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Date: 17/03/2022

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **SUA CONSTRUCTIONS**, a partnership firm, duly registered with the Registrar of Firms with its Regd. Office at Sas Manzil, Shop No. 4, Opp. Alfa Corner, Chandrawaddo, Fatorda, Margao-Goa, in respect of Plot of land admeasuring 437.00 Sq. meters surveyed under Chalta No. 40 of P. T. Sheet No. 47 of City Survey Margao.

With reference to the above referred Plot, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is the Plot of land admeasuring 437.00 Sq. meters forming a separate and independent property in itself being surveyed under Chalta No. 40 of P. T. Sheet No. 47 of City Survey Margao, erstwhile identified as Plot No. 29 of the property known as "UNUHACHEM MOLLA or UNHA MOLLA" (10/15 of the Western side), situated at Fatorda, within the Jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

The Plot No. 29 surveyed under Chalta No. 40 of P. T. Sheet No. 47 of City Survey Margao is hereinafter referred to as "SAID PLOT" while the Property "UNUHACHEM MOLLA or UNHA MOLLA" surveyed under surveyed under Chalta No. 1 of P. T. Sheet No. 30 of Margao City is hereinafter referred to as "SAID PROPERTY".

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B) Location:

The Said Property is situated at Fatorda, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of Said Property:

Land Registration Records:

The Said Property is described in the Land Registration Office of Salcete under No. 165 of Book No. B-2 (Old Series) and is enrolled in the Land Revenue Office under Matriz No. 952 and 959.

Land Revenue Records:

The Said Property is enrolled in the Taluka Revenue Office of Salcete under Matriz No. 952 and 959 .

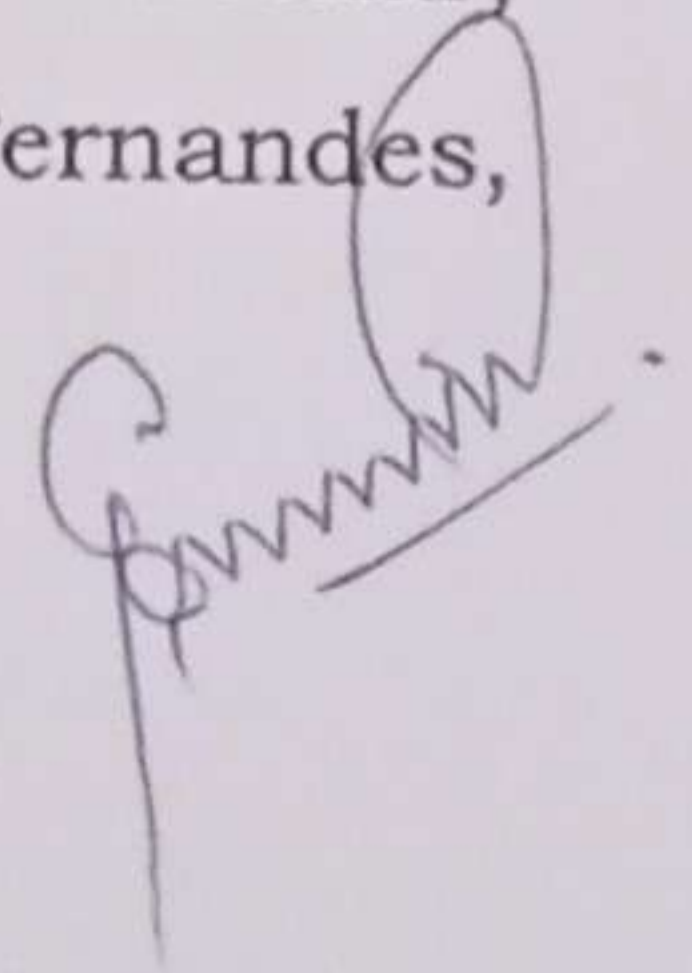
D) Survey Number of the Plot as per new Land Revenue Code:

The Said Plot is surveyed under under Chalta No. 40 of P. T. Sheet No. 47 of City Survey Margao.

E) Boundaries of the Said Property and of the Said Plot:

Of the Said Property

- On the East : by properties of Joaquim Dias and of Joaquim Almeida and brothers;
- On the West : by road and the properties of Nuno Lourenco, Piedade Braganca and heirs of Francisco Xavier Lourenco;
- On the North : by the properties of Alfred Fernandes, Comunidade, Sadanand L. Borkar, Comunidade, Sadekar, Joaquim Fernandes,



On the South : Comunidade, Burmah Shell and Co, Comunidade and Joaquim Dias; and by road and properties of Antonio Gomes, Joao Camilo, Joaquim Vaz, Manuel Dias and Jose Mariano Fernandes.

Of the Said Plot

East : by Plot No. 31 (Chalta No. 41 of P. T. Sheet No. 47);
West : by Plot No. 27 (Chalta No. 39 of P. T. Sheet No. 47);
North : by Plot No. 28 (Chalta No. 43 of P. T. Sheet No. 50);
South : by municipal road.

