

**Mrs. SHUBHALAXMI U. PAI RAIKAR**

B.A.,L.L.B.

**ADVOCATE & CENTRAL GOVT. NOTARY**

- 1) Central Govt. Notary - Goa State - appointed by Ministry of Law & Justice, Govt. of India - New Delhi
- 2) Life member of Indian Institute of Public Administration of New-Delhi.
- 3) Life member of Indo-Portuguese Friendship Society - Goa
- 4) Secretary of All India Federation of Women Lawyers - Goa Unit
- 5) Ex-member & President of Consumer Dispute Redressal Forum - North Goa

**Office :** C-3, Block I, Third Floor,  
Skylark Apartments,  
Menezes Braganza Road,  
Panaji, Goa - 403 001.  
1st Floor, Sindhur, S. V. Road,  
PANAJI - GOA 403 001.

**Res. :** H. No. B-78,  
Bainguinim, Old - Goa  
Goa - 403 402.

**Phone :** Office : (0832) 2226635  
**E-mail :** myoffice1998@gmail.com

Date: 12/09/2019

**TITLE INVESTIGATION LEGAL SCRUTINY REPORT**

**AND**

**CERTIFICATE OF TITLE**

**NAME OF THE APPLICANT :** **PRESCON CONSTRUCTION LLP,**  
having its Registered office at  
231, 2<sup>nd</sup> floor, Rahul Mittal  
Industrial Premises Co-operative  
Society Ltd, Sanjay Building  
No.3, Sir M. V. Road, Andheri  
(East), Mumbai, Maharashtra  
400059.

**DETAILS OF THE PROPERTY UNDER SCRUTINY:**

ALL that sub divided and approved Plot bearing  
independent Survey No. 8/1-A admeasuring 18,062 Sq.  
Mts. forming part of the larger portion admeasuring 30,653  
sq.mts. of entire property known as "**TOLLEM E OITEIRO**  
**DE AGALI**" or **AGAYE**, situated at Village Azossim within  
the jurisdiction of Azossim-Neura Village Panchayat, Taluka

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Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under Description No. 768 at folio 7 (v) of Book B-10 (Old), not enrolled for Matriz in Taluka Revenue Office and entirely surveyed under Survey No. 8/1 of Village Azossim, and the said sub divided and approved Plot bearing independent Survey No. 8/1-A is bounded as follows:-

EAST : By property bearing S. No. 8/1 and 8/1-D of Azossim Village;

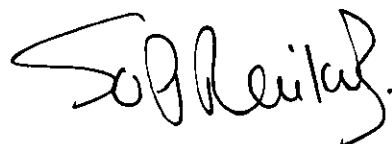
WEST : By boundary of Village Gaolim Moula

SOUTH: By property bearing S. No. 8/1-D of Azossim Village;

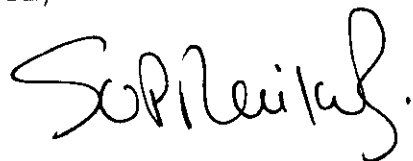
NORTH: By Property bearing S. No. 8/1 of Azossim Village.

**DETAILS OF THE DOCUMENTS SCRUTINISED:**

1. Photocopy of Descripcao Predial and Inscriptoes Diversas dated 24/3/1914 in Portuguese issued by Directorate of Archives and Archeology, Panaji on 7/6/2019 alongwith its translation in English of Inscription certified by Notary Jaiprakash V. Naik, Panaji-Goa under No. 7261/19 dated 7/8/2019.



2. Photocopy of records in Orphanological Inventory Proceeding Process No. 432 of the year 1939 before Juizo De Direito of Comarca Das Ilhas De Goa filed by Gopicabai Bandari on the death of Datatraia Roguvir Bandari dated 28/11/1939.
3. Photocopy of Form III Index of Land of S. No. 8/1 dated 7/8/2019 of Village Azossim-Neura issued by Inspector of Survey and Land Records, City Survey, Panaji-Goa.
4. Photocopy of records in Inventory Proceedings No. 70/1998/B filed in the Court of Civil Judge, Senior Division at Panaji-Goa by Mr. Sitakant N. Bhandari on the death of Smt Anusuya N Bhandari and Narayan R.Bhandari.
5. Photocopy of records in Inventory Proceedings No. 80/1998/A filed in the Court of Civil Judge, Senior Division at Panaji-Goa by Yeshwanta Shripada Bhandari on the death of Shripada Raghuvir Bhandari alongwith Order dated 29/12/1998.

