

# Adv. Siddharth Madgaonkar.

B. Com. L. L. B.

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## TO WHOMSOEVER IT MAY CONCERN

This title report is prepared at the request of **MR. ALTAF YARGATTI**, son of Mr. Shabir Yargatti, 34 years of age, married, businessman, Indian National, having Pan Card No. AJEPA6154G, Partner of **UNIVERSAL DEVELOPERS** a partnership firm, duly registered before Notary Public, at Mapusa, having its registered office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa, Bardez, Goa, holding PAN Card bearing No. AAUFU9892L, who has placed in my hands the desired documents and after careful, perusal, scrutiny and apparent tenor of documents, my opinion is as follows:

### OPINION

#### (I)

### DESCRIPTION OF THE PROPERTY

**All that** Property known as **“Tolleachem Batta”**, bearing Survey No. 224/4, situated at Donvaddo of Village Salvador do Mundo, Taluka Bardez, within the jurisdictional limits of village Panchayat of Salvador do Mundo, Sub-District of Bardez, North District of State of Goa, admeasuring an area of 1425 Sq. Mts., which is the Third plot out of four plots forming part and parcel of the bigger property **“Tolleachem Batta”** described in the Land Registration Office of Ilhas, under No. 15873 of the Book B 42 and enrolled in the Taluka Revenue Office of Bardez under No 10 of Second circumscription of village Salvador-do-Mundo, which property shall hereinafter be referred to as the **“SAID PROPERTY-III”**. The Property is bounded on all sides as under:

NORTH : By property bearing survey No.224/2  
SOUTH : By property bearing survey No.224/5.

EAST : By Public Road  
WEST : By property bearing survey no.187/1

(II)

**DOCUMENTS SCRUTINIZED/RELIED**

- 1) Records of Rights kept in form I & XIV.
- 2) Form No. III and Form No. IX.
- 3) Copy of Land Registration Office Description under No. 15873 of the Book B 42.
- 4) Conveyance on Sale dated 03/03/1972, duly registered in the Office of Ilhas, Panaji-Goa, bearing Registered No.164 of Book No. 1 volume no. 62 at pages 249 to 255 dated 22/03/1972.
- 6) Deed of Conveyance of Sale dated 16/05/1986, bearing Registration No. 415 of Book No. I, Vol. No. 51, dated 17/05/1989, duly registered in the Office of Sub-Registrar of Ilhas, Panaji-Goa.
- 7) Joint Venture Agreement for the Development cum sale of the Said Property I and Said Property II by agreement dated 13/02/2017, duly registered before Notary Public D.S. Petkar, Mapusa, Bardez-Goa.
- 8) Planning & Development Authorities, Mapusa, Goa, under Ref No. TPB/2992/SDM/TCP-17/758, dated 21/02/2017, Conversion of Sanad, Health NOC, NOC from Electricity Department, Porvorim-Goa and finally construction License from the Office of the Village Panchayat of Salvador do Mundo, Bardez-Goa, under

Construction License No. VP/SDM/LIC. NO. 03/2017-2018/70, dated 20/04/2017 for the construction of the project of residential Building Block A and B, in the Development Property.

9) Approved revised Plan for constructions of projects.

(III)

**TRACING OF TITLE & CHAIN OF TITLE**

a) Originally the SAID PROPERTY, along with other properties bearing survey no.224/1 and 224/2, belonged to one Mr. Miguel Tomas Sebastiao Francisco Fernandes alias Michael Fernandes who purchased the Said Property, from Mrs. Amelia Estrelina Conceicao Assence Catarina De Silva alias Amelia Pinto also Amelia D'Silva, Mrs. Lily Belmira Pinto alias Lily D'Cunha, Mr. Bernard D'Cunha, Mrs. Martha Zelia Pinto alias Martha D'Lima and Mr. Ellis Peter D'Lima vide Conveyance on Sale dated 03/03/1972, duly registered in the Office of Ilhas, Panaji-Goa, bearing Registered No.164 of Book No. 1 volume no. 62 at pages 249 to 255 dated 22/03/1972.

c) Upon the execution of deed of Conveyance of Sale dated 16/05/1986, bearing Registration No. 415 of Book No. I, Vol. No. 51, dated 17/05/1989, duly registered in the Office of Sub-Registrar of Ilhas, Panaji-Goa, from the purchaser Mr. Miguel Tomas Sebastiao Francisco Fernandes alias Michael Fernandes, MR. HILARIO FERNANDES alias HILARIO MIGUEL JOSE FERNANDES, son of late Augustinho Xavier Fernandes, acquired rights and title and thereby the MR. HILARIO FERNANDES alias HILARIO MIGUEL JOSE FERNANDES and his wife MRS. RENELDA VIOLENTA FERNANDES alias RENELDA V

FERNANDES herein above became the absolute owners in title and in possession of the Said Property with other properties.

d) In records of Rights in Occupant Column in Form I and XIV, the name of the owner, MR. HILARIO FERNANDES alias HILARIO MIGUEL JOSE FERNANDES is figuring.

e) The owners MR. HILARIO FERNANDES alias HILARIO MIGUEL JOSE FERNANDES and his wife MRS. RENELDA VIOLENTA FERNANDES alias RENELDA V FERNANDES entered into the Joint Venture Agreement for the Development cum sale of the Said Property I and Said Property II by agreement dated 13/02/2017, duly registered before Notary Public D.S. Petkar, Mapusa, Bardez-Goa, with **UNIVERSAL DEVELOPERS** a partnership firm, duly registered before Notary Public, at Mapusa, having its registered office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa, Bardez, Goa, through its partners, **MR. ALTAF YARGATTI** and **MRS. JASMINE YARGUTTI**.

f) Thereafter for constructs of projects requisite Licenses from Planning & Development Authorities, Mapusa, Goa, under Ref No. TPB/2992/SDM/TCP-17/758, dated 21/02/2017, Conversion of Sanad, Health NOC, NOC from Electricity Department, Porvorim-Goa and finally construction License from the Office of the Village Panchayat of Salvador do Mundo, Bardez-Goa, under Construction License No. VP/SDM/LIC. NO. 03/2017-2018/70, dated 20/04/2017 for the construction of the project of residential Building Block A and B, in the said properties obtained by **UNIVERSAL DEVELOPERS**.

g) Subsequently, Approved revised Plan and licenses from concerned authorities have obtained by **UNIVERSAL DEVELOPERS.**

**CERTIFICATE**

I certify the parties hereto have jurisdic possession title/rights of MR. HILARIO FERNANDES alias HILARIO MIGUEL JOSE FERNANDES and his wife MRS. RENELDA VIOLENTA FERNANDES alias RENELDA V FERNANDES are eligible to create the contract/s.

The above Title search report done based on the documents furnished and on information submitted by the parties to the best of my knowledge.

Place: Mapusa-Goa.

Date:

Yours faithfully



SIDDHARTH S. MADGAONKAR  
ADVOCATE  
MAPUSA-GOA