



**SANJAY P. D'SOUZA**



**ADVOCATE**

**Office: S-3, 2<sup>nd</sup> Floor, Gateway Tower Building,  
Tisk, Ponda-Goa. 403401**

Ref No.

Dated: 05/01/2023

### **SEARCH REPORT AND LEGAL OPINION**

Title verification/Search report in respect of the property/Plot, admeasuring an area of 636.00 sq. mtrs., situated at Shantinagar, Surveyed under survey No. 171/1-F of village Ponda, Taluka Ponda-Goa.

Sir,

This Title Verification Report Certificate is issued at the request of **M/s DESAI DEVELOPERS**, its sole proprietor **SHRI. NARAYANRAO R. DESAI**, resident of H. No.345/9 Opp. Viraj Wood Industry, Perigol, Kavlem, Ponda-Goa, in respect of the title of **Shri. Pradip alias Pradeep T. Verekar** towards his property/Plot admeasuring an area of 636.00 sq. mtrs., of the property known as "MALAR" also known as "GORBAT" alias "GHAR BHAT" surveyed under No.171/1-F of village Ponda,, Taluka Ponda-Goa, More particularly described herein below, for the purpose of submitting it before Goa Real Estate Regulatory Authority, for registering of his project namely "**ELLORA ENCLAVE**", to be constructed in the property mentioned in clause 1. I Sanjay P. D'souza, Advocate having office at Tisk, Ponda-Goa do hereby submit my report as under:

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adv.s.p.dsouza19@gmail.com

**1. DESCRIPTION OF PROPERTY :-** under reference for search report and opinion;

**ALL THAT SAID PLOT** admeasuring an area of 636.00 sq. mtrs, being an independent unit Plot, forming part of the larger property know by name as "MALAR" also known as "GORBAT" alias "GHAR BHAT" situated within the limits of Ponda Municipal Council, Ponda Taluka and Sub-District of Ponda, initially forming part of the property surveyed under NO.171/1 of village Ponda, and now being identified and separately surveyed under new survey No.171/1-F of village Ponda, Taluka Ponda-Goa.

That the said Plot is bounded as under:

EAST : By 10 meter wide road,

WEST : by plot No. B allotted to Shri. Yeshwant

Vinayak Shet Verekar Surveyed under

No.171/1 village Ponda,

NORTH: by the property surveyed under No.169 of

Village Ponda,

SOUTH: By 10 meter wide road

**2. LIST OF DOCUMENTS SCRUTINIZED:**

- i. Inscription and Description of the property along with English translation.
- ii. Matrizado Certificate along with English translation.
- iii. Deed of Declaration, Partition of Land Exchange, Sale & Acquaintance dated 15/5/1937. [Portuguese documents along with English translation].

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- iv. Deed of Succession dated 18/12/1984 drawn in the office of Civil Registrar cum Sub-Registrar and the Notary Ex-officio of Ponda, at pages 59 to 60 V of the Notarial Book for the Deed No.375.
- v. Deed of Partition or Division dated 28/12/1984, executed under serial No.592/84 dated 29/12/1984 and registered under No.482, at pages 357 to 378, Book No. I, volume No.105 dated 09/01/1987 before Civil Registrar cum Sub-Registrar of Ponda.
- vi. (a) Will of Smt. Asha Tukaram Verekar dated 01/02/2006 drawn at pages 77 to 83 of Notarial book for the will/Deed No.38,  
 (b) Will of Shri. Tukaram Vinayak Verekar dated 01/02/2006, drawn at pages 83 to 86 of the Notarial book for the will No.38 along with;  
 (c) Deed of consent dated 01/02/2006, drawn at pages 88 to 91 of Notarial Book for the will No.396.
- vii. Deed of Succession and Qualification of heirs came to be drawn in the office of Civil Registrar cum Sub-Registrar and the Notary Ex-officio of Dharbandora on 18/03/2020, drawn at pages 44 to 46 of the Notarial book for Deed No.5.
- viii. Judgment and order dated 21/03/2022 of Partition case No. PON/LRC/PART/750/2019.
- ix. Form I & XIV of a Survey No.171/1-F of village Ponda.
- x. Survey Plan of the property Survey No. 171/1-F of village Ponda.
- xi. Agreement for Development and Sale dated 10/05/2022, presented in the office of the Civil Registrar cum Sub-Registrar Ponda under serial

