

01/02/2022

To,
Nayab Builders & Developers,
Office No.714K, Nayab Manzil,
Near 1st Water Tank, New Vaddem,
Vasco-Da-Gama, Goa.

Sir,

SEARCH REPORT

At your request, I am herewith submitting the search report of the property described hereinbelow.

SUBJECT MATTER AND DESCRIPTION OF THE PROPERTY

SCHEDULE-I

All that property, surveyed under Survey No.22/1 (part) of Nagoa village, of the property known as "Gally" or "Gaddi", situated at Nagoa village, within the area of Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.38450 at pages 127v of Book B No.49 of New series, not enrolled in the Land Revenue Office, surveyed under Survey No.22/1 of Nagoa village and is bounded as under :-

- On the North : By the property of Comunidade;
- On the South : By the property of Comunidade;
- On the East : By PWD road Margao to Cortalim; and
- On the West : By the property of Comunidade;



SCHEDULE-II

All that Plot No.8 admeasuring an area of 988.50 sq. mtrs. Sub-divided from the property, more particularly described in Schedule-I hereinabove and the said Plot No.8 is bounded as under :-

- On the North : By reserved access road;
On the South : By property of Comunidade;
On the East : By Pot No.7; and
On the West : By Plot No.9;

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I & XIV in respect of the property surveyed under Survey No.22/1 of Nagoa village.
2. Survey Plan in respect of the property surveyed under Survey No.22/1 of Nagoa village.
3. Description Certificate No.38450 at pages 127v of Book B No.49 of New series.
4. Conversion Sanad under No.4(2)-375-33-DB dated 16/11/1984 issued by Office of the Collector of Goa.
5. NOC for sub-division bearing No.VP/VN/88-89/771 dated 17/09/1988 issued by Office of the Village Panchayat of Verna-Nagoa.
6. Deed of Sale dated 27/04/1984 duly registered before the Sub-Registrar of Salcete at Margao, under Reg. No.315 at pages 181 to 186, Book No.I, Vol. No.65 dated 11/01/1985.
7. Deed of Sale dated 05/03/1993 duly registered before the Sub-Registrar of Salcete at Margao, under Reg. No.97 at pages 372 to 379, Book No.I, Vol. No.85 dated 05/03/1993.
8. Deed of Sale dated 24/10/2014 duly registered before the Sub-Registrar of Salcete at Margao, under Book-1 Document, Reg. No.MGO-BK1-04732-2014, CD No.MGOD80 dated 24/10/2014.
9. Approved plan.



10. Deed of Sale dated 22/04/2021 duly registered with the Sub-Registrar of Salcete at Margao under Book-1 Document, Reg. No.MGO-1-1543-2021, dated 27/04/2021.
11. Agreement for Development dated 29/06/2021 duly executed before the Notary Adv. Manguirish Kenkre under Reg. No.902/2021 dated 29/06/2021.
12. Irrevocable Power of Attorney dated 29/06/2021 duly executed before the Notary Adv. Manguirish Kenkre under Reg. No.901/2021 dated 29/06/2021.
13. Technical Clearance Order under No.TPM/33538/Nagoa/22/1/8/2021/6194 dated 10/12/2021 issued by Town and Country Planning Department, Margao, Goa.
14. Construction Licence No.370/VP/NAG-SAL/2021-2022/966 dated 28/01/2022 issued by Office of the Village Panchayat of Nagoa, Salcete, Goa.
15. NOC from Health dated 20/12/2021.
16. Nil Certificate of Encumbrance on property under No369 of 2020 dated 20/02/2020 for the period from 24/10/2014 to 19/02/2020.
17. Nil Certificate of Encumbrance on property under No.152 of 2022 dated 31/01/2022 for the period from 22/04/2021 to 31/01/2022.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a property known as "Gally" or "Gaddi", surveyed under Survey No.22/1 of Nagoa village, situated at Nagoa, Goa, more particularly described in Schedule-I hereinbelow and hereinafter referred to as the "said property".

The said property belonged to Mr. Lourenco Gama alias Lourencinho Gama.

Said Mr. Lourenco Gama alias Lourencinho Gama upon obtaining NOC from Office of the Village Panchayat of Verna-Nagoa bearing No.VP/VN/88-89/771 dated 17/09/1988 sub-divided the said property into 9 several plots numbered from 1 to 9.



By a Deed of Sale dated 27/04/1984 duly registered before the Sub-Registrar of Salcete at Margao, under Reg. No.315 at pages 181 to 186, Book No.I, Vol. No.65 dated 11/01/1985, said 1. Mr. Lourenco Gama alias Lourencinho Gama alongwith his wife Mrs. Piedade Mesquita, 2. Mr. Baptista Gama alongwith his wife Mrs. Antonieta Costa and 3. Mr. Minguel Gama (bachelor) sold one of the sub-divided plot being Plot No.8 admeasuring 988.50 sq. mtrs. (more particularly described in Schedule-II hereinbelow and hereinafter referred to as the "said plot") to Mr. Theodore Duarte Fernandes.

By a Deed of Sale dated 05/03/1993 duly registered before the Sub-Registrar of Salcete at Margao, under Reg. No.97 at pages 372 to 379, Book No.I, Vol. No.85 dated 05/03/1993, said Mr. Theodore Duarte Fernandes sold the said Plot No.8 to Ms. Pushpa G. Bandodkar.

By a Deed of Sale dated 24/10/2014 duly registered before the Sub-Registrar of Salcete at Margao, under Book-1 Document, Reg. No.MGO-BK1-04732-2014, CD No.MGOD80 dated 24/10/2014, said Ms. Pushpa G. Bandodkar sold the said Plot No.8 to Mr. Prasad Vassant Raikar.

By a Deed of Sale dated 22/04/2021 duly registered with the Sub-Registrar of Salcete at Margao under Book-1 Document, Reg. No.MGO-1-1543-2021, dated 27/04/2021, said Mr. Prasad Vassant Raikar alongwith his wife Mrs. Grishma Anant Lotlikar sold the said Plot No.8 to Mr. Laxminarayan Akula.

Agreement for Development dated 29/06/2021, said Mr. Laxminarayan Akula agreed to give the said plot for development by constructing multi-storied building on the same and also gave a Irrevocable Power of Attorney dated 29/06/2021 in favor of Nayab Builders & Developers for the said purpose.

Said Nayab Builders & Developers obtained Technical Clearance Order from Town and Country Planning Department, Margao, Goa under No.TPM/33538/Nagoa/22/1/8/2021/6194 dated 10/12/2021, and Construction Licence from Office of the Village Panchayat of Nagoa, Salcete, Goa under



No.370/VP/NAG-SAL/2021-2022/966 dated 28/01/2022 and other required approvals for construction of residential building (Block A and B) to be named as "ICONIC" and as such the proposed construction of said residential building is legal in nature.

ENCUMBRANCES, IF ANY

Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate Nos.369 of 2020 dated 20/02/2020 and 152 of 2022 dated 31/01/2022 which certify that there are no encumbrances on the said plot for the period from 24/10/2014 to 19/02/2020 and 22/04/2021 to 31/01/2022 respectively.

OPINION

Upon perusal of all the documents produced before me for verification listed from Sr. No.1 to 17, I am of the opinion that Mr. Laxminarayan Akula has acquired clear and marketable title over the said Plot No.8, more particularly described in Schedule-II hereinabove and that by virtue of the Agreement for Development dated 29/06/2021 and Irrevocable Power of Attorney of even date, you are entitled to carry out development work and construct multi-storied building on the said plot No.8.



Manguirish Kenkre
**(Manguirish Kenkre)
Advocate**