



Nandkumar N. Naik

Advocate

SEARCH REPORT AND TITLE CLEARANCE CERTIFICATE

This certificate is issued at the request of **M/S. RUDHRA DEVELOPERS**, a partnership firm, duly registered in the office of the registrar of firms at Panaji under No. 165/08 having its office at Shop No. G-3, Ashwek Residency, Opp. Anand Bhavan, St. Cruz, Tisk, Ponda-Goa, pertaining to the property known as **"BORODO KOTAKODIL"** alias **"COTAKODIL MOL BOROD"**.

1. DESCRIPTION OF THE PROPERTY

That the property known as **"BORODO KOTACODIL MOL** alias **"KOTEACODILMOL BOROD"** situated at Village Curti within the area and Jurisdiction of the Gram Panchayat of Curti Khandepar of the Taluka and Sub district of Ponda of the North Goa, District of the State of Goa and which property is wholly registered in the land Registration Office of Ilhas Goa under No. 1318 of book B 15 (old) and enrolled in the matríz records under No. 716 and surveyed under No. 67/0 (part) of village Curti and which property as a whole is bounded as under:-

East: - With the survey No. 66, 68 and 63

West: - With the Nalla after lies the boundary of Ponda Town

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North: - With the survey No. 68,

South: - With the Ponda Bethora Road.

2. DOCUMENTS INSPECTED

- a. Deed of Sale and Purchase with Quintance dtd. 15/07/1946.
- b. Martriz certificate No. 40 issued by Mamlatdar of Ponda
- c. Inscription and description certificates issued by the land registration office of Comarca Ilhas with respect to inscription No. 22469 and 22480 and description No. 1318.
- d. Sanad for conversion of use of Land No.6/11/2002 - CONV/ 2460, Dated, 16/10/2002, issued by the Deputy Collector of Ponda along with annexed plan.
- e. Approved sub division plan dtd. 25/03/04.
- f. Deed of Partition dtd. 28/06/2004 registered under No. 1126 at pages 85 to 98 (A) in book No.1, volume No. 760 on 8/07/2004 in the office of Sub- registrar of Ponda.
- g. Form No. I& XIV pertaining to the property surveyed under no. 67/0 (part) of village Curti.
- h. Survey plan of the Survey No. 67/0 (part) of village Curti.
- i. Development Permission No. PPDA/P/Curti-23/2004-05/291,

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dated 17/11/2004 along with plan authenticated by Ponda Planning and Development Authority.

- j. Consent Decree dtd. 21/01/2015 passed in Regular Civil Suit No. 25/2014/C.
- k. Deed of partnership dtd. 10/10/2008.
- l. Registration record of firm of M/S. RUDHRA DEVELOPERS, issued by registrar of firms.
- m. Technical Clearance Order dtd. 02/11/2018 issued by office of the Town Planner.
- n. Construction Licence No. 27/2018-2019 dated 30/11/2018 issued by Village Panchayat Curti, Khandepar along with plans authenticated by said Panchayat.
- o. Agreement for Development cum Sale dtd. 08/01/2019
- p. Nil certificate of encumbrance on property issued by the sub – registrar of Ponda dtd. 19/02/2019.

SCRUTINY OF THE DOCUMENTS

- i. In terms of Deed of Sale and Purchase with Quintance mentioned at serial No. 2(a) above, the property “**BORODO KOTACODIL**” described at serial No. 1 above has been sold to Xec Yassin and Shaikh Hassan jointly for valid consideration.

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- ii. In terms of Matriz record mentioned at serial no. 2(b), Advocate property has been enrolled under No. 716 in favour of Xec Yassin and Shaikh Hassan.
- iii. In terms of certificate of inscription and the description mentioned at serial No. 2 (c) above, said property has been described under no. 1318 and inscribed in favour of Shaikh Hassan under No. 22480 and in favour of Shaikh Yassin under No. 22469.
- iv. In terms of Sanad mentioned at serial No. 2(d) an area admeasuring 17975 sq. mtrs of the property surveyed under No. 67/0 has been converted from agricultural to non agricultural land for residential use.
- v. In terms of approved sub division plan dtd. 25/03/04 mentioned at serial No. 2(e) the office of the Town and Country Planning Department has approved the sub division of the said property as shown in the plan and village panchayat of Curti Khandepar has issued required NOC under letter No. 43/VPCC/6710/04-05 on 12/04/04.

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vi. In Terms of deed of Partition dtd. 28/06/2004 registered under No.

