

**SIDDESH R NAIK TARI
ADVOCATE**

Venkatesh chambers ,2nd Floor, Curchorem Goa



DATE : 22/02/2018


TO WHOMSOEVER IT MAY CONCERN

SUB : TITLE SEARCH REPORT OF THE PROPERTY under CHALTA
NOS. 56 to 60 and 89 of P.T Sheet no. 217 of Margao City
Survey.

That at the request of JMD DEVELOPERS , through Managing Partner MR. VARUN SHANTARAM KUDCHADKAR, son of Shri Shantaram Kudchadkar, 28 years of age, resident of Pontemol, Curchorem, Goa I have **examined the following document** to arrive at conclusion of marketable title to MR. VARUN SHANTARAM KUDCHADKAR to transfer the right, title and interest in respect of Plot B being part of the property under Chalta Nos. 56 to 60 and 89 of P.T Sheet no. 217 of Margao City Survey.

DOCUMENTS EXAMINED

- 1. Land Registration record under description no. 26663 of the New Series ,**
- 2. Matriz record under no. 384,**
- 3. Deed of sale dated 14/02/1978, registered under no. 263 at pages 125 to 133 of Book no. 1 Vol. 190 registered on 20/04/1978, in the Office of Sub- Registrar of Salcete at Margao.**
- 4. Deed of Sale registered in the Office of Sub-Registrar of Salcete at Margao under no. 264 at pages 110 to 118 of Book no. 1 Vol. 141 dated 15/04/1978.**
- 5. Succession Deed Dated 20/09/1989**

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6. Deed of Succession dated 23-5-2012 drawn before the Notarial Public Ex-officio at Quepem, recorded at pages 25 V to 26 onwards of Notarial Book Deed/ Will No. 593.
 7. Deed of Succession dated 16-8-2012 drawn before the Notarial Public Ex-officio at Quepem, recorded at pages 67 to 68 onwards of Notarial Book Deed/Wills No. 595
 8. Deed of Sale executed on 3/11/2014
 9. Mutation records in favour of Mr. Varun Kudcharkar in respect of survey records.
 10. Permission granted under PDA for construction of multistoried building under No.SGPDA/P/5620/1123/16-17 Dated 18/10/2016.
 11. Construction licence issued by Margao Municipal Council under Licence no.a/75/16-17/3821 Dated 13/02/2017.

TITLE HISTORY

All that plot of land known as "MALBATA" situated at Pajifond, Margao Salcete Goa, which originally formed part of the entire land having the same name described in the Land Registration Office under no. 26663 of the New Series, **(Eastern part of four-fifths of the Eastern side which constitutes plot B of the larger property of the MALBATA)**, enrolled in the Revenue Office of Salcete under no. 384, which as a distinct plot of land is bounded as follows:

- On the East: by the road proceeding from Aquem to the road to the Cemetery
- On the West: by the remaining part of the said plot B of Shri. Abdonio Francisco Antonio Da Costa
- On the North: by Original the property of Pedro Francisco Fernandes surveyed under chalta No.86 of PT Sheet

No.217,presently Owned by Vijaya Housing Cooperative Society.

On the South: by the property of Francisco Xavier Fernandes,

That said property totally admeasures an area of 742 sq mts, surveyed under chalta no's. 89 having an area of 316m², Chalta No. 56 having an area of 277m², Chalta No. 57 having an area of 39m², Chalta No. 58 having an area of 36m², Chalta No. 59 having an area of 35m², Chalta No. 60 having an area of 39m² and Chalta No. 89 having an area of 316 m² of the PT Sheet 217 of Margao City Survey, having a old structure herein after referred to as the "**SAID PLOT**".

That by deed of sale dated 14/02/1978, registered under no. 263 at pages 125 to 133 of Book no. 1 Vol. 190 registered on 20/04/1978, in the Office of Sub- Registrar of Salcete at Margao. Late Abdonio Francisco Antonio Da Costa son of Gregorio Felizardo Da Costa, purchased from late Soter Paulo Menino Gomes son of Jose Roberto De Lima and his wife late Maria Purifacacao Jesuine Consolacao Miranda Gomes daughter of Pedro Antonio Miranda, residential flat "Y" situated in the said building existing in the said plot, which presently bears H. No. 220 and 221 as per Margao Municipal Council and similarly by a deed of sale dated 14/02/1978, late Estevao Francisco Da Costa son of Gregorio Felizardo Da Costa, purchased from late Soter Paulo Menino Gomes son of Jose Roberto De Lima and his wife late Maria Purifacacao Jesuine Consolacao Miranda Gomes daughter of Pedro Antonio Miranda, residential flat "X" situated in the said building existing in the said plot, which presently bears H. No. 218 and 219 as per Margao Municipal Council, registered under no. 264 at pages 110 to 118 of Book no. 1 Vol. 141 registered on 15/04/1978, in the Office of Sub-Registrar of Salcete at Margao, both these said flat are collectively hereinafter referred to as the "**SAID FLATS**".

