

TITLE SEARCH REPORT

FOR

SWAPNA DEVELOPERS

DRAFTED BY:

**Adv. KAPIL KALIDAS VERNEKAR & ASSOCIATES
ADVOCATES & ATTORNEYS (BGL, LL.M.)**

GOA OFFICE :

Office No. 33,
3rd Floor Midas Touch Building,
Opp. Margao Sessions Court,
Margao, Goa.

MUMBAI ADDRESS :

W-IV, 4th floor,
Jeevan Jyoth Apts.,
18/20, Cawasji Patel Street,
Fort, Mumbai. 400 001.

Name of the Client :

SWAPNA DEVELOPERS.



Dated: 14-02-2025.



To
SWAPNA DEVELOEPRS, a Partnership firm
 having its Registered office and principal place of business at
 Osia Paradise, Dawood Baug Road, Off Jai Prakash Road,
 Andheri (W) Mumbai-400058

Dear Sir,

REFERENCE: Legal Opinion in respect of the all that part of the Larger Property, surveyed under Chalta No. 21 of P. T Sheet no. 289 admeasuring an area of Margao City Survey, totally admeasuring 5109 sq. mts., and actually admeasuring 4564 sq. mts, (as per the Sale Deed) of Village Aquem Baxio Navelim, Salcete Taluka, carved out from the property, situated at Aquem Baxio Navelim, within the jurisdiction of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

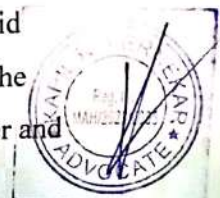
PRESENT OWNER OF THE PROPERTY: SWAPNA DEVELOPERS.

SCHEDULE – A
(DISCRIPTION OF THE LARGER PROPERTY)

ALL THAT landed property known as “**JOAO SILVALEM-TWO-FIFTH OF THE EASTERN SIDE**”, situated at Aquem Baxio, Navelim, within the limits of Margao Municipal Council, Taluka, and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete, at Margao, under No. 42297 and is enrolled in the Land Revenue Office under Matriz No. 299 (part), surveyed under Chalta No, 21 of P. T. Sheet No. 289 of Margao City Survey, totally admeasuring 5109 sq. mts., and actually admeasuring 4564 sq. mts., the Purchase Sanad has been already issued by the concerned Athourity, and the said Property is bounded as under:

BOUNDS AS PER THE LAND REGISTRATION:

- On the East : By the property of the heirs of Hipolito Camilo Diniz,
 Elvino Souza, now Joao Santiago and heirs of Gregorio
 Merigulhao, now Luis Carneiro;
- On the West : By that of the heirs of Leao Diniz, the remaining
 fraction of the referred property ‘JOAO SILVELEM’
 of Joaquim aetano Monteiro and the property of the
 said Luis Carneiro;
- On the North : By the road reserved by Joaquim Monterio, the said
 property of Luis Carneiro and the paddy field of the
 said Hipolito Camilo Diniz, the drain of rian water and



the property of the heirs of the said Hipolito Camilo;
and

BOUNDS AS PER THE PRESENT SURVEY RECORDS:

On the East: By the property of Hipolito Carmilo Diniz, Elvino Souza,
and property of the heirs of Gregorio Mergulhao;

On the West: By the property of Roque Santana Cota, and of the said
Mergulhao;

On the North: By the property of the said Hipolito Diniz and heirs of
the said Mergulhao; and

On the South: By the property of Constancio Diniz and of the said
Hipolite Diniz.

**TRACING OF TITLE AND OBSERVATION ON DOCUMENTS
PRODUCED, SCRUTINIZED AND EXAMINED:**

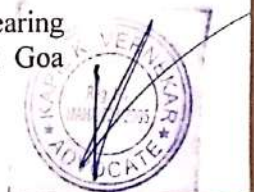
**1. I HAVE CAREFULLY PERUSED THE FOLLOWING
DOCUMENTS:-**

All Photocopies;

1. Photocopy of Deed of Sale dated: 08-02-1952, duly executed before Anandarao Babu Camotim Redcar, Assistant of Notary in the Judicial Division of Salcete, recorded at folio 31 onwards of Book of Registration number 835.
2. Photocopy of Land Registration Office of Salcete at Margao-Goa, under No. 42297 of Book B-109 (New).
3. Photocopy of Inscription Certificate bearing Inscription No. 44357 of Book G.
4. Photocopy of Firm Registration Certificate bearing Firm No. BA-18605, dated: 14-06-1988.
5. Photocopy of Form E of Indian Partnership Act 1932, i.e., Notice of Change of Constitution or Dissolution of Firm.
6. Photocopy of Deed of Succession & Qualification of heirs drawn on 22-11-1984, recorded at folio: 60 to 61 of Deed /Will Book No.1299 with the Office of the Notary Public Ex-Officio at Margao.
7. Photocopy of Deed of Succession & Qualification of heirs drawn on 06-07-1995, recorded at folio: 34 to 38 of Deed /Will Book No.1369 with the Office of the Notary Public Ex-Officio at Margao.



8. Photocopy of Deed of Relinquishment of Illiquid and Undivided rights dated: 22-05-1995, executed in the Office of the Civil Registrar of Salcete at Margao.
9. Photocopy of Deed of Succession & Qualification of heirs drawn on 29-08-1975, recorded at folio: 91V to 92 of Deed /Will Book No.1272 with the Office of the Notary Public Ex-Officio at Margao.
10. Photocopy of General Power of Attorney Dated 16-03-2000, duly notarized before the Notary S H Qureshi, Mumbai, dated: 16-03-2000.
11. Photocopy of Deed of Succession & Qualification of heirs drawn on 16-04-2002, recorded at folio: 33 to 35 of Deed /Will Book No.1434 with the Office of the Notary Public Ex-Officio at Margao.
12. Photocopy of Deed of Sale dated: 14-03-2007, duly registered in the Sub-Registrar of Salcete under Reg. No. 1458, at pages 183 to 246 of Book No. I, Volume No. 2388, dated: 28-03-2007.
13. Photocopy of Deed of Sale dated: 11-11-2010, duly registered in the Sub-Registrar of Salcete at Margao- Goa, under Reg. No. MGO-BK1-05790-2010 of Book-1 Document, CD Number MGOAD36 dated: 12-11-2010.
14. Photocopy of Deed of Retirement, dated 23-03-2018, duly executed and Notarized before Notary M.R. Thakkar Mumbai, under Reg. No. 219, dated: 23-03-2018.
15. Photocopy of Form D under P.T. Sheet No. 289 Chalta No. 21 issued by Goa Land Revenue (City Survey) Rules, 1969 Property Card of Margao City, dated: 21-01-2022.
16. Photocopy of Development Permission Order dated: 23-07-2021, bearing Ref. No. SGPDA/P/5332/360/21-22, duly issued by the South Goa Planning & Development Authority Margao-Goa.
17. Photocopy of Sanad dated: 19-09-2022, bearing Ref. No. CAD2SAL22-138/12160, duly issued by the Office of the Collector, South Goa District Margao-Goa.
18. Photocopy of NOC from Sanitary Point of view dated: 27-02-2023, bearing Ref. No. DHS/2023/DHS0901/O0028/308, duly issued by Urban Health Centre Margao-Goa.
19. Photocopy of Provision NOC of Fires Safety Measures, dated: 12-06-2023, duly issued by the Directorate of Fire & Emergency Services Panaji.
20. Photocopy of Development Permission Order dated: 30-10-2023, bearing Ref. No. SGPDA/P/5332/1205/23-24, duly issued by the South Goa Planning & Development Authority Margao-Goa.