1126 at pages 85 to 98 (A) in book No.1, volume No. 760 dtd. 8/07/2004 in the office of Sub- registrar of Ponda, mentioned at serial No. 2 (f) above, the owners of the said property Xec Yassin, his wife Mrs. Hanifa Bi and Mr. Shaikh Hassan and his wife Nasima Shaikh have partitioned the said property. Consequently Shaikh Hassan and his wife became the owners or otherwise well and sufficiently entitled to PLOTS No. 6, 7, 8, 9, 10, 11, 12, 13, 14, & 15 of the said property.

vii. Form I & XIV of the survey record mentioned at serial No. 2 (g) above, pertaining to property surveyed under no. 67/0 of village Curti shows the name Xec Yassin Mamod and Xec Hassan Mamod in occupants column and there are no tenants or other right holders in the said property.

viii. From the survey plan mentioned at serial No. 2 (h) above, it is seen that, said property has been surveyed under No. 67/0 (part) of village Curti and there are no structures whatsoever seen depicted within the area of the said property.

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ix. From the development permission mentioned at serial No. 2(i)

above, it is seen that, permission has been granted for carrying out amalgamation of plots in the said property zoned as settlement (S-2) being plot no. 10, 12, 13, 14, and 15 of the said property as per the plan approved and enclosed to the said order.

x. From the consent decree mentioned at serial no 2(j) above it is seen that, the owners of the said property Mr. Shaikh Hassan and his wife and Mr. Sudhakar Ramchandra Naik and his wife were in dispute in the said suit. Suit has been decreed in terms of consent decree dtd. 28/01/2015. In the said consent terms Mr. Sudhakar R. Naik and his wife who are also the joint owners of the plot No. 11 in the amalgamated plots have consented for undertaking construction in the amalgamated plots by Mr. Shaikh Hassan and his wife beyond the land allotted to Mr. Sudhakar R. Naik under the said consent terms and have undertaken not to interfere in any manner whatsoever while carrying out the construction work in the amalgamated plots No. 9, 10, 12 to 15 by Mr. Shaikh Hassan and his wife.

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- xi. From the deed of partnership mentioned at serial No. 2(i) it is seen that Mr. Sakib Gaffar Shaikh, Mr. Vishant Ganpat Naik, Mrs. Sabia Mohamad Jaman Shaikh and Mr. Nilesh Balkrishna Bhandiye have formed the partnership in the name and styled as M/s. Rudhra Developers for the purpose of carrying out the business as per the provisions of Indian Partnership Act 1932 and the same is validly executed deed of partnership.
- xii. From the registration record mentioned at serial No. 2 (l) above it is seen that, the firm M/s. Rudhra Developers stands registered in the office of registrar of firms ilhas since 19/11/2008 under serial No. 165/08.
- xiii. From the technical clearance mentioned at serial No. 2 (m) above it is seen that, office of the town planner of Ponda has granted technical clearance for carrying out the work of proposed construction work of residential Building -'2' as per the approved plan enclosed to the Order, in the said property.
- xiv. From the construction licence mentioned at serial No. 2(n) above, it is seen that, license has been granted for carrying out the

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construction of the residential building-"2" as per the approved plan in the said property with the conditions mentioned therein.

xv. From the agreement for development cum sale dtd. 08/01/2019 mentioned at serial No. 2(o) above it is seen that upon the request of the M/s. Rudhra Developers, Mr. Shaikh Hassan and his wife have allowed the said firm to develop the said property by carrying out the construction of new building having dwelling units and/or ownership flats as described in the said agreement on the terms and conditions mentioned in the said agreement as per the construction license issued by village panchayat of Curti Khandepar and as per the plans annexed to the said agreement. Agreement has been duly executed and registered in the office of sub registrar of Ponda under No. PON-1-15-2019 on 09/01/2019 in Book I document.

xvi. In terms of nil certificate of encumbrance on property mentioned at serial No. 2(p) above, no encumbrances affecting the said property has been found for the period of ten years commencing from 19th January 2009 to 19th February 2019.

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REPORT

Advocate

After having searched and scrutinized various documents pertaining to the Property "**BORODO KOTACODIL MOL BOROD**" situated at Village Curti and the plots No. 6, 7, 8, 9, 10, 11, 12, 13, 14, & 15 of the said property, I report that, Mr. Shaikh Hassan and his wife Mrs. Nasima Shaikh are entitled to undertake the construction of residential building as per the license granted for the same by the village panchayat of Curti-Khandepar through the developer M/s. Rudhra Developers under the agreement for development cum sale dtd. 08th January 2019.

CERTIFICATE

I, Adv. Nandkumar N. Naik do hereby certify that, title of Mr. Shaikh Hassan and his wife to the plots No. 6, 7, 8, 9, 10, 12, 13, 14, & 15 of the property surveyed under No. 67/0(part) of village Curti is clear, free from any encumbrances whatsoever and same is marketable.

Place: Ponda Goa

Date: 09/05/2019


Adv. Nandkumar Naik