F) Area of the Said Plot:

The Said Plot admeasures 437.00 Sq. Mts.

II. Scrutiny of Documents and Flow of Title:

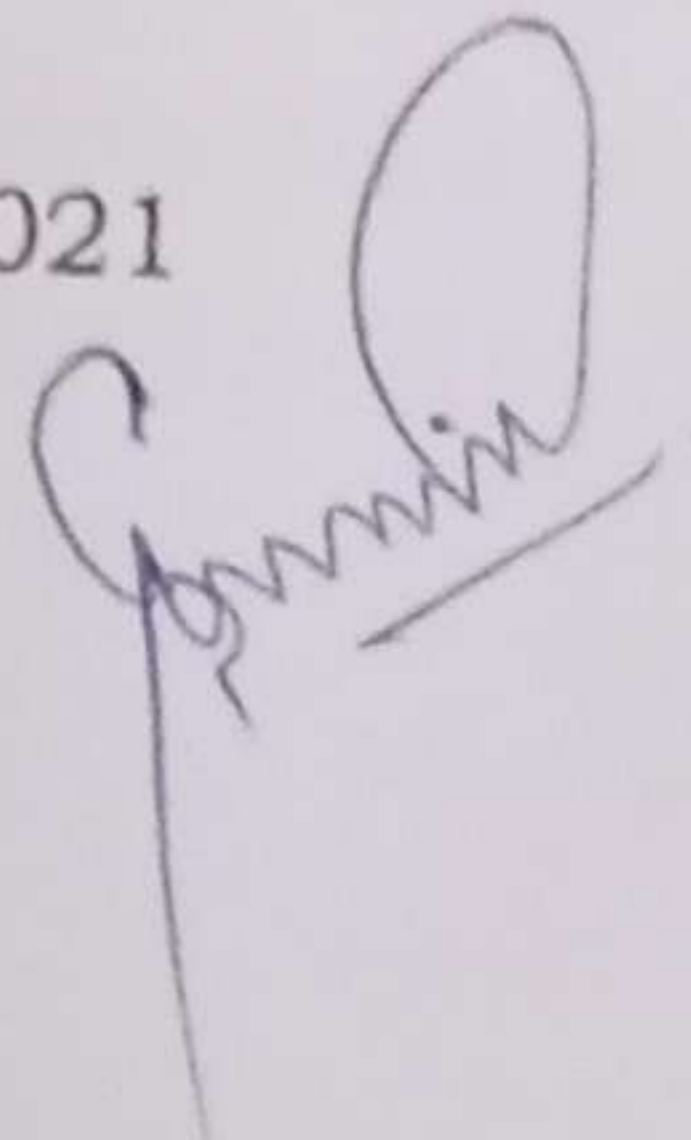
I have verified the following documents:

Title Documents

- (i) Gift Deed dated 14/03/1972
- (ii) Deed of Sale dated 25/10/1984
- (iii) Agreement for Development, Construction and Sale dated 28/10/2021

Misc. Documents

- (iv) Development Permission dated 25/01/2022
- (v) Construction Licence dated 10/03/2022
- (vi) Partnership Deed dated 22/04/2021
- (vii) Deed of Addendum to Partnership Deed dated 10/08/2021



From the perusal of above documents the flow of title can be narrated as under:

The SAID PROPERTY was owned by Mr. Joaquim Santana Jose Almeida, Antonio Agnelo Dulceidonio Almeida, Mr. Francisco Do Rosario Almeida and Mr. Manuel Maria Do Rosario Almeida, vide Gift Deed dated 14/03/1972, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 599 of Book No. I, Vol. No. 90 at pages 311 to 317. And through its partnership firm M/s Atlas Realtors, sub-divided the SAID PROPERTY into several sub-plots of unequal area after obtaining approval from Margao Municipal Council vide its Letter dated 15/09/1976 under Ref. No. ENGG/1113/76.