21. Photocopy of Development Permission Order dated: 16-12-2023, bearing Ref. No. SGPDA/P/5332/1712/22-23, duly issued by the South Goa Planning & Development Authority Margao-Goa.
22. Photocopy of Construction Licence dated: 12-12-2024, bearing Ref. No. CONSTLIC/MARGAO/2024-2025/64, read with Corrigendum dated: 13-12-2024, bearing Ref. No. MMC/24-25/RD/F-700119289/TECH/1990.
23. Photocopy of Construction Licence dated: 12-12-2024, bearing Ref. No. CONSTLIC/MARGAO/2024-2025/65, read with Corrigendum dated: 13-12-2024, bearing Ref. No. MMC/24-25/RD/F-700119290/TECH/1991.
24. Photocopy of NOC from Sanitary Point of view dated: 23-11-2024, bearing Ref. No. DHS/2024/DHS0901/O0028/93, duly issued by Urban Health Centre Margao-Goa.

2. **ON RELAYING UPON INFORMATION GIVEN ARE AS TRUE I OBSERVED THAT:**

- 1 **AND WHEREAS** the said Larger Property morefully described in Schedule-A hereinabove owned and purchased by Mr, Bassayya Malacaya Puranik, Virapa Kalapa Charate and Dundayya Girmalaya Hiremath, vide Deed of Sale dated: 08-02-1952, duly executed before Anandarau Babu Camotim Redcar, Assistant of Notary in the Judicial Division of Salcete, recorded at folio 31 onwards of Book of Registration number 835, as enlisted at Serial No. 1 above, from its erstwhile owners namely, Joaquim Caetano Monterio and his wife Prisca Micaela Noronha.
- 2 **And thereafter** the said larger property more fully described in Schedule-A, found to be described in the Land Registration Office of Salcete at Margao-Goa, under No. 42297 of Book B-109 (New) and same is inscribed in favour of **Mr, Bassayya Malacaya Puranik, Virapa Kalapa Charate and Dundayya Girmalaya Hiremath**, in the Office of Land Registrar of Salcete under Inscription No. 44357 of Book G, as enlisted at Serial No. 2 & 3, above.
- 3 **And thereafter** the said Mr. Bassayya Malacaya Puranik expired without executing any will or gift or any other disposition of his last wish leaving behind his widow wife namely Mrs. Basalingavva, alias Nilava Bassayya Puranik as his moiety sharer/half sharer and as his sole and universal heirs his children namely;

- 1) Shri. Chandrayya Bassayya Puranik;
- 2) Shri. Gurusidda Bassayya Puranik, alias Shivayogi Bassayya Puranik;



- 3) Smt. Channava Bassayya Puranik, alias Channava Rachayya Hasamath, alias Channaya Hosmat;
- 4) Smt. Sumitra Puranik, alias Sumitra B. Hiremath;
- 5) Shri. Mahadev B. Puranik;
- 6) Shri. Shrishailayya Puranik, alias Shrishaila B. Puranik, alias Shivshayya;
- 7) Smt. Akkatai B. Purnik, alias Akkatai B, Hiremath; and
- 8) Mr. Gangadhar Bassayya Puranik.

The above Successors are witnessed and Declared Vide Deed of Succession & Qualification of heirs drawn on 22-11-1984, recorded at folio: 60 to 61 of Deed /Will Book No.1299 with the Office of the Notary Public Ex-Officio at Margao, as enlisted at serial no. 6 above, who thus became the absolute owners of the said property, morefully described in Schedule-A hereinabove.

- 4 **And thereafter** the said Mr. Gangadar Bassayya Puranik expired on 29-07-1993, leaving behind Smt. Parvati D. Hiremath alias Parvati Gangadar Puranik, as his widow and no descendants and thereafter his mother, Smt. Basalingavva alias Nilava Bassayya Puranik, and his siblings, as mentioned hereinabove became his only heirs.
- 5 **And it seen that** the said, Smt. Basalingavva alias Nilava Bassayya Puranik wife of Mr. Bassayya Malacaya Puranik expired on 25/02/1996, leaving behind the following heirs:
 - 1) Shri. Chandrayya Bassayya Puranik ;
 - 2) Shril Gurusidda Bassayya Pūranik alias Shivayogi Bassayya Puranik;
 - 3) Smt. Channava Bassayya Puranik, alias Channava Rachayya Hasamath, alias Channaya Hosmat.
 - 4) Smt. Sumitra Puranik, alias Sumitra B .Hiremath
 - 5) Shri. Mahadev B, Puranik,
 - 6) Shri, Shrishailayyo Puranik, alias Shrishaila .B. Puranik, alias Shivshoyya.
 - 7) Smt. Akkatai B. Purnik, alias Akkatai B, Hiremath, as her only heirs.
- 6 **And thereafter** the said Mr. Dundayya Girmalaya Hiremath and his wife Mrs. Gangova Hiremath both expired on 11/3/1958 and 26/9/1980 respectively, without executing any will or gift or any other disposition of their last wish but leaving behind their sole and universal heirs their children namely;

- 1) Annpurna Hiremath;
- 2) Akhatai Hiremath;
- 3) Mahadevi Hiremath;



- 4) Smt. Parvati D. Hiremath, alias Parvati Gangadhar Puranik (widow);
- 5) Smt. Savitri Dundayya Hiremath, alias Savitri Shivalingayya Doddayanayar;
- 6) Smt. Shanta Hiremath, alias Shanta Shivalingayya Vastrad;
- 7) Shri. Shivakumar Dundayya Hiremath alias Shivkumar D. Hiremath;
- 8) Smt. Suryaprabha Dundayya Hiremath alias Suryaprabha Malayya Hiremath;
- 9) Smt. Shivalila Dundayya Hiremath, alias Shivalilia Gurayya Allimath;
- 10) Shri. Gajanana Dundayya Hiremath, alias Gajanan D. Hiremath;

And whereas the said Mrs. Annapurna Hiremath expired without executing any will or gift or any other disposition of her last wish leaving behind her widower husband namely Mr. Malayya Gurusiddaya Doddayanavar as her moiety sharer/half sharer and as her sole and universal heir her only son Mr. Mahadev Mallaya Doddayanavar.

And thereafter the said Shatreereyya Hiremath the husband of the said Mrs. Akhatai Hiremath expired without executing any will or gift or any other disposition of his last wish leaving behind his widow wife namely Mrs. Akhatai Hiremath, as his moiety sharer/half sharer and as his sole and universal heirs his children namely Jagadish Shatreereyya Hiremath, and Gurulingayya Shatreereyya Hiremath as his only heirs.

