



Date: 24/09/2018

This Certificate of Title and Search is given at the request of **URBAN ALCHEMY**, a Partnership Firm duly registered under the Indian Partnership Act, 1932, having its office at Anant Enclave, Flat no. S-1, Second Floor, Apollo Hospital Road, Malbhat, Margao-Goa, in respect of the Plot of land identified as Plot F admeasuring an area of 512.00 sq. mts. surveyed under Survey No. 75/4-C of Benaulim Village.

**CERTIFICATE OF TITLE**

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 plot under scrutiny is the Plot of Land admeasuring 512.00 Sq. metres and is hereinafter referred to as "SAID PLOT".

**B) Location:**

The SAID PLOT is the part of the property admeasuring 4986.00 Sq. meters (i.e. plots of land identified as Plot A, Plot B, Plot C, Plot D, Plot E, Plot F, Plot G and Plot No. 24 together admeasuring 4986.00 Sq. meters) which in turn forms part of the property known as "DONGORIM" or "DONGUEM" or "TEUNGUEM" or "MAINA DE OITEIRO", situated at Benaulim, within the limits of Village Panchayat of Cana-Benaulim, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

The property admeasuring 4986.00 Sq. meters is hereinafter referred to as "Said Property" while the property "DONGORIM" or

"DONGUEM" or "TEUNGUEM" or "MAINA DE OITEIRO" is hereinafter referred to as "Said Bigger Property".

C) Registration details of Said Property:

The Said Bigger Property is described as a whole in the Land Registration Office of Salcete under No. 517 and enrolled in the Taluka Revenue Office of Salcete Taluka (Matriz Predial) under Nos. 89, 91, 104 to 107, 121 to 129.

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

The Said Property is surveyed under Survey No. 75/4-C of Benaullim Village.

E) Boundaries of the Said Bigger Property, Said Property and the Said Plot

Of the Said Bigger Property

East: by paddy field of the Comunidade of Benaullim, by the property of the heirs of Antonio Modestino da Silva and Others, by coconut grove of the heirs of Jeronimo Fransisco Cassiano Barreto and those of Marcelino Cardoso;

West: by the properties of Jose Inacio Da Costa and others;

North: by the properties of heris of Jeronimo Francisco Cassiano Barreto & Others;

South: by property of the heirs of Romualdo de Almeida, Paddy field of Comunidade and Bunds of the 'Santissimo'.

Of the Said Property



East: by Plot Nos. 18, 19 and 20 of the Said Bigger Property;  
West: by open space and reserved access way to the Chapel  
of ST. Francis Xavier and St. Anthony located on the  
top of the hill;  
North: by Open Space adjoining to Plot No. 21; and  
South: by said access-way to the Chapel.

Of the Said Plot

East : by Internal road of 8.00 meters width;  
West : by Open space;  
North : by Plot E of the Said Property;  
South: by Plot G of the Said Property.

F) Area of the Property under scrutiny:

The Said Plot under scrutiny admeasures 512.00 Sq. meters.

**III. Scrutiny of Documents-Search and Investigation:**

*From the scrutiny of the documents referred herein, I give hereto the manner in which the title of the said plot has devolved and my opinion on the title of the Said Plot:*

- The SAID BIGGER PROPERTY originally belonged to The 'Fabrica' of the Church of Saint John Baptista of Benaullim Parish, who subdivided the SAID BIGGER PROPERTY into several sub-plots.



- Vide Deed of Sale dated 13/05/1974, duly registered in the Office of Sub-Registrar of Salcete under No. 517 at pages 15 to 21 of Book I, Volume no. 128 read with Deed of Rectification dated 11/01/1982, duly registered in the Office of Sub-Registrar of Salcete under No. 408 at pages 83 to 87 of Book I, Volume no. 268 dated 26/03/1983, said 'Fabrica' of the Church of Saint John

Baptista of Benaullim Parish sold SAID PROPERTY (plots of land identified as Plot A to Plot G and Plot No. 24 totally admeasuring 4986.00 Sq. meters) unto Mr. Gokuldas Kashinath Jadhav.



- Said Mr. Gokuldas Kashinath Jadhav, converted the Said Property to non-agricultural use by obtaining Conversion Sanad dated 26/06/1985 under Ref. No. LRC/CONV/77/84-85.



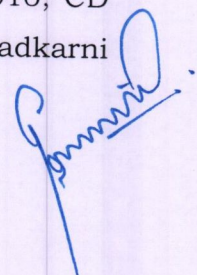
- Said Mr. Gokuldas Kashinath Jadhav partitioned the various plots purchased by him from the Said Bigger Property while the Plot F admeasuring 512.00 Sq. meters came to be partitioned from the SAID BIGGER PROPERTY in pursuance to the Order dated 18/06/2010 passed by Dy. Collector, South-Goa, Margao in Partition Case No. LRC/PART/521/2009/II/2892 and the Plot F came to be separately recorded in his name under Survey No. 75/4-C of Benaullim Village with name "DONGARY".



- Vide Deed of Sale dated 29/11/2011, duly registered in the Office of Sub-Registrar of Salcete under No. MGO-BK1-06287-2011, CD No. MGOD56 dated 29/11/2011, said Mr. Gokuldas Kashinath Jadhav and his wife Mrs. Gauri Gokuldas Jadhav sold and transferred the SAID PLOT unto Mr. Rohan D. Nadkarni.



- Vide Deed of Sale dated 04/04/2016, duly registered in the Office of Sub-Registrar of Salcete under No. MGO-BK1-01631-2016, CD No. MGOD91 dated 04/04/2016, said Mr. Rohan D. Nadkarni



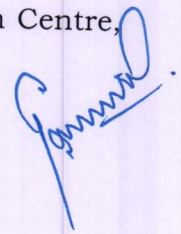
along with his wife Mrs. Sneha Rohan Nadkarni sold and transferred the SAID PLOT unto Mr. Manoj Joshi.



- Vide Deed of Sale dated 25/11/2017, duly registered in the Office of Sub-Registrar of Salcete under No. MGO-BK1-05497-2017, CD No. MGOD118 registered on 30/11/2017, said Mr. Manoj Joshi and his wife Manasi Joshi sold and transferred the SAID PLOT unto URBAN ALCHEMY, a Partnership Firm duly registered under the Indian Partnership Act, 1932, having its office at Anant Enclave, Flat no. S-1, Second Floor, Apollo Hospital Road, Malbhat, Margao-Goa.

Upon the purchase of the SAID PLOT, said Urban Alchemy to develop the SAID PLOT, by constructing three Row Villas and compound wall has obtained following permissions and approvals in respect of the said development:

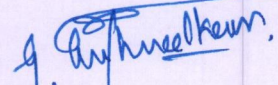
- (i) Construction License No. VPCB/04/2018-19 dated 18/04/2018 from Office of Village Panchayat of Cana-Benaulim, Salcete-Goa;
- (ii) Technical Clearance Order dated 23/03/2018 under Ref. No. TPM/25438/Ben/75/4-C/18 issued by Town and Country Planning Department, Margao, Goa;
- (iii) NOC dated 16/04/2018 under Ref. No. PHCC/Caus/NOC/2018-19/73 from Primary Health Centre, Cansaulim.



**Certificate:**

On the basis of the scrutiny of documents referred above, I hereby certify that URBAN ALCHEMY is the owner in possession of the SAID PLOT and holds clean, clear and marketable title.

Yours in Service,



*Gaurish M. Kudchadkar*  
B.Com., LL.M.  
ADVOCATE, HIGH COURT  
Kamat Commercial,  
Second Floor, Opp. Hari Mandir,  
Margao-Goa - 403601