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No.2022-PON-808, Registered in Book: 1 Document, under No. PON-1-779-2022, dated 11/05/2022.

xii. Specific Power of Attorney dated 10<sup>th</sup> day of May 2022 executed by owners in favour of Shri. Narayanrao R. Desai proprietor of M/s Desai Developers, presented in the office of the Civil Registrar cum Sub-Registrar Ponda under serial No.2022-PON-804, Registered in Book: POA Registered Document, under No. PON-POA Register-8-2022, dated 11/05/2022.

xiii. Certificate of Sanad bearing 6/74/90-CONV/2124 dated 31/10/1990, issued by the office of the DEPUTY COLLECTOR, Ponda-Goa.

xiv. Development permission issued by the South Goa Planning & Development Authority (SGPDA) - vide order dated 20/10/2022 bearing Ref No.SGPDA/P/3277/219/22-23.

xv. Construction license issued by the Ponda Municipal Council bearing license No.CONSTLIC/PONDA/2022-2023/9 dated 04/01/2023 along with approved plan.

**3. TRACING TITLE OF THE PROPERTY:** Title history of the property described above in para I. since last more than 30 years onwards.

That from the perusal of the aforesaid documents and other connected records verified by me it is seen and is observed as under:

[Property namely "**GORBAT**" alias "**GORBATA**" alias "**GHAR BHAT**" admeasuring 44,835.00 square meters.

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That there existed portion of landed property admeasuring an area of 44,835.00 square meters of property denominated or known as **"GORBAT"** alias **"GORBATA"** alias **"GHAR BHAT"** also known as **"MALAR"** situated at Shantinagar in Ponda, Taluka Ponda, Sub-District of Ponda, District of South-Goa, (prior to its North-Goa).

The said portion admeasuring 44,835.00 square meters of property **"GORBAT"** is situated within the jurisdiction of the Municipal limit of Ponda Municipal Council, and presently surveyed under No.171/1 of village Ponda, Taluka Ponda-Goa and is bounded, On the **East:-** by the property of Apu Oleiro, Bolo Shet and Sada Shet Arsekar, surveyed under No.170/1 of village Ponda, On the **West:-** by the Municipal road, On the **North:-** by the half of the property of **"GORBAT"** belonging to Rukmini Shet Verenkar, surveyed under No.169/1 of village Ponda, and on the **South:-** by the property belonging to Balduino Coelho now Krishna Kamat, surveyed under No.172/1 of village Ponda.

The entire property **"GORBAT"** is described in the Land Registration office of Illhas Judicial Division of Goa, under No.1886, at folios 158 verse of Book B. 22 (new), and registered in the Land Revenue office under No.669.

**I. From the perusal of the following documents ;**

**(1) Inscription & Description and Matrizado Certificate**

From the documents i.e. Inscription & Description, mentioned in para 2(i), and Matrizado Certificate mentioned in para 2(ii), above it is seen that the

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property described in para 3 above is inscribed in the Land Registrar of Illhas and Land revenue registrar (Matrizado) in favour of the **late Smt. Loximim Xetina Verencarina.**

That Shri. Vinayak Shivram Shet Verencar alias Vinaeca Siurama Xete Verencar and his wife Smt. Lakshmi Vinayak Shet Verencar alias Locximi Xettina Verencar alias loximim Xetina Verencarina since deceased were entitled during their life time the above mentioned property as mentioned in para 3 above and aforesaid property is found inscribed in the Land Registrar of Illhas and Land revenue registrar (Matrizado) in favour of **late Smt. Loximim Xetina Verencarina.**

**(2) Deed of Declaration, Partition of land and Exchange, Sale and Acquaintance dated 15/05/1937.**

From the Deed of Declaration, Partition of land and Exchange, Sale and Acquaintance dated on the 15/05/1937, mentioned in para 2(iii) above it is seen as under;

That Shri. Vinayak Shivram Shet Verekar alias Vinaeca Siurama Xete Verencar and his wife Smt. Lakshmi Vinayak Shet Verekar alias Locximi Xettina Verencar alias loximim Xetina Verencarina acquired exclusive ownership of the above mentioned property by virtue of the document of Deed of Declaration, Partition of land and Exchange, sale and Acquaintance dated on the 15/05/1937.

