harshada Sonak -Flat No.G-3;
- d. Miss Padmashree Deepak Bhagat Flat No.G-4;
- e. Rodrigues -Flat No.F-1; Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth
- -Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares Flat No. F-2;
- 9. Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar -Flat F-3; and
- Dr. Neil Barreto and his wife Mrs. Maria Barreto Flat NO. F-4.
- The said building SWAPNA APARTMENTS has outlived its life and being stipulated therein; redevelopment of the said Plot No.15 upon the terms and conditions redevelopment as detailed hereinbelow, with M/s Manas Developers for plot no.15 and hence the aforesaid owners of the said plot no.15 decided to redevelop the said in a dilapidated condition was in need of urgent attention. Therefore, all entered into agreement for
- share in the said plot no. 15 to Manas Developers vide Agreement of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. for Sale and Development dated 06/11/2017 registered in the office Irene Justina Alvim agreed to sell their flat and respective 1/8th and his wife Mrs. Irene Valadares Alias Maria Irene J Valadares alias With respect to Flat no. G-1 - Mr. Boanerges F. D. D'mello Alvim

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

- ≓ the said plot no.15 to Mr. Amarnath Kira Fadte and his wife Mrs. Hema Amarnath Fadte. admeasuring 90.00 sq.mts in the new building to be redeveloped in to allot a new flat beaing no. 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 registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa, respective 1/8th share in the said plot no. 15 to Manas Developers With respect to Flat no. G-2 - Mr. Amarnath Kira Fadte and his Mrs. Hema Amarnath Fadte agreed to sell their flat and Agreement for Sale and Development dated 201 located on the second floor 16/11/2017
- ≓ no. 401 located on the fourth floor admeasuring 90.00 sq.mts in the sale, the said Manas Developer agreed to allot a new flat bearing PNJ-BK1-02600-2017, CD No. PNJD60 on 20/10/2017. In lieu of the of the Sub Registrar of Ilhas, Tiswadi, Goa, registered under the no. for Sale and Development dated 20/10/2017 registered in the office share in the said plot no. 15 to Manas Developers vide Agreement With respect to Flat no. G-3 - Mrs. Harshada C. Kerker alias Harshada Satish Sonak agreed to sell her flat and respective 1/8th

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

- ? first floor admeasuring 90.00 sq.mts in the new building to be redeveloped in the said plot no.15 to Miss Padmashree Deepak Developers agreed to allot a new flat beaing no. 102 located on the 1633-2021, on 02/08/2021. In lieu of the sale, the said Manas Registrar of Ilhas, Tiswadi, Goa, registered under the no. PNJ-1-Development 27/07/2021 registered in the office of the agreed to sell her flat and respective 1/8th share in the said plot With respect to Flat no. G-4 - Miss Padmashree Deepak Bhagat 8 Manas Developers vide Agreement for Sale Sub
- < Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues. building to be redeveloped in the said plot no.15 to Mr. Edson located on the first floor admeasuring 90.00 sq.mts said Manas Developer agreed to allot a new flat beaing no. the no. PNJ-1-1781-2020 on 25/11/2020. In lieu of the sale, the office of the Sub Registrar of Ilhas, Tiswadi, Goa registered under his daughter Miss Hyacinth Rodrigues agreed to sell their flat and With respect to Flat no. F-1- Mr. Edson Edmond Rodrigues and vide Development Agreement dated 12/11/2020 registered in the respective 1/8th share in the said plot no. 15 to Manas Developers in the new
- ≤. With respect to Flat no. F-2- Mr. Wilson Valladares and his wife Angela Martha **Valladares** agreed to sell their flat and



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

- **≦** the said plot no.15 to Mr. Dharmanand Vernekar and his wife Mrs admeasuring 90.00 sq.mts in the new building to be redeveloped in allot a new flat bearing no. 402 located on the fourth floor Asha Dharmanand Vernekar. 20/10/2017. In lieu of the sale, the said Manas Developer agreed to registered under the no. PNJ-1-02601-2017, CD No.PNJD60 on registered in the office of the Sub Registrar of Ilhas, Tiswadi, Goa wife Mrs. Asha Dharmanand Vernekar agreed to sell their flat and With respect to Flat no. F-3 - Mr. Dharmanand Vernekar and his respective 1/8th share in the said plot no. 15 to Manas Developers Agreement for Sale and Development dated 20/10/2017
- **\( \)** Sub Registrar of Ilhas, Tiswadi, Goa registered under the no. PNJ-1and Development dated 13/11/2017 registered in the office of the the said plot no. 15 to Manas Developers vide Agreement for Sale 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

