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Date: 22/02/2022

TITLE INVESTIGATION REPORT

DESCRIPTION OF THE PROPERTY

All that property admeasuring an area of 675 Sq. Mtrs. forming part of the property known as "**BAMONVOTI AFORMENTO PRAZBATT**" or "**PARGBHAT**", situated in the Village of Paliem Ucassiam, Bardez Goa, within the limits of Village Panchayat of Paliem Ucassiam, Sub District of North Goa, State of Goa, neither found described in the Land Registration Office and enrolled in the Matriz Predial No. Sixty of the third Circumscription and presently surveyed under S. No. 40/23 of Village Paliem Ucassiam and the same is bounded as under :

East: By property bearing S. No. 40/18 of Village Paliem Ucassiam, Bardez Goa.

West: By Property bearing S. No. 40/22 of Village Paliem Ucassiam, Bardez Goa.

North: by Road

South: by Road

DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED.

1. Photocopy of Deed of Sale with discharge dated 13/08/1953 registered in the office of Sub Registrar under folio no. 63V, 64, 64V, 65, 65V & 66 of Book No. 539 of the Land Registration Record of Bardez along with photocopy of traslation.



2. Certified copy of Deed of Sale dated 7/04/1982, registered before the office of Sub Registrar of Bardez under registration No. 616, pages 64 to 67, Book No. I, Volume 177, dated 11/08/1982.
3. Photocopy of Manual Form I & XIV bearing survey no. 40/23 of Village Paliem, Bardez
4. Photocopy of the proceedings of the Inventory Proceedings bearing No. 407/2012/B and the CMA no. 112/2018/B of Inventory Proceeding bearing No. 407/2012/B by Court of Civil Judge Senior Division at Mapusa
5. Photocopy of registered Deed of Sale dated 16/12/2019, registered before the office of sub registrar of Bardez under registration no. BRZ-1-4145-2019, dated 24/12/2019.
6. Photocopy of Form I and XIV of S. No. 40/23 of Village Paliem Bardez, Goa.
7. Photocopy of Sanad dated 09/12/2020 bearing No. 4/98/CNV/AC-III/2020/1134 issued by office of Additional Collector -III, Mapusa, North Goa.
8. Photocopy of Technical Clearance Order dated 24/03/2021 bearing No. TPB/6566/Paliem/TCP-21/1341 issued by Town & Country Planning Department, North Goa, along with the approved plan.
9. Photocopy of NOC dated 18/06/2021, bearing no. PHC/Aldona/NOC-Construction/2021-22/328 issued by Primary Health Centre Aldona.



10. Photocopy of Construction Licence dated 02/09/2021, bearing No. VP/UPP/Const. Lic.No. 05/2021-2022/505 issued by Village Panchayat Ucassaim Paliem Punola, Bardez Goa.

TITLE/ HISTORY

The perusal of the documents above referred indicate as follows:

1. It is seen that the said property admeasuring an area of 675 Sq. Mtrs., known as **"BAMONVOTI AFORMENTO PRAZBATT" or "PARGBHAT"** situated in the Village of Paliem Ucassiam, Bardez Goa, within the limits of Village Panchayat of Paliem Ucassiam, Sub District of North Goa, State of Goa, neither found described in the Land Registration Office and enrolled in the Matriz Predial No. Sixty of the third Circumscription and presently surveyed under S. No. 40/23 of Village Paliem, was originally owned by Victorina Luis D'Souza by virtue of registered Deed of Sale dated 13/08/1953, registered in the office of sub registrar of Bardez under folio no. 63V, 64, 64V, 65, 65V & 66 of Book No. 539 of the Land Registration Record of Bardez.
2. Thereafter, Victorina Luis D'Souza vide registered Deed of Sale executed on 07/04/1982, which Deed is registered before the office of Sub Registrar of Bardez under registration No. 616, pages 64 to 67, Book No. I, Volume 177, dated 11/08/1982, sold the SAID PROPERTY to Felicio Lucio Monteiro alias Felix Luis Monteiro and accordingly his name was recorded in the land records vide mutation no. 429.



3. Thereafter, on the death of Felicio Lucio Monteiro on 13/10/2004, an inventory proceedings was initiated under no. No. 407/2012/B and CMA under No. 112/2018/B and in persuance to the Order dated 21/12/2012 and 13/07/2018, passed by Court of Civil Judge Senior Division at Mapusa in aforesaid Inventory Proceedings, the widow of said late Felicio Lucio Monteiro viz. Smt. Maria Dodivino Amor Elena Monteiro alias Maria Elena Viegas Monteiro alias Maria Dodivino Amor Elena Damaianti alias Marina Elena Monteiro became the absolute owner of the SAID PROPERTY.
4. Thereafter, it is seen that said, Smt. Maria Dodivino Amor Elena Monteiro vide registered Deed of Sale registered executed on 16/12/2019, which Deed is registered before the office of Sub Registrar of Bardez under registration no. BRZ-1-4145-2019, dated 24/12/2019, sold the SAID PROPERTY to Mr. Noorahmed Bhadrapur and Mrs. Dilshadbegam Noorahemed Bhadrapur.
5. Thereafter, in persuance to aforesaid Deed of Sale dated 16/12/2019, said Mr. Noorahmed Bhadrapur and Mrs. Dilshadbegam Noorahemed Bhadrapur, became the sole owners and in possession of the SAID PROPERTY and further with intention to develop the SAID PROPERTY and to construct a proposed residential Building under the name and style as "NIR Residency" have obtained following necessary legal permissions from the concerned authorities :
 - a) Sanad dated 09/12/2020 bearing No. 4/98/CNV/AC-III/2020/1134 issued by office of Additional Collector -III, Mapusa, North Goa.



- b) Technical Clearance Order dated 24/03/2021 bearing No. TPB/6566/Paliem/TCP-21/1341 issued by Town & Country Planning Department, North Goa.
- c) NOC dated 18/06/2021, bearing no. PHC/Aldona/NOC-Construction/2021-22/328 issued by Primary Health Centre Aldona.
- d) Approved construction Plan by Town & Country Planning Department, North Goa and Primary Health Centre Aldona.
- e) Construction Licence dated 02/09/2021, bearing No. VP/UPP/Const. Lic.No. 05/2021-2022/505 issued by Village Panchayat Ucassaim Paliem Punola, Bardez Goa.
- f) Engineer Certificate under Goa RERA (Registration of Real estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website Rules 2017) for Project registration and subsequent withdrawal.
- g) Chartered Accountant Certificate under Goa RERA (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website Rules 2017) for Project registration and subsequent withdrawal dated 4/12/2021.



LEGAL OPINION:

Based upon the scrutiny of the above referred various documents, I hereby certify as under:

- a) That said Mr. Noorahmed Bhadrapur and Mrs. Dilshadbegam Noorahmed Bhadrapur, being the OWNER of the SAID PROPERTY, have subsisting right to develop the SAID PROPERTY, which is described hereinabove in terms of the said Deed of Sale dated 16/12/2019 and have a clear, marketable title to dispose/sell the built up area such as Apartments/flats, etc. constructed in the SAID PROPERTY.
- b) That the SAID PROPERTY is not affected by any acquisition or requisition proceedings.
- c) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.

Issued without prejudice.

Date:- 22/02/2022

Place:- Panaji Goa

Deepali Gurav
Advocate