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That since execution of aforesaid Deed dated 15/05/1937, the said Shri. Vinayak Shivram Shet Verekar and his wife Smt. Lakshimi Vinayak Shet Verekar were in continuous, peaceful and legal possession and absolute and exclusive owners in possession and enjoyment of the property "**GORBAT**" admeasuring 44,835.00 square meters, surveyed under No.171/1 of village Ponda.

**(3) Deed of succession or Qualification of Heirs (Escriture de habilitacao) dated 18/12/1984.**

From reference of the Deed of succession dated 18/12/1984, as mentioned in para 2(iv), it is perceived:

That Shri. Vinayak Shivram Shet Verekar and his wife Smt. Lakshimi Vinayak Shet Verekar expired on 3<sup>rd</sup> May 1942 and on the 8<sup>th</sup> June 1971 respectively at Durghabhat leaving behind them their three sons as their sole heirs and legal representatives namely said Shri. Yeshwant Vinayak Shet Verekar, Shri. Pandurang Vinayak Shet Verekar and Shri. Tukaram Vinayak Shet Verekar.

That aforesaid late Vinayak Shivram Shet Verekar and his wife Smt. Lakshimi Vinayak Shet Verekar on their death had left above mention property known as "**GORBAT**", surveyed under No.171/1 of village Ponda, situated at Shantinagar Ponda, Sub-district Ponda, District of South-Goa, and another property namely "**CHUDGI RAMJI**" alias "**CHUDJI RAMJI**" surveyed under No.78/1 of village Ponda.

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That by virtue of Deed of succession dated 18/12/1984 drawn at pages 59 to 60 V of the Notarial book for Deed No.375, on the book of the Sub-Registrar cum Notary Ex-officio of sub-registrar of Ponda-Goa, aforesaid Shri. Yeshwant Vinayak, Shet Verekar, Shri. Pandurang Vinayak Shet Verekar and Shri. Tukaram Vinayak Shet Verekar came to be duly qualified as the sole and universal heirs and legal representatives of the estate left by their deceased parents namely Shri. Vinayak Shivram Shet Verekar and Smt.Lakshimi Vinayak Shet Verekar.

**(4) Deed of Partition or Division dated 28/12/1984.**

From the Deed of Partition or Division dated 28/12/1984, as mentioned in para 2(v) above, it is revealed that subsequently by Deed of Partition or Division dated 28/12/1984, executed in the office of the Civil Registrar cum Sub-Registrar of Ponda, under serial No.592/84 dated 29/12/1984 and registered under No.482, at pages 357 to 378, Book No. 1, volume No.105 dated 09/01/1987, the above mentioned heirs namely Shri. Yeshwant Vinayak Shet Verekar and his wife Smt. Bhimarati Yeshwant Shet Verekar as **First Party**, Shri. Pandurang Vinayak shet Verekar and his wife Smt. Pushpa Pandurang Shet Verekar as **Second Party** and Shri. Tukaram Vinayak Shet Verekar and his wife Smt. Asha Tukaram Shet Verekar as **Third Party**, divided the above mentioned property mentioned in para 3 as under;

The Property namely "**GORBAT**", surveyed under No.171/1 of village Ponda, admeasuring 44,377.00

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square meters, were divided into 10 sub-plots bearing Nos. A, A/1, A/2, B, B/1, B/2, B/3, C, C/1, C/2, after reserving an area of 3080.00 sq. Mtrs to road and vide **Deed of Partition** dated 28/12/1984, executed in the office of the Civil Registrar cum Sub-Registrar of Ponda, under serial No.592 dated 29/12/1984 and registered under No.482, at pages 357 to 378, Book No. I, volume No.105 dated 09/02/1987 partitioned among themselves aforesaid property by metes and bound into separate shares and allotted the same amongst themselves in the manner more particularly set out in the said Deed of Partition dated 28/12/1984 along with plan annexed to it.