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

- 10. Barreto in have executed a Power of Attorney dated 28/08/2020 before Upon execution of their respective agreement with Manas Developers, Jeevottam Ulhas Kholkar for carrying out redevelopment in the said Plot 30/09/2020 at Panaji, Goa in favour of Mr. Tanmay Ulhas Kholkar alias Dharmanand Vernekar and (vii) Dr. Neil Barreto and his wife Mrs. Maria Martha Valladares,(vi) Mr. Dharmanand Vernekar and his wife Mrs. Asha Deepak Bhagat, (v) Mr. Wilson Valladares and his wife Mrs. Angela Amarnath Fadte, (iii) Mrs. Harshada Satish Sonak, (iv) Miss Pamashree Irene Justina Alvim, (ii) Mr. Amarnath Kira Fadte and his wife Mrs.Hema The aforesaid (i) Mr. Boanerges F. D. D'mello Alvim and his wife Mrs. Notary Miss Kishori N. Fugro registered under the no.4381
- In addition to the above the owner the owner of Flat no.F-2, Kholkar duly executed before the Notary Mr. Manish D. Salkar registered 20/11/2020 in favour of Mr. Tanmay Ulhas Kholkar alias Jeevottam Ulhas Swapana Towers have also executed a Specific Power of Attorney dated Edmond Rodrigues and his daughter Miss Hyacinth Rodrigues Mr. Edson

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 consists of 12 (flats). Two flats each on the First, Second, Third and Plot No.15 consisting of Basement, Stilt plus eight floors. This building Fourth Floor and there is one flat each on Fifth , Sixth, Seventh and permissions and approvals for redevelopment of the building in the said Eighth floor; Manas Developers have duly obtained the below mentioned
- Development Permission under order no. NGPDA/2144/1976/2018 Development Authority, Panaji, Goa. dated 19/01/2018 issued by the North Goa Planning and
- 5 Construction 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. F1/CCP/ENG/CONST-LIC-24//2017-2018/75, LIC-24/2017-2018/75) issued by the Corporation of City of Panaji, for construction of Multi family residential Building and Licence dated 27/03/2018 (401/1/CCP/CONSTunder ref.no.
- 0 LIC-24//2017-2018/75 dated 27/03/2018 upto 31st October 2020. 07/12/2020 issued by the Corporation of City of Panaji, Goa, Renewal renewing construction license under ref.no. F1/CCP/ENG/CONSTno.402/1/CCP/ENG/24/Renewal of. Construction -II/2020-2021/35 Licence under dated

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

#### V. CERTIFICATE OF TITLE :

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

31

- Mr. Amarnath Kira Fadte and his wife Mrs. Hema Amarnath Fadte corresponding to their right, title and interest to - Flat No.G-2;
- 0 Mrs. Harshada C. Kerkar alias Harshada Sonak - corresponding to her right, title and interest to Flat No.G-3;
- 9 Miss Padmashree Deepak Bhagat - corresponding to her right, title and interest to Flat No.G-4;
- e. Rodrigues – corresponding to their right, title and interest to Flat Mr. Edson Edmond Rodrigues and his daughter Miss Hyacinth
- Mr. Wilson Valladares and his wife Mrs. Angela Martha Valladares corresponding to their right, title and interest to Flat No. F-2;
- 9 Mr. Dharmanand Vernekar and his wife Mrs. Asha Dharmanand Vernekar – corresponding to their right, title and interest to Flat **F-3**; and
- 5 Dr. Neil Barreto and his wife Mrs. Maria Barreto - corresponding to their right, title and interest to Flat NO. F-4.
- 5 By virtue of the owners respective Agreements for sale and redeveloped in the said plot no.15 First, Second. Third and Fourth Floor of the building that will be corresponding to the built up area of the respective flats on the alongwith right, detailed in their respective Developers for the allotment of flats in the same plot no. 15 as The owners have agreed to sell the said plot no.15 to Manas Development of the said Plot No.15 with M/s Manas Developers. title and interest in the agreement for sale development said plot no.15

- 5 By virtue of the same agreements for sale and development with agreement in favour of Mans Developers. Manas Developers the owners of the Plot no.15 have jointly given redevelopment in addition to execution of the Power of Attorney/s possession of the said plot no. 15 to Manas Developers for development Se per the terms and conditions of their
- 9 allotted to the individual owners of the existing eight flats as listed addition to all the remaining car parking slots, excluding those corresponding to the built up area of these four flats and in aforesaid four flats and undivided share in the said plot no.15 Manas Developers have acquired right, title and interest to the of purchase and redevelopment of the said plot no.15. The said said plot no.15 shall be retained by Manas Developers as its cost and Eight Floor of the building that is to be redeveloped in the Simultaneously, the balance four flats on the Fifth, Sixth, Seventh 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.

	relating to Industrial Parks etc?
	Development Authority under law
	requirement of Permission frm
10.	by any regulatory issue relating to
	acquisition Proceedings or is affected
	affected by or is a part of any Land
	7. Whether the said plot no.15 is
	any Panchayat/revenue Laws?
10.	affected by any user restriction under
2	6. Whether the said plot no.15 is
	/Control Law ?
No.	affected by any rent restriction
2	5. Whether the said plot no.15 is
	affects its development ?
No.	affected by any Planning Law that
2	4. Whether the said plot no.15 is
	?
NO.	affected by any Forest Act and Rules
5	3. Whether the said plot no.15 is
	law for the time being in force ?
č	affected by any Land fragmentation
	2. Whether the Said Plot No.15 is



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

### **CERTIFICATE OF EXAMINATION:**

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

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

Date: 14/05/22

ADV. REENA STEVEN FERNANDES

MH.No. 163, Alto Torda Bardez - Goa.