The above Successors are witnessed and Declared Vide Deed of Succession & Qualification of heirs drawn on 06-07-1995, recorded at folio: 34 to 38 of Deed /Will Book No.1369 with the Office of the Notary Public Ex-Officio at Margao, as enlisted at serial no. 7 above, who thus became the absolute owners of the said property, morefully described in Schedule-A hereinabove.

7 **And** it is seen that the heirs of the late Mr. Dundayya Girmalaya Hiremath and his wife Mrs. Gangova Hiremath, namely

- a. Mr. Malayva Gurusiddaya Doddayanavar
- b. Mr. Mahadev Mallayya Doddayanavar (becahor)
- c. Mrs. Akhatai Hiremath;



- d. Mr. Jagadish Shatreereyya Hiremath, and his wife;
- e. Mrs. Asha Hiremath,
- f. Mr. Gurulingayya Shatreereyya Hiremath Hiremath and his wife;
- g. Mrs. Veena Hiremath, have relinquished their rights to the estate/inheritance left behind by Mr. Dundayya Girmalaya Hiremath and his wife Mrs. Gangova Hiremath, in favour of remaining heirs, which was declared vide Deed of Relinquishment of Illiquid and Undivided rights dated: 22-05-1995, executed in the Office of the Civil Registrar of Salcete at Margao, as enlisted at serial No. 8 above .

8 Thus, on account of the said relinquishment as mentioned above, made by the other heirs of late Mr. Dundayya Girmalaya Hiremath and his wife Mrs. Gangova Hiremath, and in terms of Deed of Succession dated: 06-07-1995, the following are the only heirs entisted to the estate and property of the said late Mr. Dundayya Girmalaya Hiremath and his wife Mrs. Gangova Hiremath;

- 1) Smt. Parvati D. Hiremath, alias Parvati Gangadhar Puranik;
- 2) Smt. Savitri Dundayya Hiremath, alias Savitri Shivalingayya Doddayanavar;
- 3) Smt. Shanta Hiremath, alias Shanta Shivalingayya Vastrad;
- 4) Shri. Shivakumar Dundayya Hiremath alias Shivkumar D, Hiremath;
- 5) Smt. Suryaprabha Dundayya Hiremath alias Suryaprabha Malayya Hiremath;
- 6) Smt. Shivalila Dundayya Hiremath, alias Shivalilia Gurayya Allimath;
- 7) Shri. Gajanana Dundayya Hiremath, alias Gajanan D. Hiremath.

9 **And thereafter** the said Mr. Virapa Kalapa Charate expired without executing any will or gift or any other disposition of his last wish leaving behind his widow wife namely Mrs. Shiva Gongava Charate as his moiety sharer/half sharer and as his sole and universal heirs his children namely;

- 1) Shri. Bassavaraj Virapa Charate alias Bassavraj Virapa Charate;
- 2) Mr. Chanabassapa Virapa Charate.

The above Successors are witnessed and Declared Vide Deed of Succession & Qualification of heirs drawn on 29-08-1975, recorded at folio: 91V to 92 of Deed /Will Book No.1272 with



the Office of the Notary Public Ex-Officio at Margao, as enlisted at serial no. 9 above, who thus became the absolute Co-owners of the said property, morefully described in Schedule-A hereinabove.

10 **And further** it is seen that the said Mrs. Shiva Gongava Charate i.e., the wife of late Mr. Virapa Charate expired leaving her two children namely, Shri. Bassavaraj Virapa Charate alias Bassavraj Virapa Charate and Mr. Chanabassapa Virapa Charate, as her only heirs.

11 **And thereafter** the said Mr. Chanabassapa Virapa Charate expired without executing any will or gift or any other disposition of his last wish leaving behind his widow wife namely, Mrs. Xantabai Chanabassapa Charate alias Shanta Charate, as his moiety sharer/half sharer and as his sole and universal heirs his children namely;

- a) Mr. Mahesh Chanabassappa Charate (married);
- b) Mr. Ramesh Chanabassappa Charate (married);
- c) Mr. Umesh Chanabassappa (married); and
- d) Miss. Anita Chanabassappa Charate (spinster).

The above Successors are witnessed and Declared Vide Deed of Succession & Qualification of heirs drawn on 16-04-2002, recorded at folio: 33 to 35 of Deed /Will Book No.1434 with the Office of the Notary Public Ex-Officio at Margao, as enlisted at serial no. 11 above, who thus became the absolute Co-owners of the said property, morefully described in Schedule-A hereinabove.

12 **And it transpires**, that all the said Co-owners as mentioned below:

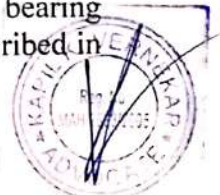
- 1) Shri. Chandrayya Bassayya Puranik and his wife;
- 2) Smt. Kashavva Chandrayya Puranik;
- 3) Shri. Gurusidda Bassayya Puranik alias Shivayogi Bassayya Puranik and his wife;
- 4) Smt. Indira Gurusidda Puranik alias Indira Shivayogi Puranik;
- 5) Smt. Channava Bassayya Puranik, alias Channava Rachayya Hasamath, alias Channaya Hosmat and her husband;
- 6) Shri. Rachayya Madayya Hosmath;
- 7) Smt. Sumitra Puranik, alias Sumitra B. Hiremath and her husband;
- 8) Shri. Balayya Basaprabhu Hiremath;
- 9) Shri. Mahadev B, Puranik, and his wife;
- 10) Smt. Shnata Mahadev Puranik;
- 11) Shri. Shrishailayya Puranik, alias Shrishaila .B. Puranik, alias Shivshayya and his wife;
- 12) Smt. Mahadevi Shrishailayya Puranik;
- 13) Smt. Akkatai B. Purnik, alias Akkatai B, Hiremath and her husband;
- 14) Shri. Basavraj Appeyya Hiremath;
- 15) Smt. Parvati D. Hiremath alias Parvati Gangadhar Puranik (widow);



- 16) Smt. Savitri Dundayya Hiremath Hiremath alias Savitri Shivalingayya Dodddayanayar and her husband;
- 17) Shri. Shivalingayya Gurusiddayya Dodddayanayar;
- 18) Smt. Shanta Hiremath, alias Shanta Shivalingayya Vastrad and her husband;
- 19) Shri. Shivalingayya Sangayya Vastrad;
- 20) Shri. Shuvakumar Dundayya Hiremath alias Shivakumar D. Hiremath and his wife;
- 21) Smt. Shobha Shivakumar Hiremath;
- 22) Smt. Suraprabha Dundayya Hiremath alias Suryaprabha Malayya Hiremath and her husband;
- 23) Shri. Malayya G. Hiremath;
- 24) Smt. Shivalila Dundayya Hiremath alias Shivalilia Gurayya Allimath and her husband;
- 25) Shri. Gurayya B. Allimath;
- 26) Shri. Gajanana Dundayya Hiremath alais Gajanan D. Hiremath and his wife;
- 27) Smt. Suvarna Gajanan Hiremath;
- 28) Shri. Bassavaraj Virapa Charate alias Bassavraj Virapa Charate and his wife;
- 29) Smt. Suvarna Bassavaraj Charate;
- 30) Smt. Xantabai Chanabassappa Charate alias Shanta Charate;
- 31) Shri. Mahesh Chanabassappa Charate and his wife;
- 32) Smt. Sonia Mahesh Charate (widow);
- 33) Shri. Ramesh Chanabassappa Charate and his wife;
- 34) Smt. Manjula Ramesh Charate;
- 35) Shri. Umesha Chanabassappa Charate and his wife;
- 36) Smt. Karuna Umesh Charate; and
- 37) Miss. Anita Chanabassappa Charate

sold the said Property morefully describe in Schedule-A hereinabove to **M/s PG Holiday Inn Private Limited, a Private limited Company, represented by its Director Shri. Mahendra Singh Gujral**, vide Deed of Sale dated: 14-03-2007, duly registered in the Sub-Registrar of Salcete under Reg. No. 1458, at pages 183 to 246 of Book No. I, Volume No. 2388, dated: 28-03-2007, as enlisted at Serial No. 12 above.