That Shri. Tukaram Vinayak Shet Verekar and late Smt. Asha Tukaram Shet Verekar by virtue of aforesaid Deed of Partition dated 28/12/1984, acquired exclusive and absolute ownership right in possession and enjoyment of the following plots

- i. **Plot No.C**, admeasuring 2285.00 square meters,
- ii. **Plot No. C/1**, admeasuring 4500.00 square meters, and;
- iii. **Plot No.C/2** admeasuring 5308.00 square meters, of the property "**GORBAT**" surveyed under No.171/1 of village Ponda,

And as such they were fully entitled to sell, convey, grant, transfer, assigns and assure their rights in the aforesaid plots to any person or persons whomsoever without any claim or objections of whomsoever.

(5) From reference of :-

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(a) Will of Smt. Asha Tukaram Verekar dated 01/02/2006,

(b) Will of Shri. Tukaram Vinayak Verekar dated 01/02/2006, along with

(c) Deed of consent dated 01/02/2006,

From reference of the copy of the wills mentioned in para 2(vi) a, b & c above i.e (a) Will dated 1/02/2006 of testatrix Smt. Asha Tukaram Verekar, drawn at pages 77 to 83 of Notarial book for the will/Deed No.38, (b) Will dated 01/02/2006 of testatrix Shri. Tukaram Vinayak Verekar drawn at pages 77 to 83 of Notarial book for the will/Deed No.38 along with (c) Deed of consent dated 01/02/2006, drawn at pages 88 to 91 of Notarial Book for the will No.396, it is revealed that said late Shri. Tukaram Vinayak Verekar and his wife late Smt. Asha Tukaram Verekar expired in the status of married on 9/07/2006 and 02/02/2015, respectively leaving behind wills, and with consent to each other after reserving the plot No.17C of an area of 915.45 sq. mtrs, and the Plot NO. 15A of an area 374.50 sq. mtrs of the property "GORBAT" surveyed under No.171/1 of village Ponda, for themselves and after their death to go to their three sons in equal shares, bequeathed their remaining estate to their children in the following manner i.e

- 1) To their daughter Smt. Usha Shashikant Bhise married to Shri. Shashikant Dattatray Bhise
  - i) Flat No.F1, situated on the first floor in the building known as "USHA APARTMENT" of an area of 67.50 sq. mtrs of the property "GORBAT" surveyed under No.171/1 of village Ponda,

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ii) Shop No.SH 4, of admeasuring 4.15 x 6.615 mtrs situated on the ground floor of the building known as "USHA APARTMENT" of the property "GORBAT" surveyed under No.171/1 of village Ponda. Both constructed both the aforesaid apartment constructed in Plot No.2, admeasuring 1294.00 square meters earlier forming part of the Plot-C as referred in said Partition deed dated 28/12/1984.

iii) Plot No.17B of an area of 915.45 sq. mtrs of the property "GORBAT" surveyed under No.171/1 of village Ponda, earlier forming part of the Plot-C-2 as referred in said Partition deed dated 28/12/198.

2) To their son Shri. Prakash Tukaram Verekar alias Pracash Tucaram Verencar, married to Smt. Sheela Prakash Verekar,

i) Plot No. 17D of an area of 915.45 sq. mtrs of the property "GORBAT" surveyed under No.171/1 of village Ponda.

