

DATE : 20/09/2019

TO WHOMSOEVER IT MAY CONCERN

SUB : TITLE SEARCH REPORT OF THE PROPERTY under SURVEY
NO. 149/1-H of VILLAGE CURCHOREM OF QUEPEM
TALUKA .

That at the request of JMD DEVELOPERS , through Managing Partner MR. VARUN SHANTARAM KUDCHADKAR, son of Shri Shantaram Kudchadkar, 33 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 the Survey No. 149/1-H Of Village Curchorem of Quepem Taluka.

DOCUMENTS EXAMINED

1. Matriz record under no. 577,
2. Deed of partition dated 15/01/1971
3. Deed of Partition cum allotment of shares cum family settlement dated 08/09/1989
4. Public Will Dated 11/11/1991
5. Deed Of Sale dated 05/05/2008, 12/11/2007 ,19-11-2013 ,17-05-2016 in favour Of Smt Roopa Raikar By Shri Nollasco and His wife.
6. Deed of Sale Dated 19/11/2010 in favour of Mr and Mr. Auvudiappan By Shri Nollasco and His wife



7. Deed of sale Dated 17-05-2016 in favour of Shri Varun S. Kudchadkar E. Shri Nollasco and His wife .
8. Deed of sale Dated 20-07-2016 in favour of Shri Varun S. Kudchadkar E. Mr and Mrs Auvudiappan .
9. Deed of sale dated 27/09/2017 in favour of M/S JMD DEVELOPERS by Shri Premanand Raikar and his wife Smt. Roopa Raikar , Shri Varun S. Kudchadkar .
10. Construction License Dated 20/08/2019 for the development of the said property .

TITLE HISTORY

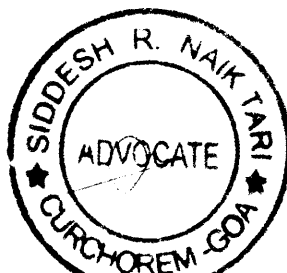
WHEREAS there exists a property known as “CAREAMATEMOLA” situated at PontemolCurchorem within the limits and jurisdiction of CurchoremCacora Municipal Council, Taluka and registration sub district of Quepem, District of South Goa, Sate of Goa , Not Described in land Registration office but enrolled in the Taluka Revenue Office under Matriz No.577, surveyed under No.149/0 of village Curchorem Of Quepem Taluka and is bounded as follows:-

**On the North: BY the Property of Comunidade of Curchorem and
Valulikar**

On the South : Road

On the East : Property of Mr. Philip Collaso

On the West: By the property of the Heirs of Antonio Fransisco Da Costa



Hereinafter referred as “SAID PROPERTY” and more particularly described in
Schedule I hereunder written.

AND WHEREAS the original owners of the SAID WHOLE PROPERTY was Mr. Domingos Piedade Colaso and his wife Maria Exaltacao Fernandes.

AND WHEREAS after the death of said Mr. DOMINGOS PIEDADE COLASO and his wife MARIA EXALTACAO FERNANDES, The Said Whole Property was divided into several Lotes by virtue of Deed of partition dated 15/01/1971, duly registered in the Office of Sub – Registrar Quepem, under No. 27, at pages 28 to 39, Book No. I, volume No 24, dated 30/01/1971, dividing the Said Whole Property amongst the successors of the Said Mr DOMINGOS PIEDADE COLASO and his wife MARIA EXALTACAO FERNANDES.

AND WHEREAS one among such Lotes ,i.e. Lote No 8 being an independent plot which is surveyed under No- 149/0 of village curchorem is bounded as follows:-

ON THE EAST :-By Lote No. 9 of the same property

belonging to Philip Colaco

ON THE WEST :- By Lote No. 3 of the same property

Belonging to Carmelina Colaco

ON THE NORTH :- By the property of comunidade

And property held by Mahadev Cudchodkar

ON THE SOUTH :-Curchorem to Mirabaug Main Road

AND WHEREAS THE SAID LOTE 8 was further sub-divided into various Plots.

AND WHEREAS by virtue of Deed of Partition cum allotment of shares cum family settlement dated 08/09/1981, , SHRI. NOLASCO COLLASSO along with his mother late Smt. Maria Tomacinha Adelina Braganca Collaso were allotted Plot N

AND WHEREAS after the Death of the said Smt. Maria Tereza Maria Braganca Collaso, her son SHRI. NOLASCO COLLASSO and his wife Smt. MARRIANINHA COLLASSO became the Whole and Sole Owners of the said Plots Nos. 3,4,5,6,7,10,11,13,12,14,17,18,19,20,22,23,24,25 vide the Public Will Registered in the Office of the Notary Public Ex-Officio ,Quepem , Dated 11/11/1991 Drawn at pages 81 to 82 of the Original Notary Book of Will bearing No. 24.