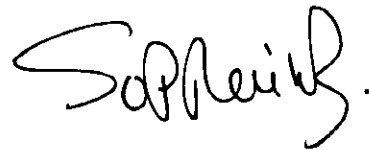


6. Photocopy of Judgment and Decree dated 28/11/2006 passed in the Court of Civil Judge Senior Division at Panaji-Goa in Special Civil Suit No. 12/81/A filed by legal heirs of late Mr. Narayan Roghuvir Bhandare and Anuciabhai Narayan Bhandare against Joaquim Santana Cunha and 19 others.
7. Photocopy of Order dated 9/6/2006 passed in Case No. TNC/4/92/JMI filed by Joaquim S. D'Cunha against Narayan R Bhandari and others in the Court of Jt. Mamlatdar-I of Tiswadi-Goa
8. Photocopy of Deed of Sale dated 31/03/2007 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. 2611 at pages 11 to 38 of Book No. I, Vol. No. 1857 on 13/9/2007 between Smt. Gopicabai Dattatreya Bhandare alias Gopicabai Dattatreya Bhandare, Shri Sitakant Narayan Bhandare, Smt. Manda Sitakant Bhandare, Smt. Kunda Lakshmikant Bhandare alias Kunda Laxmikant Bhandare, Shri Deepak Lakshmikant Bhandare, Smt. Durga Deepak Bhandare, Shri. Yeshwant Shripad

Sopalekar.

Bhandare, Smt. Ramabai Yeshwant Bhandare, Shri Raghuvir Shripad Bhandarc, Smt. Geeta Raghuvir Bhandare as Vendors and M/s Reis Magos Estate Pvt. Ltd. as Purchaser.

9. Photocopy of Agreement for Development dated 17/12/2007 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. 3397 at pages 259 to 278 of Book No. I, Vol. No. 1892 on 24/12/2007 between M/s Prescon Homes Private Limited as Developers and M/s Reis Magos Estate Private Limited as Vendors.
10. Photocopy of Agreement for Sale with Possession dated 20/05/2011 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. PNJ-BK1-01425-2011, CD No. PNJD8 on 20/05/2011 between M/s Reis Magos Estate Private Limited as Vendors and Prestige Structures Pvt. Ltd. as Purchaser and M/s Prescon Homes Private Limited as Confirming Party.
11. Photocopy of Irrevocable Power of Attorney dated 20/05/2011 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under Sr. No. 51/2011 given by M/s



Reis Magos Estates Pvt. Ltd. in favour of (1) Prestige Structures Pvt. Ltd. (2) Mr. Surendra Kedia and (3) Mr. Nirmal Kedia.

12. Photocopy of Deed of Confirmation and Sale dated 16/05/2013 registered in the Office of Sub Registrar Ilhas, Panaji-Goa under No. PNJ-BK1-01511-2013, CD No. PNJD22 on 17/05/2013 between M/s Reis Magos Estates Pvt. Ltd. as Vendor, M/s Prescon Construction Private Limited as Purchaser and M/s Prescon Homes Private Limited as Confirming Party.
13. Photocopy of Sanad No. RB/CNV/TIS/AC-I/01/2017 dated 23/10/2018 issued by Office of the Collector, North Goa District, Panaji-Goa w.r.t S.No. 8/1-A admeasuring 18062 sq.mts alongwith survey plan of S.No. 8/1-A.
14. Photocopy of Provisional NOC for Sub Division vide Letter No. TIS/08/PART/AZO/TCP/19/218 dated 28/01/2019 issued by Town and Country Planning Department, Tiswadi, Goa w.r.t S.No. 8/1-A of Azossim.

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19. Photocopy of Survey Form I & XIV of S. No. 8/1 dated 28/8/2013 of Village Azossim-Neura in marathi issued by Talathi, Azossim, Mandur-Goa.
20. Photocopy of Survey Form I & XIV dated 01/03/2019 issued by Taluka Revenue Office Tiswadi, Panaji, Goa with respect to survey No. 8/1-A of Azossim Village.
21. Photocopy of Survey Form I & XIV dated 14/08/2019 issued by Taluka Revenue Office Tiswadi, Panaji, Goa with respect to survey No. 8/1-A of Azossim Village.
22. Photocopy of Survey Plan of the property surveyed under the No. 8/1-A dated 16/11/2016 issued by the Directorate of Settlement and Land Records, Panaji-Goa.
23. Photocopy of approved Sub Division Plan of the property surveyed under the No. 8/1-A of Azossim Village dated 28/1/2019 certified by Town and Country Planning Department, Panaji-Goa.
24. Photocopies of Land Partition Orders No. LND/PAT/123/2013 dated 26/04/2016 and dated

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04/09/2016 both issued by Deputy Collector and Sub  
Divisional Officer at Panaji-Goa.

