

A.K. Phadte'

B.A. (Hon.) L.L.B.

Advocate High Court & Notary

Office : El Capitan Center, 1st Floor, Office No. 17, Near Civil Court, Mapusa - Goa (Ph : 2254621)
Pin code No.: 403 507

Residence : "Leela Sadan" H.No.: 96 - C/5, Alto Mapusa - Goa Ph : 2263131

Ref. No.:

Date :

Date : 10.10.2018

TITLE VERIFICATION, SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

Having been engaged by MEGA STRUCTURES REAL ESTATE LIMITED, registered under Companies Act, 2013, with its registered office at office nos. 301, 302, 305 & 306, 3rd floor, Commerce Centre Bldg, Opp. Old Mapusa Municipal Council, Mapusa, Goa, represented through its Managing Director, Mr. Rajkumar Raju Gadge, r/o H.No.762/B, Agnes Villa, Khoirut, Aldona, Bardez, Goa, for preparing the Title Verification, Search Report, legal opinion and the Title Clearance Certificate in respect of property known as "KITLA", admeasuring 1325 sq.mts with a house therein, situated at Salvador do Mundo, Bardez, Goa, bearing survey no.314/9, I, Shri A. K. Phadte, Advocate, having office at El-Capitan Center, Office No. 17, 1st floor, near Civil Court, Mapusa, Bardez - Goa, do hereby submit my report as under :-

1. DESCRIPTION OF PROPERTIES:-

All that property known as "KITLA" with a house therein, situated at Salvador do Mundo, within the limits of Village Panchayat of Salvador do Mundo, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no. 15797 at pg. 165 of Book B 41 (new), not enrolled in the Revenue Office, bearing survey no.314/9, admeasuring 3125 sq.mts and bounded as under :-

East : by public road

West : by drain of rain water

North : by property of heirs of Francisco S.Fernandes de Miranda.

South : by public road



2. That the owner of the property acquired title by virtue of the following documents :-

- a) Deed of sale dated 19/3/2018 in favour of Mr. Rajendra Raju Gadge.
- b) Form I & XIV of survey no.314/9 dated 17/4/2018 & 12/9/2016 with survey plan
- c) Nil Encumbrance Certificate dated 13/12/2016 & 15/12/2016 issued by Sub-Registrar of Bardez.
- e) Deed of Succession dated 3/12/2014
- f) Inscription & description certificate.
- g) Special Power of Attorney dated 13/11/2014.
- h) Deed of Gift Intervivos dated 7/6/1934
- i) Deed of Gift dated 2/5/1941.
- j) Sanad dated 23/7/2018 issued by Addl.Collector III, Mapusa, Goa.
- k) Construction license dated 22/6/2018 with approved plan issued by Village Panchayat of Salvador do Mundo.
- l) Letter dated 23/4/2018 for conversion of land.
- m) Letter dated 23/4/2018 for conversion of land issued by Town & Country Planning Dept.
- n) Public notice dated 06/9/2017.
- o) Power of Attorney dated 28/1/2017.
- p) Land Zoning Information dated 2/11/2017 & 21/3/2016 issued by Town & Country Planning Dept.
- q) Electricity Bill dated 28/10/2017.
- r) House tax receipt dated 17/11/2017 issued by Village Panchayat of Salvador do Mundo.
- s) Water bill dated 15/9/2017 issued by PWD.
- t) Deed of Succession dated 1/12/2014.



u) Memorandum of Understanding dated 26/9/2018.

3. The Title History of the said plot for the last 30 years shows the following chain of transactions:-

The said property originally belonged to Caetano Francisco D'souza & his wife Especiosa M.D'souza who had two sons late Ligorio A. D'souza & late Joaquim X. D'souza.

Mr. Joaquim X. D'souza became owner of 1/3rd part of the property by virtue of Orphanological inventory proceeding held in the civil court, Mapusa on the death of his father.

Mr. Ligorio A. D'souza was owner of 2/3rd part of the property by Deed of Gift Intervivos dated 07/06/1934 drawn at fl. 97 onwards of Book no.232 of Notary public as per the records of inscription no.13614 which gift was made by Mrs. Especiosa M.D'souza to whom 2/3rd part was allotted in the inventory proceeding.

Mr. Ligorio A. D'souza by Deed of Gift Intervivos dated 02/05/1941 drawn at fl.16 of Book no.306 reserved 1/3rd share in the property under description no.15797 to his brother Mr. Joaquim X. D'souza and accordingly Mr. Joaquim X. D'souza became exclusive owner of the property.

Mr. Joaquim X. D'souza & his wife Mrs. Ascenca F. de Souza out of their wedlock had four children, Mr. Crisologo A.F. D'souza, Mr. Valentino D'souza, Mr. Agnelo D'souza & Mr. Nelson D'souza.