AND WHEREAS out of the Plot No. 3,4,5,6,7,10,11,13,12,14,17,18,19,20,22,23,24,25, there was one portion of the property Plot Nos. 5, 6, 7, 12, 13 and 14 being a separate and independent and surrounded by compound wall totally admeasures an area of **2093 m2 including the road widening area** forming a separate plot and the above mentioned plots are partitioned under survey no. 149/1-H of village Curchorem of Quepem Taluka and bounded as under:

ON THE EAST :-By Lote No. 9 of the same property

belonging to Philip Colaco

ON THE WEST :- By Ismail Apartment

ON THE NORTH :- Internal 6 meter road serving Nollasco Colony

ON THE SOUTH:-Curchorem to Mirabaug Main Road

Hereinafter referred to as SAID PLOT

AND WHEREAS the said Shri. Nolasco Collasso and his wife Smt Marrianinha Collasso sold their 2/3rd share in the said Plot to Premanand G. Raikar had totally admeasuring an area of 1255 M², vide 4 Deed Of Sale i.e. (1)under Reg No. 307, at pages 54 to 72 Book No. I, Volume No. 458 dated 05/05/2008, (2)Reg. No. 827, at pages 72 to 91 Book No. 1, Volume No. 443 dated 12/11/2007, (3) Reg No. QPM -BK- 1-01104-2013 (Book 1 Document) of CD No. QPMD2 dated 19-11-2013



AND (4) Reg No. QPM-BK-1-00-566-2016 Book 1 Document 1 of 1
QPMD6 dated 17-05-2016 .

AND WHEREAS the said Shri. Nolasco Collasso and his wife Smt Marrianinha Collasso sold their 1/6th share in the said Plot to Mr and Mrs Auvudiappan vide deed of sale dated 19/11/2010

AND WHEREAS Mr. Varun S Kudchadkar purchased the 1/3rd Share vide 2 Deed of Sales under (1) Reg. no. QPM-BK-1-00567-2016 (Book 1 Document) of CD No. QPMD6 dated 17-05-2016 from Shri Nollasco Colaso and his wife and (2) Reg. No. QPM-BK-1-00879-2016 (Book 1 Document) of CD No. QPMD7 dated 20-07-2016 from Mr. and Mrs Auvudiappan.

AND WHEREAS Vide Deed of Sale dated 27/09/2017 duly registered in the office of Sub Registrar, Quepem under Book No. 1 –Document Registration Number5 QPM-BK-1 00939 -2017 CD Number QPMD9 on date 29/09/2-17, said Premanand G. Raikar and his wife Roopa Raikar and Mr. Varun S Kudchadkar Sold the SAID PLOT to the JMD DEVELOPERS.

AND WHEREAS Plot Nos. 5, 6, 7, 12, 13 and 14 is a separate and independent Plot, totally admeasuring an area of **2093 M² including the** road widening arc, surrounded by compound wall, being Part and Parcel of the property described in Schedule I and the Said above mentioned Plots are partitioned and recorded in new survey records of survey no. 149/1-H of village Curchorem of Quepem Taluka and bounded as under:

On the East :-By Lote No. 9 of the same property

belonging to Philip Colaso

On the West :- By Ismail Apartment

On the North :- Internal 6 meter road serving Nollasco Colony

On the South :- Curchorem to Mirabaug Main Road.

Hereinafter referred to as **"SAID PLOT"** and more particularly described in Schedule II herein under written.

AND WHEREAS the FIRST PARTY planned to construct a Commercial cum residential Building in the said Plot under name " JMD-ROOPA AVENUE" consisting of Shops, Flats and Row Houses and has obtained Construction License from Curchorem Cacora Municipal Council under no. CCMC/TECH-SEC/2019-20/21.

That after inspecting Encumbrance Register it is also confirm that there are no encumbrances to said plot owned by M/S JMD DEVELOPERS.

That my aforesaid opinion is based on search of title document furnished to me and accordingly I found that M/S JMD DEVELOPERS has a clear and marketable title to the said property.

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



SIDDESH R. NAIK TARI

ADVOCATE