**TRACING OF THE TITLE:**

All that entire larger property admeasuring 3,06,575 sq.  
mts. known as "**TOLLEM E OITEIRO DE AGALI**" or  
**"AGAYE"**, situated at Village Azossim within the jurisdiction  
of Azossim-Neura Village Panchayat, Registration Sub-District  
of Ilhas, North Goa District, State of Goa, described in the  
Land Registration Office of Ilhas under No. 768 of Book B-10  
Old, not enrolled for Matriz and entirely surveyed under  
Survey No. 8/1 of Village Azossim, originally belonged to and  
found inscribed in favour Shri Roghuvir Bandary, Advocate,  
Professor, R/o Cumbharjua, Goa under Inscription No. 8274  
at page 61 (v) of Book No. F 16 in the records of Land  
Registration Office of Ilhas, Goa as on 24/03/1914.

Further on the same day that i.e. on 24/03/1914, in  
view of Deed of Gift dated 9/34/1912 executed before the  
Notary of Judicial Division of Bicholim, Teodor De Miranda  
recorded at page 9v of Book No. 74, the abovesaid property is



found inscribed in favour of his three minor sons in equal shares (1/3<sup>rd</sup> share each) namely :-

- 1) Xripada Roguvir Bandari alias Shripad Raghuvir Bhandare then minor represented by his administrator his father said Roguvir Bandari under Inscription No. 8275 at page 61 (v) of Book No. F 16 in the records of Land Registration Office of Ilhas, Goa as on 24/03/1914.
- 2) Datatria Roguvir Bandari alias Dattatray Raghuvir Bhandare then minor represented by his administrator his father said Roguvir Bandari under Inscription No. 8276 at page 62 (v) of Book No. F 16 in the records of Land Registration Office of Ilhas, Goa as on 24/03/1914,
- 3) Xrivolobo alias Narana Bandary or Bandari then minor represented by his administrator his father said Roguvir Bandari under Inscription No. 8277 at page 63 (v) of Book No. F 16 in the records of Land Registration Office of Ilhas, Goa as on 24/03/1914.

*SOPR...*

The name of said Narana Bandary or Naraian Bhandari also appears in Form III/ Index of Lands of S. No. 8/1 of Village Azossim-Neura issued by Inspector of Survey and Land Records, City Survey, Panaji-Goa.

HISTORY OF FORM III UNDER GOA, DAMAN AND DIU  
LAND REVENUE CODE 1969

*While preparing the Record of Rights the details are sought under Rule 5 of Goa Daman and Diu Land Revenue Code (Record of Rights and Register of Cultivation) Rules 1969 from the persons who have interest in the land . When they are received, they are compiled in Form III. They are checked by the Officers and objections are called upon keeping the Index open. The objections if any are heard as Dispute cases. The corrected draft is again kept open for inspection of public and upon promulgation, records are maintained in Form I.*

*The entry in Form I after promulgation gives presumption of its correction under Section 105 of Goa Daman And Diu Land Revenue Code 1969. The entry shows possession of the persons whose names are entered as occupant and such possession is fortified by the records of Survey. The*

*S. P. Nair*

*uninterrupted possession culminates into the title by adverse possession as per the law.*

CONTINUATION OF TRACING OF TITLE

On the death of said Xripada Roguvir Bandari alias Shripad Raghuvir Bhandare and his wife Bhimarati Sripad Bhandare, their undivided 1/3<sup>rd</sup> share in the said property bearing S. No. 8/1 of Village Azossim-Neura mentioned at Item No. 1 was allotted to Kunda Laxmikant Bhandare and Deepak Lakshmikant Bhandare (widow/moiety holder and son of Late Lakshmikant Shripad Bhandare who expired on 3/11/1993), Yeshwant Shripad Bhandare and Raghuvir Shripad Bhandare in the Inventory Proceedings No. 80/1998/A held in the Court of Civil Judge, Senior Division at Panaji-Goa as per Order dated 29/12/1998 and also in view of Termo de Repudio De Heranca, recorded at folio 17 v dated 15/4/1969 in the Office of Ganapati Porob Chandelkar, Escrivao de Juizo de Direito da Comarca Da Ilhas De Goa and another Termo de Repudio De Heranca, recorded at folio 3 v dated 17/12/1977 in the First Office before Escrivao Vamona Porobo Desai before Honourable