- 13 And it transpires by virtue of Deed of Sale dated: 11-11-2010, duly registered in the Sub-Registrar of Salcete at Margao- Goa, under Reg. No. MGO-BK1-05790-2010 of Book-1 Document, CD Number MGOAD36 dated: 12-11-2010, as enlisted at Serial No. 13 above, that the said **M/s PG Holiday Inn Private Limited, a Private limited Company, represented by its Director Shri. Mahendra Singh Gujral and Shri. Chandrakant Shankar Pathak** sold the said property morefully described in Schedule-A hereinabove to the to the said **M/S. SWAPNA DEVELOPERS, a Partnership Firm**, duly represented by its partners namely, Prakash Kapurchand Kothari, P.K. Kothari (H.U.F) and Smt. Sukanben Kapurchand Kothari, who thus became the absolute owner in possession of the said Property bearing Chalta No. 21 of P. T. Sheet No. 289, which is morerfully described in Schedule-A hereinabove.



- 14 **And it transpires that** the name of the said **M/S. SWAPNA DEVELOPERS** stands recorded in the Form D under P.T. Sheet No. 289 Chalta No. 21 issued by Goa Land Revenue (City Survey) Rules, 1969 Property Card of Margao City, dated: 21-01-2022, as enlisted at Serial No. 15 above.
- 15 **And thereafter** vide General Power of Attorney Dated 16-03-2000, duly notarized before the Notary S H Qureshi, Mumbai, dated: 16-03-2000, enlisted at Serial No. 10 above, by said Smt. Suganben Kapurchand Kothari, has constituted her attorney in favour of Prakash Kapurchand Kothari, P.K. Kothari, to do various acts, deeds, things and matters mentioned therein in the said Power of Attorney and the same is valid and enforceable.
- 16 **And thereafter it is seen from the document enlisted at Serial No. 4 above that** the said **M/s. Swapna Developers** a partnership firm was constituted under the Indian Partnership Act, 1932, bearing Firm No. BA-18605, dated: 14-06-1988.
- 17 **And thereafter** the said **M/s. Swapna Developers a partnership firm**, was re-constituted with new partners namely, **Smt. Prabhaben Prakash Kothari and Shri. Rahul Prakash Kothari** were admitted as new partners as can be seen from the Form E of Indian Partnership Act 1932, i.e., Notice of Change of Constitution or Dissolution of Firm as enlisted at Serial No. 5 above. Thus, the present day partners of the Partnership Firm are namely, **Prakash Kapurchand Kothari, Suganben Kapurchand Kothari, Smt. Prabhaben Prakash Kothari and Shri. Rahul Prakash Kothari.**
- 18 **And it transpires** vide Deed of Retirement, dated 23-03-2018, duly executed and Notarized before Notary M.R. Thakkar Mumbai, under Reg. No. 219, dated: 23-03-2018, as can be seen from the document enlisted at serial No. 14 above, that one of the partners of the said **M/s. Swapna Developers, namely Mrs. Suganben Kapurchand Kothari** got retired from the said Firm, thus the present day of partners of the partnership Firm are namely, **Mr. Prakash Kapurchand Kothari, Smt. Prabhaben Prakash Kothari and Shri. Rahul Prakash Kothari.**
- 19 **AND thereafter it is seen that** the said **M/s. Swapna Developers** obtained Sanad dated: 19-09-2022, bearing Ref. No. CAD2SAL22-138/12160, duly issued by the Office of the Collector, South Goa District Margao-Goa, for Commercial Purpose, Thus, the said property is a SARFAESI Compliance as enlisted at serial No. 17 above.



20 And thereafter the Owners/Builders namely M/s. Swapna Developers a partnership firm duly represented by its partners Mr. Prakash Kapurchand Kothari, Smt. Prabhaben Prakash Kothari and Shri. Rahul Prakash Kothari, with the intention to develop the said Property morefully described in Schedule-B hereinabove by constructing thereon a project consisting of Residential Buildings B1, B2 and B3 obtained the following Licenses and Permissions as enlisted at Serial No.16, 18, 19, 20, 21, 22, 23, and 24 above.

- a) Development Permission Order dated: 23-07-2021, bearing Ref. No. SGPDA/P/5332/360/21-22, duly issued by the South Goa Planning & Development Authority Margao-Goa.
- b) NOC from Sanitary Point of view dated: 27-02-2023, bearing Ref. No. DHS/2023/DHS0901/O0028/308, duly issued by Urban Health Centre Margao-Goa.
- c) Provision NOC of Fires Safety Measures, dated: 12-06-2023, duly issued by the Directorate of Fire & Emergency Services Panaji.
- d) Development Permission Order dated: 30-10-2023, bearing Ref. No. SGPDA/P/5332/1205/23-24, duly issued by the South Goa Planning & Development Authority Margao-Goa.
- e) Development Permission Order dated: 16-12-2023, bearing Ref. No. SGPDA/P/5332/1712/22-23, duly issued by the South Goa Planning & Development Authority Margao-Goa.
- f) Construction Licence dated: 12-12-2024, bearing Ref. No. CONSTLIC/MARGAO/2024-2025/64, read with Corrigendum dated: 13-12-2024, bearing Ref. No. MMC/24-25/RD/F-700119289/TECH/1990.
- g) Construction Licence dated: 12-12-2024, bearing Ref. No. CONSTLIC/MARGAO/2024-2025/65, read with Corrigendum dated: 13-12-2024, bearing Ref. No. MMC/24-25/RD/F-700119290/TECH/1991.
- h) NOC from Sanitary Point of view dated: 23-11-2024, bearing Ref. No. DHS/2024/DHS0901/O0028/93, duly issued by Urban Health Centre Margao-Goa.



21 Thus the present Owners/Vendors have acquired the possessory right and title interest of ownership in respect of the said Property under description in Schedule-A herein above and thus title to the said Property A of the Prospective Purchasers of various premises shall become absolute upon the execution of a Valid Sale Deed between them as proposed and therefore the said Property has got a good, valid, clean, clear and marketable title free from any charge, lien, and encumbrance whatsoever. The title history of last 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the City Survey of Salcete, Margao, South Goa Town and Country Planning department and Margao Municipal Council.