3) To their son Shri. Satchitanand Tukaram Verekar

i) Plot No.9 of an area 636 sq. mtrs along with the existing house bearing H. No. PMC/15/171/B/6 of the property "GORBAT" surveyed under No.171/1 of village Ponda.

ii) Plot No. 17A of an area of 915.45 sq. mtrs of the property "GORBAT" surveyed under No.171/1 of village Ponda.

iii) Shop No.SH-1, of admeasuring 4.165 x 6.615 mtrs situated on the ground floor of the building known as

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"GHARKUL APARTMENT" in the property "GORBAT" surveyed under No.171/1 of village Ponda.

4) To their son Shri. Pradeep Tukaram Verekar married to Smt. Shubhada Pradip Verekar.

i) Flat No. F1, of an area of 67.50 sq. mtrs, situated on the first floor and;

ii) Shop No.SH 2, of an area admeasuring 4.15 x 6.615 mtrs situated on the ground floor of the building known as "GHARKUL APARTMENT" situated in the property "GORBAT" surveyed under No.171/1 of village Ponda,

iii) Plot No.1 of an area 636.00 sq. mtrs of the property "GORBAT" surveyed under No.171/1 of village Ponda, earlier forming part of the Plot-C as referred in said Partition deed dated 28/12/1984.

iv) Shop No.SH 2, of admeasuring 4.15 x 6.615 mtrs situated on the ground floor of the building known as "GHARKUL APARTMENT" in the property "GORBAT" surveyed under No.171/1 of village Ponda.

That Shri. Pradip alias Pradeep T. Verekar by virtue of aforesaid Will, and Deed of succession dated 18/03/2020, became absolute owner and acquired right, title and interest in the said plot admeasuring an area of 636.00 sq. mtrs, surveyed under No.171/1-F of village Ponda, Taluka Ponda-Goa, more specifically described in para 1.

**(6) Deed of Succession and Qualification of heirs dated 18/03/2020.**

From reference of the document of Deed of succession dated 18/03/2020, as mentioned in para 2(vii), it is

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deemed that upon the demise of said Shri. Tukaram Shet Verekar and Mrs Asha Tukaram Shet Verekar, a Deed of Succession and Qualification of heirs came to be drawn in the office of Civil Registrar cum Sub-Registrar and the Notary Ex-officio of Dharbandora on 18/03/2020, drawn at pages 44 to 46 of the Notarial book for Deed No.5, whereby (1)Shri. Prakash Tukaram Verekar alias Pracash Tucaram Verencar, and his wife Smt. Sheela Prakash Verekar, (2)**Shri. Pradip alias Pradeep Tukaram Verekar and his wife Smt.Shubhada Pradip Verekar**, (3)Smt. Usha Shashikant Bhise and her husband Shri. Shashikant Dattatray Bhise and (4) Shri. Satchitanand Tukaram Verekar, came to be qualified as legal successors and universal heirs of said late Shri. Tukaram Shet Verekar and Mrs Asha Tukaram Shet Verekar.

**(7) Judgment and Order dated 21/03/2022 of case No. PON/LRC/PART/750/2019, Form I & XIV and Survey Plan of the property Survey No. 171/1-F of village Ponda.**

From perusal of the document of Form I & XIV and Survey Plan of the property surveyed under No.171/1-F of village Ponda, as mentioned in para 2(viii) & (ix) above it is seen that the name of **Shri. Pradip alias Pradeep T. Verekar**, is appearing in the occupant column of Form I & XIV of the property surveyed under No. 171/1-F of village Ponda.

That Shri. Pradip alias Pradeep T. Verekar after having become the absolute owner by virtue of said Will and Deed of succession dated 18/03/2020, got mutation of

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his name in the occupant coloumn of Form I & XIV of the property surveyed under No.171/1 of village Ponda and subsequently vide Judgment and Order dated 21/03/2022 in case No. PON/LRC/PART/750/2019, as mentioned in para 2(viii) got his portion of holding separated from the above survey Number.

That as per the Deed of Partition dated 28/12/1984, the Plot admeasuring an area of 636.00 sq. mtrs, was previously the part of the Plot No. C admeasuring 2285.00 square meters.