*Sobhainy.*

Judge Dr. Alvaro de Noronha Ferreira, Juizo de Direito da Comarca Da Ilhas De Goa executed by Lata Panduranga Saraf and her husband Panduranga Saraf and Jaiu or Sudha Anant Bhadri and her husband Anant Ramchandra Bhadri being the daughters and son in laws of said deceased Xripada Roguvir Bandari respectively all released, relinquished their rights in the Said Property in favour of the remaining co-heirs.

The said Datatria Roguvir Bandari or Dattatray Raghuvir Bhandare expired and in the Inventory Proceeding Processo No. 432 of year 1939 held in the Judicial Court of Ilhas, Panaji-Goa, his undivided 1/3<sup>rd</sup> share in the said property bearing S. No. 8/1 of Village Azossim-Neura described at Verba/Item No. 2 was exclusively allotted to his wife Gopikabai Dattatray Bhandari as per Order dated 1/11/1939.

Similarly said Narayan Raghuvir Bhandare and his wife Anusuya Narayan Bhandare expired on 20/12/1987 and 28/10/1983 respectively and on their death, their 1/3<sup>rd</sup> share in the said property bearing S. No. 8/1 of Village

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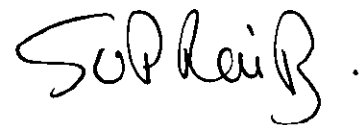
Azossim-Neura described at Item No. 1 was allotted to their son Sitakant Narayan Bhandare and his wife Manda Sitakant Bhandare in the Inventory Proceedings No. 70/1998/B of the Court of Civil Judge, Senior Division at Panaji-Goa as per Order dated 18/12/2000 and also in view of Termo de Repudio De Heranca/Relinquishment dated 4/4/2000, executed by Dinesh Ramakant Borkar and his wife Sumita Dinesh Borkar, Maya Girish Sardessai and her husband Girish Bikaji Sardessai, Pranaya Anant Shanbhag and her husband Anant Ramchandra Shanbhag ...(legal heirs of Shanta nee Pramita Ramakant Borcar and Ramakant Anant Borkar) and Lata alias Sulochana Deshpande and her husband Ramesh Ramkrishna Deshpande, all of whom being legal heirs of Narayan and Anusuya released, relinquished their rights in favour of the remaining co-heirs.

In view of the above Court Inventory Orders and Termo De Repudio de Heranca/Relinquishments, the following persons became entitled to the said property bearing S. No. 8/1 of Village Azossim-Neura :-

A handwritten signature in black ink, appearing to read 'Sobhraj'.

1. Smt. Gopicabai Dattatreya Bhandare alias Gopicabai Dattatreya Bhandare,
2. Shri Sitakant Narayan Bhandare and his wife Smt. Manda Sitakant Bhandare,
3. Smt. Kunda Lakshmikant Bhandare alias Kunda Laxmikant Bhandare, Shri Deepak Lakshmikant Bhandare and his wife Smt. Durga Deepak Bhandare,
4. Shri. Yeshwant Shripad Bhandare and his wife Smt. Prafulla/Ramabai Yeshwant Bhandare,
5. Shri Raghuvir Shripad Bhandare and his wife Smt. Geeta Raghuvir Bhandare.

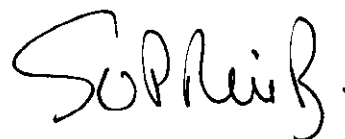
The names of some persons namely Sebateao Fernandes, Lourenco Fernandes, Jose Fernandes, Gonsalves D'Souza, Francisco Pereira, Sebasteao Pereira, Castor Pereira, Francisco Fernandes, Jose Anton Fernandes and Jose Pereira appeared in the tenants columns in Form III/ Index of Lands of S. No. 8/1 of Village Azossim-Neura, for which a Special Civil Suit No. 12/81/A was filed in the Court of Civil Judge Senior Division at Panaji-Goa by said Mr. Narayan Roghuvir

 .