22 The title history of last more than 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the Salcete, City Survey, South Goa Planning and Development Authority and Office of the Margao Municipal Council.

3. CONCLUSION:-

From the scrutiny of the documents enlisted hereinabove in the list of documents, and search of relevant records, I have found and contended that the title of the applicant and the rights of the vendor, in respect of the property described in the Schedule 'A' above and the Said Pot described in Schedule -A, is in accordance with the Plans and terms and conditions approved and contemplated by the S.G.P.D.A. and the Town and Country Planning Department and therefore the Vendors, are having a clean, clear valid and readily marketable title and the owners can and are entitled for selling/disposing/alienating the said Property described in Schedule -'A' along with the proportionate share in the land to any prospective Purchaser/s and the Owner/developer have an absolute and every right to transfer and dispose off the said property along with the said Property to whomsoever.

FINAL CERTIFICATE

As per my observations :

- a) There are no claims of minors or any other person/persons, institutions, firms or companies in respect of the said Property;
- b) There are no liabilities created by any person or persons on the said property of whatsoever kind or nature.
- c) Assessment of Land Revenue Tax as per the present Land Revenue Code in force is not yet finalized in Goa and that it will take its own time for completion.



d) Provisions of Urban Land Ceiling Act are not applicable in Goa and the ownership of the said plot by the Owners in accordance with the provisions of the Land Reforms Act.

e) There are no prior mortgages, charges, claims, encumbrances, and liens of whatsoever nature in respect of the said Plot.

f) There is no Act nor any law in force in the State of Goa which prohibits creation of a charge in form of mortgage in respect of the nature and kind of the said property or otherwise, situated in the State of Goa.

FURTHER CERTIFY THAT :

i) I certify that I have taken the necessary searches of the registration before the Sub-Registrar of Salcete, Margao, Survey Office of Salcete, Office of the Margao Municipal Council, South Goa Planning and Development Authority and Town and Country Planning Department in respect of the said Property under description in Schedule-A, above.

ii) I am satisfied and confirm hereby that the above said Property is perfectly heritable and transferable and all the Statutory provisions as envisaged in the Real Estate Regulation Act (RERA) are complied and therefore this project is fully entitled to be registered with the RERA Authority and the transferors/owners/developers/vendors have every right to transfer the same. All the necessary parties have been joined in the documents perused by me and the same stand duly executed and validly registered before the appropriate authorities as envisaged by the law in force pertaining to transfer of properties, registration and stamp duties have the desired effect. Thereby the facts and event material to the title have been subjectively and satisfactorily proved, and can be kept as security by way of equitable Mortgage and the documents of Title referred hereinabove are perfect and conclusive proof of evidence of Title and if Said Equitable Mortgage is created in the manner required in Law it would satisfy the requirement of creation of Equitable Mortgage in favour of any Financial Institution.

iii) From the detailed study of all the title documents placed before me, I certify and endorse that the owners/developers have got a clean, clear, valid and perfectly marketable title to the said Property and therefore the present applicant have derived a valid clear marketable and unencumbered Title to the Said Property as stated hereinabove.

I HAVE CONDUCTED THE SEARCH OF THE CONCERNED REGISTRATION BEFORE THE RESPECTIVE AUTHORITIES IN RESPECT OF THE SAID PLOT AND ISSUED THE PRESENT TITLE REPORT AT THE REQUEST OF PRESENT OWNER SWAPNA DEVELOPERS .



The File and papers forwarded by you to me are returned herewith, kindly acknowledge the receipt thereof.

Place: Margao, Goa.

Date: 14-02-2025.



Kapil K. Vernekar
(ADVOCATE)



TITLE SEARCH REPORT**FOR****SWAPNA DEVELOPERS****DRAFTED BY:**

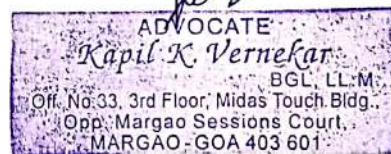
**Adv. KAPIL KALIDAS VERNEKAR & ASSOCIATES
ADVOCATES & ATTORNEYS (BGL, LL.M.)**

GOA OFFICE :

Office No. 33,
3rd Floor Midas Touch Building,
Opp. Margao Sessions Court,
Margao, Goa.

MUMBAI ADDRESS :

W-IV, 4th floor,
Jeevan Jyoth Apts.,
18/20, Cawasji Patel Street,
Fort, Mumbai. 400 001.

Name of the Client :**SWAPNA DEVELOPERS.****Dated: 14-02-2025.**

To

SWAPNA DEVELOEPRS, a Partnership firm
having its Registered office and principal place of business at
Osia Paradise, Dawood Baug Road, Off Jai Prakash Road,
Andheri (W) Mumbai-400058

Dear Sir,

REFERENCE: Legal Opinion in respect of the all that part of the Larger Property, surveyed under Chalta No. 25 of P. T Sheet no. 289 admeasuring an area of 2670 Sq. Mts., and Chalta No. 51 of P. T Sheet no. 289 admeasuring an area of 1500 Sq. Mts., of Village Aquem Baxio Navelim, Salcete Taluka, carved out from the property, situated at Aquem Baxio Navelim, within the jurisdiction of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

PRESENT LANDOWNERS OF THE PROPERTY: SWAPNA DEVELOPERS.

SCHEDULE – A
(DISCRIPTION OF THE LARGER PROPERTY)

ALL THAT Piece and parcel of land known and identified as 'ECAVIRA XETAVELEM MORADANTUM", constituting Chalta No. 25 of P. T Sheet No. 289, registered in the Ladn Registration Office of Salcete at Margao under No. 11848 at page 156 verse of Book No. B/30 (New Series) **admeasuring 4170 Sq. mts.**, situated in the village Auqem-Baixo of Navelim, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and is bounded as under:

BOUNDS OF THE LARGER PROPERTY :

On the East : By Sangria;

On the West : By property Joao Silvalem alias Olivalem of the
Fabrica de Igreja de Navelim;

On the North : By property ECAVIRA XETAVELEM
MORADANTUM of the heirs of Vicente Avelino
Souza and of Joao Conceicao Vaz

On the South : By the Sangria and is enrolled in the Land Revenue
Office under Matriz No. 301.



SCHEDULE – B
(DISCRIPTION OF THE SAID PLOT)

ALL THAT Land, forming the part of the larger property known as 'CAVIRA XETAVELEM (MORADANTUM), situated at Aquem, Baxio, Navelim, within the limits of Margao Municipal Council, Taluka and Sub-District of South Goa, State of Goa, entire property described in the Land Registration Office of Salcete, under No. 11848 of Book 30, and **inscribed under No. 40894 of Book G-46** surveyed under Chalta No. **25 of P. T Sheet No. 289** of Margao City, **admeasuring an area of 2670 sq. mts.,** and is bounded as under:

BOUNDS AS PER THE LAND REGISTRATION:

- On the East : By water drain;
- On the West : By the property of Joao Silvalem commonly Olevalem of Fabrica Church of Navelim;
- On the North : By the property Ecavoir Xettavelea Morodantum of the heirs of Vicente Avelino de Souza and with the same name of Joao Conceicao Vas; and
- On the South : By water drain.