The Plot No. C, admeasuring an area of 2285.00 square meters, forming part of the property known as "**GORBAT**" alias "**GHAR BHAT**" alias "**MALAR**" situated in ward Shantinagar of Ponda and surveyed under No. 171/1 of village Ponda, Taluka Ponda-Goa, is bounded,

On the **East**:- by PWD water pipe line 8 mtrs wide

On the **West**:- by by plot No.B allotted to

Shri.Yeshwant Vinayak Shet Verekar

surveyed under No.171/1 village Ponda

On the **North**:- by the property surveyed under

No.169 of village Ponda.

On the **South**:- by 8 mtrs wide road

The dimension of the aforesaid plot are On the East: - 30.40 mtrs, On the West: 19.00, On the North: 112.00 mtrs and on the South: 97.40 mtrs.

The Plot admeasuring an area of 636.00 sq. mtrs, is an independent Plot, forming part of the former plot No C

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admeasuring 2285.00 square meters of the property known as "**GORBAT**" surveyed under No.171/1 of village Ponda and now after partition being identified and separately surveyed under survey No.171/1-F of village Ponda, Taluka Ponda-Goa.

**(8) Agreement for Development and Sale dated 10/05/2022**, presented in the office of the Civil Registrar cum Sub-Registrar Ponda under serial No.2022-PON-808, Registered in Book: 1 Document, under No. PON-1-779-2022, dated 11/05/2022.

- 1) That from the perusal of the Agreement for Development and Sale dated 10/05/2022, as mentioned in para 2(x) it is seen and observed that said **Shri. Pradip alias Pradeep T. Verekar** and his wife Smt. Shubhada Pradip Verekar, as owners have entered into an Agreement for Development and Sale with **Shri. Narayanrao R. Desai** proprietor of M/S Desai Developers as purchaser, for the development of said Plot admeasuring an area of 636.00 sq. mtrs, survey under No.171/1-F of village Ponda for the purpose of construction of the commercial cum residential building. That in pursuance of said Agreement the possession of said property has been delivered to said M/S Desai Developers with full right and authority to commence, carry on and complete development work thereof upto the completion of the proposed building in all respect, And further to sell and/or allot the premises in the proposed building and/or to enter into any package deal or arrangement, except those Flats reserved for the owners as mentioned in clause- 4, and other

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terms and conditions as set out there in said Agreement for Development and Sale dated 10/05/2022.

- (9) **Specific Power of Attorney** dated 10<sup>th</sup> day of May 2022 executed by owners in favour of Shri. Narayanrao R. Desai proprietor of M/s Desai Developers.

That subsequently after execution of Agreement for Development and Sale dated 10/05/2022, said Owner namely Shri. Pradip alias Pradeep T. Verekar and his wife Smt. Shubhada Pradip Verekar, has executed Specific Power of Attorney dated 10/05/2022, as mentioned in para 2(xi), duly presented in the office of the Civil Registrar cum Sub-Registrar Ponda under serial No.2022-PON-804, Registered in Book: POA Registered Document, under No. PON-1-779-2022, dated 11/05/2022, in favour of **Shri. Narayanrao R. Desai** proprietor of M/s Desai Developers thereby authorizing to act execute and perform all the acts mentioned in said Power of Attorney on their behalf and further authorizing to sell and transfer flat to the prospective purchasers of Builder choice, except those Flats reserved for the owners as mentioned in clause- 4, and other terms and conditions as set out there in said Agreement for Development and Sale dated 10/05/2022.

- (10) **Certificate of Sanad** bearing 6/74/90-CONV/2124 dated 31/10/1990, issued by the office of the DEPUTY COLLECTOR, Ponda-Goa.

From the document of Certificate of Sanad dated 31/10/1990, mentioned in para 2(xiii) above, it is seen that Shri. Tukaram Vinayak Shet Verekar, father of the

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Shri. Pradip alias Pradeep T. Verekar had already got said Plot admeasuring an area of 636.00 sq. mtrs, presently surveyed under No.171/1-F, converted to Non-agricultural and Led. Dy. Collector, of Taluka Ponda-Goa, vide Order dated 31/10/1990, had already granted the permission to use the said Plot No.1 admeasuring an area of 636.00 sq. mtrs, presently surveyed under No.171/1-F, of village Ponda for residential purpose.