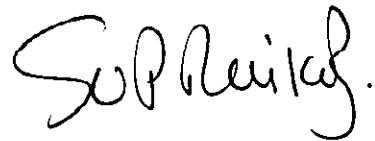
Bhandare and Anuciabhai Narayan Bhandare against abovenamed persons and also against one Joaquim Santana Cunha and 9 others for Declaration and Permanent Injunction which Suit was decreed as per Judgment and Decree dated 28/11/2006 thereby restraining all the tenants from interfering with said property of S. No. 8/1 of Village Azossim-Neura and also ordering for cancelling their names from survey records.

Similarly another Tenancy Case No. TNC/4/92/JMI was also filed in the Court of Jt. Mamlatdar-I of Tiswadi-Goa by said Joaquim S. D'Cunha as Applicant against Narayan R Bhandari and others w.r.t S.No. 8/1 of Azzosim which case was disposed as per Order dated 9/6/2006 declaring that the said Applicants Joaquim D'Cunha and others have not proved themselves as tenants of S.No. 8/1 of Azzosim.

Subsequent to above orders in Civil Suit and Tenancy Proceedings, the names of all the tenants were deleted from survey records as seen in Survey Form I & XIV of S. No. 8/1 dated 28/8/2013.

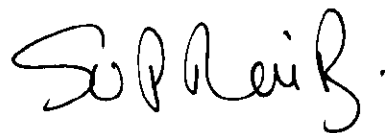


By a Deed of Sale dated 31/03/2007 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. 2611 at pages 11 to 38 of Book No. 1, Vol. No. 1857 on 13/9/2007 all the abovementioned owners of said property bearing Survey No. 8/1 of Azzosim Village namely said Smt. Gopicabai Dattatreya Bhandare alias Gopicabai Dattatreya Bhandare, Shri Sitakant Narayan Bhandare, Smt. Manda Sitakant Bhandare, Smt. Kunda Lakshmikant Bhandare alias Kunda Laxmikant Bhandare, Shri Deepak Lakshmikant Bhandare, Smt. Durga Deepak Bhandare, Shri. Yeshwant Shripad Bhandare, Smt. Prafulla/Ramabai Yeshwant Bhandare, Shri Raghuvir Shripad Bhandare, Smt. Geeta Raghuvir Bhandare, sold, conveyed and assigned the said property bearing S.No. 8/1 of Azzosim to M/s Reis Magos Estate Pvt. Ltd., a company incorporated under the Companies Act 1956( Act 1 of 1956) having its registered Office at F-3, Landscape Mendes Plaza, Opposite the Goa State Co-operative Bank Limited, Caranzalem, Panaji-Goa through Director Mr. Suresh V. Parulekar.



By an Agreement for Development dated 17/12/2007 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. 3397 at pages 259 to 278 of Book No. I, Vol. No. 1892 on 24/12/2007, one Prescon Homes Private Limited a Company incorporated under the Companies Act 1956( Act 1 of 1956) having its registered Office 201 Prestige Prescinct, Almeida Road, Thane West 400601 as Developers and M/s Reis Magos Estate Private Limited as Vendors, said M/s Prescon Homes Private Limited agreed to develop the said property bearing S.No. 8/1 of Azzosim upon terms and covenants appearing therein.

By an Agreement for Sale with Possession dated 20/05/2011 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. PNJ-BK1-01423-2011, CD No. PNJD8 on 20/05/2011, said M/s Reis Magos Estate Private Limited agreed to sell, transfer, convey and assign 10% undivided right corresponding to 30,653 sq.mts. of said property bearing S.No. 8/1 of Azzosim to M/s Prestige Structures Private Limited, a company incorporated under the Companies Act 1956( Act 1 of 1956) having its registered Office at registered



Office 201 Prestige Prescinct, Almeida Road, Thane West 400601 and said Prescon Homes Private Limited confirmed the said Agreement for Sale with Possession.

The name of the said Company M/s Prestige Structures Private Limited was changed to Prescon Construction Private Limited as is seen in Registration Certificate issued by the Registrar companies Maharashtra, Mumbai on 12/07/2011.

By Deed of Confirmation and Sale dated 16/05/2013 registered in the Office of Sub Registrar Ilhas, Panaji-Goa under No. PNJ-BK1-01511-2013, CD No. PNJD22 on 17/05/2013, said M/s Reis Magos Estates Pvt. Ltd. confirmed the sale, transfer and conveyance of abovesaid 10 % area admeasuring 30,653 sq. mts. of said property bearing S.No. 8/1 of Azzosim in favour of Prescon Construction Private Limited as Purchaser with Prescon Homes Private Limited confirming the said sale.