Mr. Valentino D'souza & his wife Mrs. Anarita T. de Souza expired on 07/03/1996 & 26/5/2005 respectively leaving behind their heirs Mr. Elton P.Dsouza & his wife Mrs. Supriya G. Bandekar.

Mr. Crisologo A.F. D'souza was married to Mrs. Boanita Maurila Lobo e de Souza and Mr. Crisologo A.F. D'souza expired on 10/1/2013 without leaving any issues.

Mr. Agnelo D'souza & his wife Mrs. Maria G.D'souza both expired on 26/6/2008 & 10/2/2005 respectively leaving behind their heirs Mr. Mr. Caetano J.D'souza & his wife Mrs. Milagrine Mascarenhas, Mr. Francisco D'souza & his wife Mrs. Emilia N.Fernandes & Miss. Blanch A. D'souza which is confirmed as per Deed of Succession dated 01/12/2014 drawn at fl.86 of Book no.721 reverse in Notary Ex-officio, Panaji.

Being owners of the property Mr.Elton P.Dsouza & his wife Mrs. Supriya G. Bandekar, Mr.Nelson D'souza & his wife Mrs. Maria S. Falcao, Mr.Caetano J.D'souza & his wife Mrs.Milagrine Mascarenhas, Mr.Francisco D'souza & his wife Mrs.Emilia N.Fernandes & Miss.



Blanch A. D'souza and Mrs.Boanita M.Lobo e de Souza sold the property to Mr. Rajkumar Raju Gadge by Deed of sale dated 19/3/2018 registered in the office Sub-Registrar of Bardez under no.BRZ-BK1-01496, CD NO.BRZD795 dated 27/03/2018 and accordingly he become owner of the property and his title over the same is clear & marketable.

Accordingly the name of Mr. Rajkumar Raju Gadge appeared as occupant in Form I & XIV of survey no.314/9 dated 17/4/2018.

Accordingly I am in opinion that Mr. Rajkumar Raju Gadge is absolute owner in possession of the property and entitled to enter into Memorandum of Understanding for developing the said property with MEGA STRUCTURES REAL ESTATE LIMITED.

Being owner Mr. Rajkumar Raju Gadge, applied for Sanad dated 23/7/2018 issued by Addl.Collector III, Mapusa, Goa including Construction license dated 22/6/2018 with approved plan issued by Village Panchayat of Salvador do Mundo.

The Town & Country Planning Dept issued Land Zoning Information dated 2/11/2017 & 21/3/2016 to Mr. Rajkumar Raju Gadge.

By Memorandum of Understanding dated 26/9/2018 executed between Mr. Rajkumar Raju Gadge as vendor and Mega Structures Real Estate Limited as purchaser, the purchaser agreed to purchase the said property and develop the same for construction of multi-storeyed building after obtaining all required permissions in the name of Mr. Rajkumar Raju Gadge and further entitled to enter into agreement with prospective purchasers of flats, shops etc. making the owner as one of the parties.

I also perused and made necessary searches in the office Sub-Registrar of Bardez and it is found that said property is free from encumbrances as per Nil Encumbrance Certificates dated 13/12/2016 & 15/12/2016 issued by Sub-Registrar of Bardez.

Accordingly, the link in chain of transactions of title over the said property for the last more than 30 years has been properly established till date.

4. The necessary party has been joined in the documents and the documents have desired effect. The facts and events material to title have been satisfactorily proved.

5. All the relevant documents of title which have been mentioned hereinabove in connection with the said property which is placed before me are copies which I have tallied with the records of Sub-Registrar of Bardez.



6. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said property is transferable and the transferor has right to transfer the same.

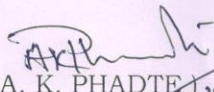
7. I have to certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up-to-date.

8. I have also verified that the said property is not attached by any Court of Law as per the inspections carried out by me in the respective offices and searches made by me in the office of Sub-Registrar of Bardez.

CERTIFICATE

I, certify that on the basis of all the documents produced before me including title deeds of the property produced before me, I am in opinion that the title of ownership has been properly established in the name of Mr. Rajkumar Raju Gadge who is absolute owner in possession of the property and entitled to enter into Memorandum of Understanding with MEGA STRUCTURES REAL ESTATE LIMITED who in turn developed the said property and construct multi-storeyed building and enter into agreement with prospective purchasers of flats, shops etc. making the owner as one of the party.

This title certificate is prepared at the request of MEGA STRUCTURES REAL ESTATE LIMITED based on the documents placed and produced before me and the same are compared in office of Sub-Registrar of Bardez and found the same are genuine to my satisfaction.


(A. K. PHADTE)
Advocate 10/10/2018