**(11) Development permission** issued by the South Goa Planning & Development Authority (SGPDA)- vide order Ref. No. SGPDA/P/3277/219/22-23 dated 20/10/2022, as mentioned in para 2(xiv)

That M/s Desai Developers on behalf of owner Shri. Pradip alias Pradeep T. Verekar, have obtained Development permission from South Goa Planning and Development Authority under section 44 of the Goa Town and Country Planning Act 1974, for carrying out the construction of Residential cum commercial building in the property zoned as settlement S-1 zone surveyed under No. 171/1-F of village Ponda.

**(12) Construction License** No.CONSTLIC/PONDA/2022-2023/9 dated 04/01/2023 along with copy of approved plan issued by Ponda Municipal Council.

That M/s Desai Developers on behalf of the owners also obtained License from the Ponda Municipal Council under License No.CONSTLIC/PONDA/2022-2023/9 dated 04/01/2023 for construction of Residential building in said Plot bearing survey No.171/1-F of village Ponda.

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#### **4. LEGAL OPINION:**

That link in the chain of the flow of the title of the property from the year 1937 onwards have been properly established. All the transactions have been duly verified from the relevant documents issued by Civil Registrar cum Sub-Registrar Ponda, Dy. Collector office, SGPDA, Ponda Municipal Council, Mamlatdar office etc.

I am satisfied that the property admeasuring an area of 636.00 sq. mtrs, surveyed under No.171/1-F of village Ponda, more particularly described and mentioned at para 1 above is clean, clear, free from any encumbrances, charges, liens, effecting the clear title of the ownership of **Shri. Pradip alias Pradeep T. Verekar** as on date and as such the same is clear, marketable and transferable..

All necessary parties have been found joined in documents and the document have desired effect, facts and events material to title have been satisfactorily proved.

I am satisfied that all documents and all others relevant papers are duly stamped wherever stamp duty is payable in said document in accordance with the provisions of Indian stamp Act 1899.

On basis of searches and scrutiny of documents mentioned at Para 2 (i) to (xv) above, **I certify** that **Shri. Pradip alias Pradeep T. Verekar**, resident of Flat No.F-1, Garkul Apartment, Near Satyam Shivam Housing Society, Shantinagar, Ponda-Goa, is the lawful owner of the property admeasuring an area of 636.00 sq. mtrs,

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surveyed under No.171/1-F of village Ponda, more particularly described in para 1,above.

- 2) I have perused in detail the Agreement for Development and Sale dated 10/05/2022, executed by the owners namely **Shri. Pradip alias Pradeep T. Verekar** and his wife Smt. Shubhada Pradip Verekar in favour of the Promoter/Builder namely **Shri. Narayanrao R. Desai** proprietor of M/s Desai Developers, allowing the Promoter to develop the plot by carrying out the construction of Residential building in the property admeasuring an area of 636.00 sq.mtrs, surveyed under No. 171/1-F of village Ponda.

I have also perused the Specific Power of Attorney dated 10/05/2022, executed by the owners in favour of the Builder namely **Shri. Narayanrao R. Desai**. The said Agreement for Development and Sale dated 10/05/2022 and Specific Power of Attorney executed by the owners of the property vis-à-vis adequately safeguards the interest of the Builder/Promoter and there is nothing prejudicial to the interest of the Promoter.

On the basis of the documents placed before me **I certify** that **Shri. Narayanrao R. Desai** proprietor of M/s Desai Developers is entitled to enter into Agreement of Sale and/or to execute deed of sale with prospective purchasers in respect of the premises which he is authorized to transfer as per the Agreement for Development and Sale dated 10/05/2022 and Power of Attorney.

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In the result, I have to state that as discussed in detail above and searches made by me based on document place before me I am satisfied that the title to the property in question is clear and marketable.



Mr. Sanjay P. D'souza  
Advocate

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