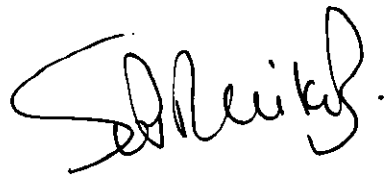
Prescon Construction Private Limited have partitioned the area of 30,653 sq.mts into two portions, one admeasuring 18,062 sq.mts. being surveyed under independent Survey No. 8/1-A as per Land Partition Order dated 4/9/2016 in Case

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No. LND/PART/123/2013 and remaining area 12,591 sq.mts being surveyed under independent Survey No.8/1-F.

Prescon Construction Private Limited obtained the following documents for sub division of said plot admeasuring 18,062 sq.mts surveyed under independent Survey No. 8/1-A into 38 smaller plots having independent boundaries, dimensions and areas as per approved sub division plan:

1. Sanad No. RB/CNV/TIS/AC-I/01/2017 dated 23/10/2018 issued by Office of the Collector, North Goa District, Panaji-Goa for conversion S. No. 8/1-A of Azzosim to residential use
2. Provisional NOC for Sub Division of Plot/said Land surveyed under No. 8/1 A is issued vide Letter No. TIS/08/PART/A20/TCP/19/218 dated 28/01/2019 by Town and Country Planning Department, Tiswadi, Goa.
3. Provisional NOC for Sub Division of said Land bearing S. No. 8/1-A of Azzosim-Goa issued vide



. Letter No. VP/AM/TIS/2019-2020/129 dated  
17/5/2019 by Village Panchayat of Azossim,  
Mandur-Goa.

The said Company Prescon Construction Private Limited  
is now converted into a Limited Liability Partnership as per  
Certificate of Registration on Conversion, dated  
25/08/2016 bearing the name Prescon Construction  
Limited Liability Partnership having LLP Identification No.  
AAH2278 issued by the Registrar, Mumbai, Ministry of  
Corporate Affairs, Govt. of India and they are entitled  
to the ownership, possession and title of independent  
Survey No. 8/1-A of Azossim admeasuring 18,062 sq.mts  
and are further entitled to sell, dispose 38 smaller to any  
prospective purchasers in any manner subject to following  
conditions:-

- 1) Registration of project under the Real Estate  
(Registration and Development) Act 2016 (No. 16 of  
2016) before the Real Estate Regulatory Authority  
Goa.



2) Execution of Agreement for Sale of every prospective Purchasers of sub divided plots as per S. 13 of RERA Act and registration of said Agreement for Sale under Registration Act 1908 (central Act 16) before the Sub Registrar/ Registrar of Assurances as the case may be. On payment of 2.9% stamp duty on book value as applicable under Official Gazette dated 22/5/2013 Series I, No. 7 of Government of Goa.

**ENCUMBRANCES:**

As per the Nil Encumbrance Certificates dated 8/8/2014 and 20/05/2019 issued by the Office of Sub-Registrar of Ilhas, Panaji-Goa, all that plot admeasuring 18062 sq.mts of larger property known as "**TOLLEM E OITEIRO AGALI**", surveyed under No. 8/1 at village Azossim, within the jurisdiction of Azossim-Neura Village Panchayat, Sub-District of Ilhas, North Goa District, State of Goa, is free from any encumbrances or charges thereon for the period from 16/5/2013 to 16/05/2019.

*Sub Registrar*

These certificates are issued upon search made by the said Authority in Book No.I and indexes relating thereto.

**POSSESSION:**

As per Survey Form I & XIV dated 14/08/2019 issued by Taluka Revenue Office Tiswadi, Panaji, Goa with respect to survey No. 8/1-A of Azossim Village, the name of Prescon Constructions LLP appears as the Occupant in Occupants column and therefore the said Prescon Constructions LLP is the absolute owner in possession of the same and I therefore confirm its possession over the same.

**INSPECTION AND VERIFICATION:**

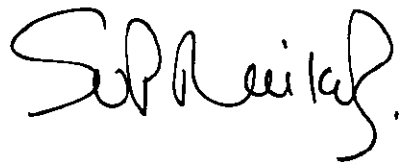
I have inspected and verified all the documents presented to me and I am satisfied that they are properly executed, attested, signed and/or issued before/by the respective authorities and in accordance with the laws in force during the respective periods.