BOUNDS AS PER THE PRESENT SURVEY RECORDS:

- On the East: By water drain;
- On the West: By the property surveyed under Chalta No. 21 of P. T. Sheet No. 289;
- On the North: By the property Surveyed under Chalta No. 51 of P. T. Sheet No. 289; and
- On the South; By the property Surveyed under Chalta No. 2, 42, 6, and 7 of P. T Sheet No. 303 and partly by water drain.



SCHEDULE – C
(DISCRIPTION OF THE SAID PLOT)

ALL THAT Land, forming the part of the larger property known as 'CAVIRA XETAVELEM (MORADANTUM), situated at Aquem, Baxio, Navelim, within the limits of Margao Municipal Council, Taluka and Sub-District of South Goa, State of Goa, entire property described in the Land Registration Office of Salcete, under No. 11848 of Book 30, and **inscribed under No. 40894 of Book G-46** surveyed under Chalta No. 51 of P. T Sheet No. 289 of Margao City, **admeasuring an area of 1500 sq. mts.,** and is bounded as under:

BOUNDS AS PER THE LAND REGISTRATION:

- On the East : By water drain;
- On the West : By the property of Joao Silvalem commonly Olevalem of Fabrica Church of Navelim;
- On the North : By the property Ecavoir Xettavelea Morodantum of the heirs of Vicente Avelino de Souza and with the same name of Joao Conceicao Vas; and
- On the South : By water drain.

BOUNDS AS PER THE PRESENT SURVEY RECORDS:

- On the East: By water drain;
- On the West: By the property surveyed under Chalta No. 21 of P. T. Sheet No. 289;
- On the North: By the property Surveyed under Chalta No. 20 & 26 of P. T. Sheet No. 289; and
- On the South: By the property Surveyed under Chalta No. 25 of P.T Sheet no. 289.



**TRACING OF TITLE AND OBSERVATION ON DOCUMENTS
PRODUCED, SCRUTINIZED AND EXAMINED:**

1. I HAVE CAREFULLY PERUSED THE FOLLOWING DOCUMENTS:-

All Photocopies;

1. Photocopy of Land Registration Office Salcete under 11848 of Book,
2. Photocopy of Land Inscription Certificate bearing No. 40894 dated: 12-06-1974.
3. Photocopy of Firm Registration Certificate bearing Firm No. BA-18605, dated: 14-06-1988.
4. Photocopy of Form E of Indian Partnership Act 1932, i.e., Notice of Change of Constitution or Dissolution of Firm.
5. Photocopy of Deed of Sale dated: 17-12-1990, duly registered in the Sub-Registrar of Salcete at Margao, under Reg. No. 605 at pages 495 to 512 of Book No. I, Volume No. 180, dated: 06-05-1991.
6. Photocopy of Form D under P.T. Sheet No. 289 Chalta No. 25 issued by Goa Land Revenue (City Survey) Rules, 1969 Property Card of Margao City, dated: 21-01-2022.
7. Photocopy of Form D under P.T. Sheet No. 289 Chalta No. 51 issued by Goa Land Revenue (City Survey) Rules, 1969 Property Card of Margao City, dated: 21-01-2022.
8. Photocopy Order Dated: 29-09-2000, passed Inventory Proceedings were instituted before the Cout of the Comarca Judge of Salcete, Quepem and Vasco at Margao, being registered as Inventario Proceedings No. 145 of 1999/M.
9. Photocopy of General Power of Attorney Dated 16-03-2000, duly notarized before the Notary S H Qureshi, Mumbai, dated: 16-03-2000.
10. Photocopy of Deed of Sale dated: 22-03-2011, duly registered in the Sub-Registrar of Salcete at Margao, under Reg. No. MGO-BK1-01752-2011, of Book -1 Document, CD Number MGOD50.
11. Photocopy of Deed of Sale dated: 05-05-2011, duly registered in the Sub-Registrar of Salcete at Margao, under Reg. No. MGO-BK1-02622-2011, of Book -1 Document, CD Number MGOD51.
12. Photocopy of Deed of Retirement, dated 23-03-2018, duly executed and Notarized before Notary M.R. Thakkar Mumbai, under Reg. No. 219, dated: 23-03-2018.
13. Photocopy of Development Permission Order dated: 23-07-2021, bearing Ref. No. SGPDA/P/5332/360/21-22, duly issued by the South Goa Planning & Development Authority Margao-Goa.



14. Photocopy of Sanad dated: 19-09-2022, bearing Ref. No. CAD2SAL22-138/12160, duly issued by the Office of the Collector, South Goa District Margao-Goa.
15. Photocopy of NOC from Sanitary Point of view dated: 27-02-2023, bearing Ref. No. DHS/2023/DHS0901/O0028/308, duly issued by Urban Health Centre Margao-Goa.
16. Photocopy of Provision NOC of Fires Safety Measures, dated: 12-06-2023, duly issued by the Directorate of Fire & Emergency Services Panaji.
17. Photocopy of Development Permission Order dated: 30-10-2023, bearing Ref. No. SGPDA/P/5332/1205/23-24, duly issued by the South Goa Planning & Development Authority Margao-Goa.
18. Photocopy of Development Permission Order dated: 16-12-2023, bearing Ref. No. SGPDA/P/5332/1712/22-23, duly issued by the South Goa Planning & Development Authority Margao-Goa.
19. Photocopy of Construction Licence dated: 12-12-2024, bearing Ref. No. CONSTLIC/MARGAO/2024-2025/64, read with Corrigendum dated: 13-12-2024, bearing Ref. No. MMC/24-25/RD/F-700119289/TECH/1990.
20. Photocopy of Construction Licence dated: 12-12-2024, bearing Ref. No. CONSTLIC/MARGAO/2024-2025/65, read with Corrigendum dated: 13-12-2024, bearing Ref. No. MMC/24-25/RD/F-700119290/TECH/1991.
21. Photocopy of NOC from Sanitary Point of view dated: 23-11-2024, bearing Ref. No. DHS/2024/DHS0901/O0028/93, duly issued by Urban Health Centre Margao-Goa.

2. **ON RELAYING UPON INFORMATION GIVEN ARE AS TRUE
I OBSERVED THAT:**

**TRACING THE CHAIN OF TITLE OF THE PLOT
BEARING CHALTA NO. 25 OF P.T. SHEET NO. 289:**

- 1 **AND WHEREAS** the said larger property more fully described in Schedule-A, originally was owned and possessed by Bruno Antonio Diniz (bachelor landlord) and the same stands described in the Land Registration Office Salcete under 11848 of Book, and same is inscribed in favour of Bruno Antonio Diniz, in the Office of Land Registrar of Salcete under Inscription No. 40894 dated: 12-06-1974, as enlisted at Serial No. 1 & 2, above.