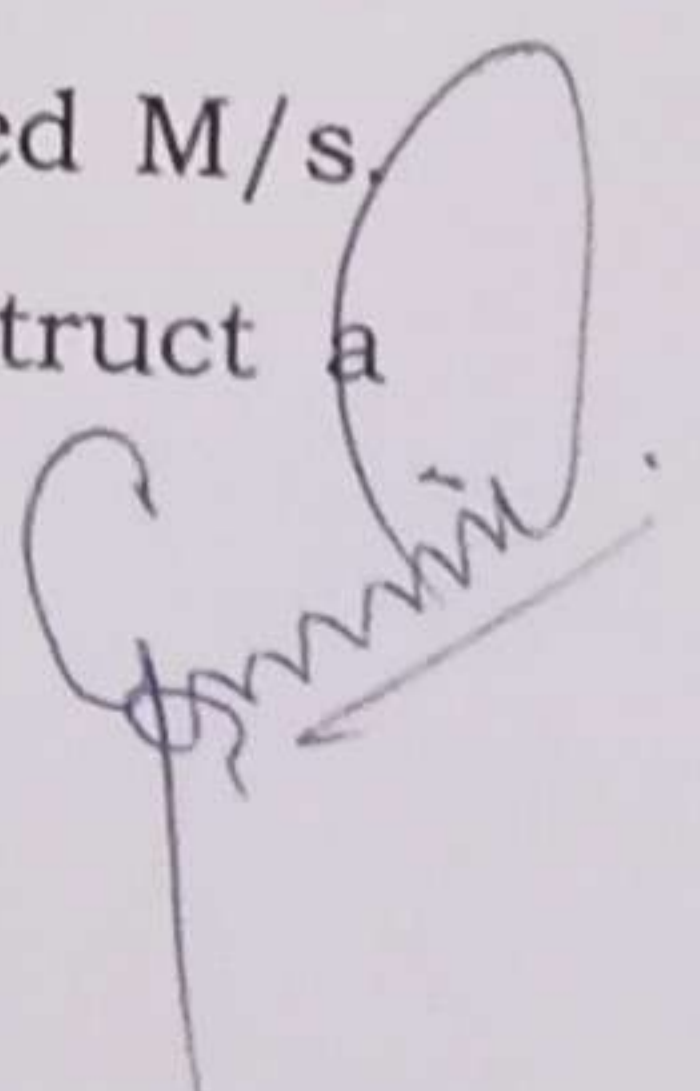
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Vide Deed of Sale dated 25/10/1984, duly registered in the office of the Sub-Registrar, Salcete, the erstwhile owners of the Said Property, sold unto Mr. Avinash Lobo alias Avinash Nigel Silva Lobo, one of such sub-divided plot being Plot No. 29 admeasuring 437.00 Sq. meters, then forming part of the Chalta No. 1 of P. T. Sheet No. 30 of Margao City of the Said Property.

Upon the purchase thereof, Mr. Avinash Lobo alias Avinash Nigel Silva Lobo partitioned the same from the SAID PROPERTY and the same came to be recorded separately as an independent property in itself under Chalta No. 40 of P. T. Sheet No. 47 of Margao City Survey.

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Vide Agreement for Development, Construction and Sale dated 28/10/2021, duly registered in the office of the Sub-Registrar, Salcete said Mr. Avinash Lobo alias Avinash Nigel Silva Lobo permitted M/s Sua Constructions, a partnership firm to develop and construct a building in the Said Plot.

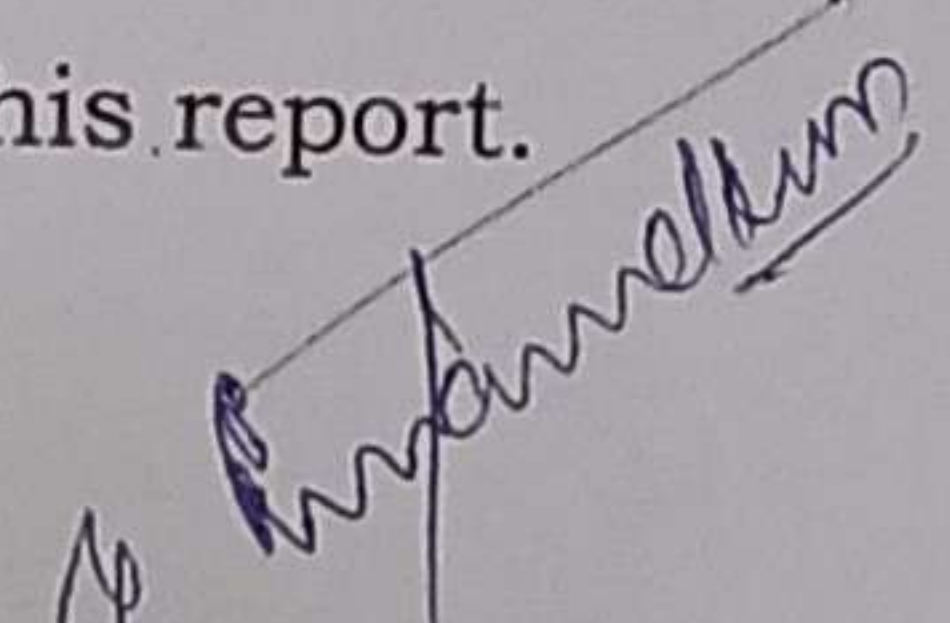


That Vide Development Permission dated 25/01/2022 under Ref. No. SGPDA/P/6496/1212/21-22 issued by Planning and Development Authority, South Goa, Margao and vide Construction License No. A/64/2021-2022 dated 10/03/2022 issued by Margao Municipal Council, permission has been granted to M/s. Sua Constructions to construct residential Building and Compound wall in the Said Plot.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that the Said Plot is owned by Mr. Avinash Lobo alias Avinash Nigel Silva Lobo and the title thereof is clean and clear with Sua Constructions holding development rights thereto .

This Title Report which is issued at the request of M/s. Sua Constructions is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.


Adv. Gaurish M. Kudchadkar