**CERTIFICATE OF TITLE:**

After having gone through all the documents abovementioned and I am of the opinion that the title of Prescon Constructions LLP having LLP Identification No. AAH2278 to all that Plot bearing independent Survey No. 8/1-A, admeasuring 18,062 Sq. Mts. forming part of the larger portion admeasuring 30,653 sq.mts. of entire property known as **"TOLLEM E OITEIRO DE AGALI" or AGAYE**, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Taluka Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under Description No. 768 at folio 7 (v) of Book B-10 (Old), not enrolled for Matriz in Taluka Revenue Office and entirely surveyed under Survey No. 8/1 of Village Azossim is good, clear, legal and marketable.

Prescon Constructions LLP is entitled to sell, dispose 38 smaller plots of Survey No. 8/1-A of Azossim to any prospective purchasers subject to compliance of all above terms and conditions.



I have made a search in the land records and do not find any adverse features, which would prevent the title holders Prescon Constructions LLP in holding title ownership of Survey No. 8/1-A of Azossim., Goa.

Place:Panaji-Goa  
Date ;12/09/2019



**MRS. SHUBHALAXMI U PAI RAIKAR  
ADVOCATE AND CENTRAL GOVT. NOTARY**

**MRS. SHUBHALAXMI U PAI RAIKAR  
ADVOCATE & CENTRAL GOVT. NOTARY  
( GOA STATE )  
C3-Skylark Apts  
Menezes Bregenza Road  
Panaji - Goa**

**CERTIFICATE TO BE ISSUED BY THE ADVOCATE**  
**WHO SCRUTINISED THE DOCUMENTS**

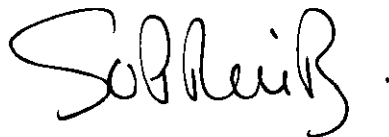
I have gone through the copies of title deeds relating to sub divided and approved Plot bearing independent Survey No. 8/1-A admeasuring 18,062 Sq. Mts. forming part of the larger portion admeasuring 30,653 sq.mts. of entire property known as "**TOLLEM E OITEIRO DE AGALI**" or **AGAYE**, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Taluka Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa and entirely surveyed under Survey No. 8/1 of Village Azossim and I certify that:-

1. I have visited the Registrar/Sub Registrar Office/Dy. Collector/Office of Mamlatdar/Civil Court at Panaji-Tiswadi,Goa and verified the records/ details of Plot bearing Survey No. 8/1-A belonging to Prescon Constructions LLP and I do not find anything adverse which would prevent the title holders i.e. Prescon Constructions LLP from selling, disposing the 38 smaller plots of Survey No. 8/1-A of Azossim to any



prospective purchasers subject to compliance of all above terms and conditions.

2. There are no prior mortgages/charges whatsoever as could be seen from the Nil Encumbrance Certificate dated 8/8/2014 and 20/05/2019 on record .
3. There are no claims from any minor/s.
4. The property is not subject to the payment of any lease rent or liability that is fastened or could be fastened on the property/ies.
5. Provisions of Urban Ceiling Act are not applicable.
6. Holding/acquisition is in accordance with the provision of the Land Reforms Act.
7. No approvals and/ or permissions were required to be obtained from any third party and/ or authority prior to the sale and transfer of the plot bearing Survey No. 8/1-A described hereinabove in favour of Prescon Constructions LLP .
8. I hereby certify the genuineness of title deeds of Prescon Constructions LLP and of its predecessor owners.

 Sobhair B .

9. As per the NOC for Sub Division of Property surveyed under No. 8/1A issued vide Letter No. TIS/08/PART/A20/TCP/19/218 dated 28/01/2019 by Town and Country Planning Department, Tiswadi, Goa the subject plot S. No. 8/1-A is zoned as Settlement as per Regional Plan for Goa 2021

Place : Panaji-Goa.  
Dated : 12/09/2019.



**Signature of the Advocate  
who scrutinized the title  
deeds/documents**

**MS. SUBHALAXMI U. PAI RAIKAR**  
**ADVOCATE & CENTRAL GOVT. NOTARY**  
**(GOA STATE)**  
**C3-Skylerk ADIS**  
**Entrepreneurship & Business Development**  
**Goa State**