- 2 **And thereafter** vide Deed of Sale dated: 17-12-1990, duly registered in the Sub-Registrar of Salcete at Margao, under Reg. No. 605 at pages 495 to 512 of Book No. I, Volume No. 180, dated: 06-05-1991, as enlisted at Serial No. 5 above, that the said Rev. Fr. Bruno Antonio Diniz sold the said Property morefully described in Schedule-A hereinabove, into Two Portions i.e., admeasuring an area of 2670 sq. mts., morefully described in Schedule- B, to Mrs. Maria Sena Connie Dias and admeasuring an area of 1500 sq. mts., to Mrs. Joana Jacques Fernandes, who became lawful owners of their respective portions.
- 3 And thereafter the area purchased by the said Mrs. Maria Sena Connie Dias, came to be partitioned and surveyed under Chalta No. 25 of P.T Sheet No. 289, which is morefully described in Schedule-B hereinabove.
- 4 **And it transpires that** the name of the said **Mrs. Maria Sena Connie Dias** stands recorded in the Form D under P.T. Sheet No. 289 Chalta No. 25 issued by Goa Land Revenue (City Survey) Rules, 1969 Property Card of Margao City, dated: 21-01-2022 as enlisted at Serial No. 6 above.
- 5 **And thereafter** the said husband of Mrs. Maria Sena Connie Dias namely, Mr. Lino Sapencio Dias alias Lino Dias, expired, upon which an Inventory Proceedings were instituted before the Cout of the Comarca Judge of Salcete, Quepem and Vasco at Margao, being registered as Inventario Proceedings No. 145 of 1999/M, to divide the estate belonging to him to his moiety holder/half share to his wife and amongst his legal heirs his two children and in the Description of Assets, drawn in the said proceedings, the Said Plot was listed as ITEM no. "2", and the said Plot was allotted half share to Mrs. Maria Sena Connie Dias for which she received an owelty money from her son Mr. Leon Emmanuel Dias and one-fourth of the Plot was allotted to Mr. Leon Emmanuel Dias and One-Forth to Miss Leanne Elaina Dias, where she had received an Owelty money from her son Mr. Leon Emmanuel Dias, thus, vide order passed thereon Dated: 29-09-2000, as enlisted at Serial No. 8, the said Mr. Leon Emmanuel Dias became the absolute owner in possession of the said Plot, morefully described in Schedule-B hereinabove.
- 6 **And it transpires** vide Deed of Sale dated: 05-05-2011, duly registered in the Sub-Registrar of Salcete at Margao, under Reg. No. MGO-BK1-02622-2011, of Book -1 Document, CD Number MGOD51, as enlisted at Serial No. 11 above, that the said Mrs. Maria Sena Connie Dias, Mr. Leon Emmanuel Dias and Mrs. Leanne Elaina Dias along with her husband Mr. Verissimo Wyn Coutinho sold the said property morefully described in Shceldue-B herein above to the said **M/S. SWAPNA DEVELOPERS, a Partnership Firm**, duly represented by its partners namely, Prakash Kapurchand Kothari, P.K. Kothari (H.U.F) and Smt. Sukanben Kapurchand Kothari, who thus became the absolute owner in possession of the said Plot bearing Chalta No. 25 of P. T. Sheet No.



289 admeasuring an area of 2670, which is morefully described in Schedule-B hereinabove.

- 7 **And thereafter** vide General Power of Attorney Dated 16-03-2000, duly notarized before the Notary S H Qureshi, Mumbai, dated: 16-03-2000, enlisted at Serial No. 9 above, by said Smt. Suganben Kapurchand Kothari, has constituted her attorney in favour of Prakash Kapurchand Kothari, P.K. Kothari, to do various acts, deeds, things and matters mentioned therein in the said Power of Attorney and the same is valid and enforceable.
- 8 **And thereafter it is seen from the document enlisted at Serial No. 3 above that** the said **M/s. Swapna Developers** a partnership firm was constituted under the Indian Partnership Act, 1932, bearing Firm No. BA-18605, dated: 14-06-1988.
- 9 **And thereafter** the said **M/s. Swapna Developers a partnership firm**, was re-constituted with new partners namely, **Smt. Prabhaben Prakash Kothari and Shri. Rahul Prakash Kothari** were admitted as new partners as can be seen from the Form E of Indian Partnership Act 1932, i.e., Notice of Change of Constitution or Dissolution of Firm as enlisted at Serial No. 4 above. Thus, the present day partners of the Partnership Firm are namely, **Prakash Kapurchand Kothari, Suganben Kapurchand Kotari, Smt. Prabhaben Prakash Kothari and Shri. Rahul Prakash Kothari.**
- 10 **And** it transpires vide Deed of Retirement, dated 23-03-2018, duly executed and Notarized before Notary M.R. Thakkar Mumbai, under Reg. No. 219, dated: 23-03-2018, as can be seen from the document enlisted at serial No. 12 above, that one of the partners of the said **M/s. Swapna Developers, namely Mrs. Sugnaben Kapurchand Kothari** got retired from the said Firm, thus the present day of partners of the partnership Firm are namely, **Prakash Kapurchand Kothari, Smt. Prabhaben Prakash Kothari and Shri. Rahul Prakash Kothari.**

TRACING THE CHAIN OF TITLE OF THE PLOT BEARING CHALTA NO. 51 OF P.T. SHEET NO. 289:

11. **And thereafter** vide Deed of Sale dated: 17-12-1990, duly registered in the Sub-Registrar of Salcete at Margao, under Reg. No. 605 at pages 495 to 512 of Book No. I, Volume No. 180, dated: 06-05-1991, as enlisted at Serial No. 5 above, that the said Rev. Fr. Bruno Antonio Diniz sold the said Property morefully described in Schedule-A hereinabove, into Two Portions i.e., admeasuring an area of 2670 sq. mts., to Mrs. Maria Sena Connie Dias and admeasuring an area of 1500 sq. mts., to Mrs. Joana Jacques Fernandes, which is morefully described in Schedule- C, who became lawful owners of their respective portions.



12. And thereafter the area purchased by the said Mrs. Joana Jacques Fernandes, came to be partitioned and surveyed under Chalta No. 51 of P.T Sheet No. 289, which is morefully described in Schedule-C hereinabove.

13. And it transpires that the name of the said **Mrs. Joana Jacques Fernandes** stands recorded in the Form D under P.T. Sheet No. 289 Chalta No. 51 issued by Goa Land Revenue (City Survey) Rules, 1969 Property Card of Margao City, dated: 21-01-2022 as enlisted at Serial No. 7 above.

14. And it transpires vide Deed of Sale dated: 22-03-2011, duly registered in the Sub-Registrar of Salcete at Margao, under Reg. No. MGO-BK1-01752-2011, of Book -1 Document, CD Number MGOD50, as enlisted at Serial No. 10 above, that the said Mrs. Joana Jacques Fernandes along with her husband Mr. Gilman Rozario Antonio Fernandes, sold the said property morefully described in Shceldue-B herein above to the said **M/S. SWAPNA DEVELOPERS, a Partnership Firm**, duly represented by its partners namely, Prakash Kapurchand Kothari, P.K. Kothari (H.U.F) and Smt. Sukanben Kapurchand Kothari, who thus became the absolute owner in possession of the said Plot bearing Chalta No. 51 of P. T. Sheet No. 289 admeasuring an area of 1500, which is morerfully described in Schedule-C hereinabove.

