

**VISHWAS G. NAIK,
ADVOCATE,
ASHOK APARTMENT
CURCHOREM - GOA.**

Date:- 16/09/2019

Title Search and investigation

On the request of Mahesh Sagalani, I submit herewith the title search report in respect of property "GOVALIAEM VORIL MOROD" also known as GOVALEM VORIL MOROD situated at ward Bepquegal of village Curcholem, surveyed under No. 241, with Sub-division 1,2,3,& 4 as under:

1. THAT there exists a property known as "GOVALIAEM VORIL MOROD" also known as GOVALEM VORIL MOROD situated at ward Bepquegal of village Curcholem, Taluka and registration of Sub-District of Quepem , District of south Goa, State of Goa , described in the Land Registration office of Quepem under No. 24684 and enrolled in Taluka revenue office of Quepem for the purpose of revenue records matríz No. 581 and Surveyed for the purpose of the records of rights under survey no. 241, with Sub-division 1,2,3,& 4 of village and bounded on North by Road, South by the property belonging to Milagres Silva and Kudchadkar, East by Public road.
2. THAT Original owners of the said property were Shri. Raghuvir Sinai Kudchadkar and his wife.
3. THAT after the Death of said Roghuvir Sinai Curchorcar and his wife Inventory took place and the said property was allotted to sons of said Raghuvir by Name Ganesh, Janardan and Vaman, in


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1/3rd proportion i.e. 1/3rd to Ganesh , 1/3rd to Vaman and 1/3rd to Janardan.

4. THAT during lifetime of above named persons Deed of lease and promise was executed on 17/06/1963 , in favour of Vinayak Gopinath Naik Karmali in respect of aforesaid property which was admeasuring about 4000 sq. mts and some where in the year 1987 , heirs of said Ganesh and Vaman sold their 2/3rd right to said Vinayak Gopinath Karmali, vide by deed of sale dated 27-6-1987, by Dr. Rajendra Kudchadkar and his wife and by deed of sale dated 29-6/1987 by Milind Kudchadkar and his wife by sale Deed dated 22-6-1987, by Uday Kudchadkar and his wife by sale deed dated 20-6-1987 Dr. Prakash Kudchadkar and his wife vide sale deed dated 20/6/1987, Dr. Somanth and his wife vide sale deed dated 19-6-1987.
5. THAT M/s. Shivani Developers a Partnership Firm represented by its partner Mrs. Jayshree Mahesh Saglani purchased 2/3rd of the said land from the heirs of Vinay Gopinath Naik Karmali vide Deed of Sale dated 25th day of July 2011.
6. THAT by another sale deeds dated 15/01/2009 the said M/s. Shivani Developers purchased the 1/3rd part of the said property from the heirs of the original owner Shri. Janardhan kudchadkar Registered in the Office of sub-Registrar of Quepem under No.249 at pages 480 to 502, Book No. I , Vol. No. 491, dated 5/3/2009.
7. THAT thus M/s. Shivani Developers became the absolute owners of the said property.
8. THAT said M/S Shivani Developers obtained a sanad in respect of said Land from the office of Collector South Goa Margao vide letter dated 11/1/2010.


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9. THAT said M/S Shivani Developers Completed the construction of the said building and obtained the occupancy certificate from Curchorem Cacora Municipal Council by letter dated -10/7/2015.

i) I have perused the copies of the documents after comparing with the originals and has confirmed that the present purchaser has a perfect and marketable title of the said property.

ii) I have confirmed that said property is not an ancestral property but it is self- acquired

iii) Minor's interest:

- It is verified and confirmed that there is no minor's interest.

iv) documents pending for registration.

- It is verified and confirmed that there is any other documents is pending before the Sub-Registrar for registration.

5. It is confirmed that there is no Urban Land (ceiling and Regulation) Act 1976 applicable as in Goa no such Rule is applicable.

6. It is confirmed and verified that the said property is not acquired under Land Acquisition Act 1894 and no other Act is applicable.

7. It is confirmed and verified that the property is not of lease hold.

8. There is no requirement of permission of the concerned assessing officer under any of the provisions of Income tax Act and there is no requirement of producing of any certificate to show that their no dues are outstanding to the Income Tax dept.

A handwritten signature in black ink, consisting of a stylized 'S' or 'Sh' followed by a horizontal line and a small flourish.

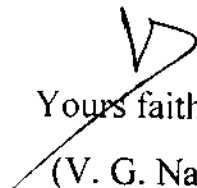
9. It is verified and confirmed that the said property is not an agricultural land.
10. It is verified and confirmed that from the Nil Encumbrance Certificate for the period obtained from the Sub-Registrar and it is confirmed that there is no Encumbrance or any dues are outstanding.
- c) it is verified and confirmed that there is valid and Independent title to the property in question.

Certificate:-

I, hereby certify that I have searched and verified the information by inspecting the original documents and accordingly I furnish my report. I certify that I have compared the title deeds in original given to me with the copy of it in the office of Sub- Registrar and has confirmed that both are tallying with each other. The statement and other information given in report are correct and true. I certify that the owner of the Property_namely **M/S Shivani Developers** has acquired a valid, clear, absolute and marketable title over the property in question.

I have perused the following documents in original for submitting my above title report.

- (i) Deed of Sale dated 15.01.2009
- (ii) Deed of Sale dated 25.05.2011
- (iii) Sanad dated 28.06.2004
- (iv) Nil Encumbrance certificate up to the 2019.
- (vi) Form I & XIV


Yours faithfully,
(V. G. Naik)
Advocate