That late Estevao Francisco Da Costa died bachelor leaving behind his brother Abdonio D Costa as his universal heir Mr. Abdonio Antonio Francisca D'Costa alias Abdonio Francisco Antonio Da Costa alias Abdonio Antonio Francisco da Costa alias Abdonio Francisco Antao D'Costa during his lifetime in his first and only marriage was married to Antoneta Abdonio D'Costa alias Antonio Francisca Fernandes alias Antonette Francisca Fernandes alias Antonetta Francisca Fernandes alias Antonietta Fernandes and said Abdonio and his said wife Antoneta have since expired on 02-6-1998 and 10-10-1980 at Mumbai, respectively, leaving behind following legal heirs, (a) Mr. Anthony Gregory Paul da Costa alias Anthony Gregory Paul D'costa married to (b) Mrs. Tulip Almeida D'Costa (c) Mrs. Clarina Philomena Rose da Costa alias Carina D Costa married to (d) Mr. Louis Gonzaga da Piedade D'Sa (e) Miss Martinha Maria Quiteria da Costa alias Martinha Maria Quiteria D'Costa, (f) Mr. Hermeti Liango Francisco da Costa alias Hermeti Liango Francisco D'Costa married to (g) Mrs. Margaret Saldanha e D'costa and (h) Mr. Estevam Agnelo Lourenco da Costa alias Estevam Agnelo Lourenco da Costa alias Estevam Agnelo Lourenco D'Costa married to (i) Thankamma D'Costa, who are qualified as legal heirs by Deed of Succession dated 23-5-2012 drawn before the Notarial Public Ex-officio at Quepem, recorded at pages 25 V to 26 onwards of Notarial Book Deed/ Will No. 593.

That Mr. Louis Gonzaga da Piedade D'Sa who expired on 12/09/1983, in his first and only marriage was married to Mrs. Clarina Philomena Rose D'Costa alias Clarina D'Costa. Out of his said marriage, said Louis Gonzaga had the following children, (i) Mr. Vien D'Sa alias Vien Baptista Savio D'Sa, and (ii) Miss. Vanessa D'Sa alias Vanessa Delilah D'Sa who are qualified as his successors by Deed of Succession dated 16-8-2012 drawn before the Notarial Public Ex-officio at Quepem, recorded at pages 67 to 68 onwards of Notarial Book Deed/Wills No. 595.

That the said plot B was exclusively belonged to the said Mr. Soter Paulo Menino Gomes and his wife Maria Purifacacao Jesuine Consolacao Mirinda Gomes and all their rights to the same have been inherited by their lone child Smt. Josita Meninoi De Nossa Senhora Do Rosario Dea Lima Gomes, who has qualified as their sole and universal heir vide succession Deed Dated 20/09/1989, and the said Smt. Josita Meninoi De Nossa Senhora Do Rosario Dea Lima Gomes herein in her first and the only marriage is married to Shri Antonio Vicent Joao Salvador Teodoro Alemiao.

That by deed of sale executed on 3/11/2014 registered in the office of Sub-Registrar of Salcete Taluka under Registration No MGO-BK1-04957-2014 dated 07-11-2014 Mr. Varun Kudchadkar acquired right title and interest in respect of Plot B admeasuring an area of 742 Sq.mtrs and the heirs of Late Abdonio Dcosta were made consenting parties to the same as the structure owned by them without the right in the land , was collapsed .

That after acquisition of right in the said property said Varun Kudchadkar obtained approval from PDA under No.SGPDA/P/5620/1123/16-17 Dated 18/10/2016 for constructing multistoried building in the said property by demolishing existing flats etc.

That same is also approved by Margao Municipal Council vide Construction license under no.a/75/16-17/3821 Dated 13/02/2017 under the name of M/S JMD DEVELOPERS of which the said Varun S. Kudchadkar is the Managing Partner .

That after obtaining construction license said M/S JMD DEVELOPERS Through Varun Kudchadkar demolished the existing structures which were under dilapidated condition and were about to fall and started construction of a new multistoried building as per the approved plan and construction of the building is in progress. At present preparation of second floor slab is in progress.

That after inspecting Encumbrance Register it is also confirm that there are no encumbrances to said plot owned by Mr. Varun Kudchadkar

That my aforesaid opinion is based on search of title document furnished to me and accordingly I found that Mr. Varun Kudchadkar has clear and marketable title to the said property.

I hereby Certify Mr. Varun Kudchadkar and M/S JMD DEVELOPERS has the Valid and Marketable Title in respect of the said property.



Siddhesh R. Naik Tari
ADVOCATE