15. AND thereafter it is seen that the said **M/s. Swapna Developers** obtained Sanad dated: 19-09-2022, bearing Ref. No. CAD2SAL22-138/12160, duly issued by the Office of the Collector, South Goa District Margao-Goa, for Commercial Purpose, as enlisted at serial No. 14 above. Thus, the said property is a SARFAESI Compliance.

16. And thereafter the Owners/Builders namely **M/s. Swapna Developers a partnership firm duly represented by its partners SHRI. P.K. KOTHARI (H.U.F) AND SMT. S.K. KOTHARI**, with the intention to develop the said Property morefully described in Schedule-B & C hereinabove by constructing thereon a project consisting of Residential Buildings B1, B2 and B3 obtained the following Licenses and Permissions as enlisted at Serial No.13, 15, 16, 17, 18, 19, 20, and 21 above.

- a) Development Permission Order dated: 23-07-2021, bearing Ref. No. SGPDA/P/5332/360/21-22, duly issued by the South Goa Planning & Development Authority Margao-Goa.
- b) Sanad dated: 19-09-2022, bearing Ref. No. CAD2SAL22-138/12160, duly issued by the Office of the Collector, South Goa District Margao-Goa.
- c) NOC from Sanitary Point of view dated: 27-02-2023, bearing Ref. No. DHS/2023/DHS0901/O0028/308, duly issued by Urban Health Centre Margao-Goa.
- d) Provision NOC of Fires Safety Measures, dated: 12-06-2023, duly issued by the Directorate of Fire & Emergency Services Panaji.



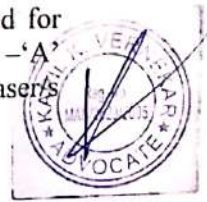
- e) Development Permission Order dated: 30-10-2023, bearing Ref. No. SGPDA/P/5332/1205/23-24, duly issued by the South Goa Planning & Development Authority Margao-Goa.
- f) Development Permission Order dated: 16-12-2023, bearing Ref. No. SGPDA/P/5332/1712/22-23, duly issued by the South Goa Planning & Development Authority Margao-Goa.
- g) Construction Licence dated: 12-12-2024, bearing Ref. No. CONSTLIC/MARGAO/2024-2025/64, read with Corrigendum dated: 13-12-2024, bearing Ref. No. MMC/24-25/RD/F-700119289/TECH/1990.
- h) Construction Licence dated: 12-12-2024, bearing Ref. No. CONSTLIC/MARGAO/2024-2025/65, read with Corrigendum dated: 13-12-2024, bearing Ref. No. MMC/24-25/RD/F-700119290/TECH/1991.
- i) NOC from Sanitary Point of view dated: 23-11-2024, bearing Ref. No. DHS/2024/DHS0901/O0028/93, duly issued by Urban Health Centre Margao-Goa.

16 Thus the present Owners/Vendors have acquired the possessory right and title interest of ownership in respect of the said Property under description in Schedule-A herein above and thus title to the said Property A of the Prospective Purchasers of various premises shall become absolute upon the execution of a Valid Sale Deed between them as proposed and therefore the said Property has got a good, valid, clean, clear and marketable title free from any charge, lien, and encumbrance whatsoever. The title history of last 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the City Survey of Salcete, Margao, South Goa Town and Country Planning department and Margao Municipal Council.

17 The title history of last more than 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the Salcete, City Survey, South Goa Planning and Development Authority and Office of the Margao Municipal Council.

3. CONCLUSION:-

From the scrutiny of the documents enlisted hereinabove in the list of documents, and search of relevant records, I have found and contended that the title of the applicant and the rights of the vendor, in respect of the property described in the Schedule 'A' above and the Said Plot described in Schedule -A, is in accordance with the Plans and terms and conditions approved and contemplated by the S.G.P.D.A. and the Town and Country Planning Department and therefore the Vendors, are having a clean, clear valid and readily marketable title and the owners can and are entitled for selling/disposing/alienating the said Property described in Schedule -'A' along with the proportionate share in the land to any prospective Purchaser/s.



and the Owner/developer have an absolute and every right to transfer and dispose off the said property along with the said Property to whomsoever.

FINAL CERTIFICATE

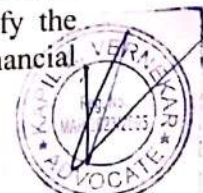
As per my observations :

- a) There are no claims of minors or any other person/persons, institutions, firms or companies in respect of the said Property;
- b) There are no liabilities created by any person or persons on the said property of whatsoever kind or nature.
- c) Assessment of Land Revenue Tax as per the present Land Revenue Code in force is not yet finalized in Goa and that it will take its own time for completion.
- d) Provisions of Urban Land Ceiling Act are not applicable in Goa and the ownership of the said plot by the Owners in accordance with the provisions of the Land Reforms Act.
- e) There are no prior mortgages, charges, claims, encumbrances, and liens of whatsoever nature in respect of the said Plot.
- f) There is no Act nor any law in force in the State of Goa which prohibits creation of a charge in form of mortgage in respect of the nature and kind of the said property or otherwise, situated in the State of Goa.

FURTHER CERTIFY THAT :

i) I certify that I have taken the necessary searches of the registration before the Sub-Registrar of Salcete, Margao, Survey Office of Salcete, Office of the Margao Municipal Council, South Goa Planning and Development Authority and Town and Country Planning Department in respect of the said Property under description in Schedule-A, above.

ii) I am satisfied and confirm hereby that the above said Property is perfectly heritable and transferable and all the Statutory provisions as envisaged in the Real Estate Regulation Act (RERA) are complied and therefore this project is fully entitled to be registered with the RERA Authority and the transferors/owners/developers/vendors have every right to transfer the same. All the necessary parties have been joined in the documents perused by me and the same stand duly executed and validly registered before the appropriate authorities as envisaged by the law in force pertaining to transfer of properties, registration and stamp duties have the desired effect. Thereby the facts and event material to the title have been subjectively and satisfactorily proved, and can be kept as security by way of equitable Mortgage and the documents of Title referred hereinabove are perfect and conclusive proof of evidence of Title and if Said Equitable Mortgage is created in the manner required in Law it would satisfy the requirement of creation of Equitable Mortgage in favour of any Financial Institution.



iii) From the detailed study of all the title documents placed before me, I certify and endorse that the owners/developers have got a clean, clear, valid and perfectly marketable title to the said Property and therefore the present applicant have derived a valid clear marketable and unencumbered Title to the Said Property as stated hereinabove.

I HAVE CONDUCTED THE SEARCH OF THE CONCERNED REGISTRATION BEFORE THE RESPECTIVE AUTHORITIES IN RESPECT OF THE SAID PLOT AND ISSUED THE PRESENT TITLE REPORT AT THE REQUEST OF PRESENT OWNER SWAPNA DEVELOPERS .

The File and papers forwarded by you to me are returned herewith, kindly acknowledge the receipt thereof.

Place: Margao, Goa.

Date: 14-02-2025.



Kapil K. Vernekar
(ADVOCATE)

