

19/07/2024

To,

1. Mr. Ravindra Kumar Vashiste,
R/o. H. No.718,
Near Santoshi Mata Temple,
New Vaddem, Vasco-Da-Gama, Goa.
2. Mr. Gurusharan Singh Chawla,
R/o. Flat No.17/12, Sky Heights,
Jairamnagar, Dabolim, Goa.

Sir,

SEARCH REPORT/TITLE CERTIFICATE

At your request, I am herewith submitting the search report of the property described hereinbelow.

SCHEDULE OF THE PROPERTY

SCHEDULE-I

All that Property designated as Block-H, which by itself is part and parcel of the larger property known as 'ZAMBOLI-GALLY' or 'JAIRAM NAGAR' or "AFRAMENTO" or "GALLY" or "ZAMBO" or "ZABALINGALLY" or "GALLI" or "ZAMBOLIGALLE", situated at Dabolim, Goa, within the limits of Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.1263 at the reverse of folio 35 of Book B-4 of new series and enrolled in the Taluka Revenue Office under Matriz No.8, surveyed under survey No.23/1 of Dabolim Village.



SCHEDULE-II

All that Plot identified under No./Letter H-4 or H-4, admeasuring an area of 620.00 sq. mtrs., sub-divided from the property, more particularly described in Schedule-I hereinabove and the said plot is bounded as under:-

On the North : By Plot No.H-3;
On the South : By Plot No.G-2;
On the East : By Plot No.H-2;
On the West : 8.00 mtrs. wide road.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I & XIV in respect of the property surveyed under No.23/1 of Dabolim village.
2. Survey Plan in respect of the property surveyed under No.23/1 of Dabolim village.
3. Land Description Certificate No.1263 at the reverse of folio 35 of Book B-4 of new series.
4. Matriz Certificate No.8.
5. Deed of Gifts, Sale and Exchange dated 15/01/1961 recorded at pages 30 onwards, in the Book of Deeds 1117 Gift Deed dated 15/01/1961 recorded at pages 30 onwards, in the Book of Deeds 1117.
6. Deed of Renunciation of Usufruct dated 22/08/1974 registered under No.200 at pages 151 to 153, Book I, dated 26/08/1974.
7. Deed of Gift dated 10/11/1980 registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.291 at pages 94 to 97 of Book No..I, Vol. No.50 dated 31/01/1981.
8. Conversion Sanad dated 07/02/1983 issued by Office of the Collector of Goa, Panaji, Goa.
9. Sub-Division Plan (Block A to Block P)
10. Sub-division Plan (Block-H).
11. Deed of Sale dated 31/08/1984 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.100 at pages 126 to 131 of Book No.I, Volume 72 dated 18/09/1986.



12. Missing Certificate dated 14/03/2014 issued by Vasco Police Station.
13. Public Notice published in Times of India and Gomantak newspaper, both dated 31/05/2024.
14. Deed of Sale dated 06/05/2003 registered in the Office of the Sub Registrar of Mormugao at Vasco-Da-Gama under Reg. No.498 at pages 551 to 574 of Book No.I Volume No.388 dated 07/05/2003.
15. Deed of Sale dated 23/07/2013 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.1148-B at pages 205 to 217 of Book No.I, Volume 1568 dated 29/07/2013.
16. General power of Attorney dated 09/03/2010 executed by Mrs. Maria Francisca Vaz in favour of Mr. Giovanni Karl Vaz before the Notary Adv. (Mrs.) Vidhya Shet under Reg. No.6033/2013 dated 18/12/2013.
17. Deed of Sale dated 20/03/2014 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-BK1-00403-2014, CD No.MORD3 dated 21/03/2014.
18. Power of Attorney executed by Mrs. Bhavana Patsaria in favour of Mr. Amit Patsaria before Notary Adv. N. S. Gurjar dated 06/02/2022.
19. Agreement for Sale dated 22/02/2022 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-290-2022, dated 23/02/2022.
20. Deed of Sale dated 23/05/2022 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-861-2022, dated 24/05/2022.
21. NOC from Goa Naval Area dated 26/03/2023.
22. Development Permission Order under No.MPDA/9-V-52/2023-24/683 dated 25/09/2023 issued by Mormugao Planning and Development Authority.
23. Construction Licence No.VP/CHI/11/Const/2023-24/42/3140 dated 15/03/2024 issued by Village Panchayat of Chicalim.
24. NOC from Primary Health Centre dated 09/02/2024.
25. Approved Construction Plan.
26. Nil Certificate of Encumbrance on Property under No.244 of 2014 dated 05/03/2014 for the period from 23/07/2013 to 03/04/2014.
27. Nil Certificate of Encumbrance on Property under No.820 of 2021 dated 23/12/2020 for the period from 20/03/2021 to 21/12/2021.
28. Nil Certificate of Encumbrance on Property under No.NEC/10/2024/555 for the period from 17/05/1994 to 17/05/2024.



DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a property known as "ZAMBOLI-GALLY" or 'JAIRAM NAGAR' or "AFRAMENTO" or "GALLY" or "ZAMBO" or "ZABALINGALLY" or "GALLI" or "ZAMBOLIGALLE" surveyed under No.23/1 of Dabolim village originally belonged to Smt. Baguem Caro alias Indira Sinai Caro also known as Indira Sinai Kare resident of Margao.

Said Smt. Baguem Caro by virtue of Deed of Gifts, Sale and Exchange dated 15/01/1961 recorded at pages 30 onwards, in the Book of Deeds 1117, gifted the said property to her son Mr. Jairam Vaikunth Kare reserving for herself during her lifetime usufruct of the said property.

Said Smt. Baguem Caro by a Deed of Renunciation of Usufruct dated 22/08/1974 registered under No.200 at pages 151 to 153, Book I, dated 26/08/1974 renounced, surrendered and relinquished the usufruct of said property in favour of Mr. Jairam Vaikunth Kare thus making him the absolute owner of the said property.

Said Mr. Jairam Vaikunth Kare along with his wife Mrs. Lalita Jairam Kare and his brother Mr. Vasant Vaikunth Kare formed a partnership firm in the name "Dabhill Real Estate", declaring the said property having an area of 95,000 sq. mts.

Said "Dabhill Real Estate" sub-divided the said property into many sub-divisions, identified as Block A to Block P.

The said Partnership firm, Dabhill Real Estate was later on dissolved and thus the said Mr. Jairam Vaikunth Kare entitled to the said property.

Said Mr. Jairam Vaikunth Kare alongwith his wife Mrs. Lalita Jairam Kare sold some designated Blocks viz. Block-A, B, D, E, F, I and M to various purchasers.

Subsequently, said Mr. Jairam Vaikunth Kare alongwith his wife Mrs. Lalita Jairam Kare gifted the remaining Blocks viz. Block-C, G, H, J, K, L, N, O and P



admeasuring 4,000.00 sq. mtrs., 4,404.00 sq. mtrs., 4,071.00 sq. mtrs., 4,000.00 sq. mtrs., 2,822.00 sq. mtrs., 5,643.00 sq. mtrs., 2,542.00 sq. mtrs., 4,575.00 sq. mtrs. and 4,606.00 sq. mtrs. respectively to their sons, Mr. Sanjay Jairam Kare and Mast. Shailesh Jairam Kare (minor) vide Deed of Gift dated 10/11/1980 registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.291 at pages 94 to 97 of Book No..I, Vol. No.50 dated 31/01/1981.

Said Mr. Jairam Vaikunth Kare obtained Conversion Sanad from Office of the Collector of Goa, Panaji, Goa dated 07/02/1983 for conversion of an area of 75,217.00 sq. mtrs. into non-agricultural use.

Said Mr. Sanjay Jairam Kare upon obtaining Permission Order from Mormugao Planning and Development Authority under No.MPDA/PER/354/82-83 sub-divided one of the Block identified as Block-H into various sub-plots.

Said Mr. Sanjay Jairam Kare alongwith his wife Mrs. Shita Sanjay Kare and Mr. Shailesh Jairam Kare (bachelor) sold one of the sub-divided plot being Plot No.H-4 admeasuring 620.00 sq. mtrs. (more particularly described in Schedule-II hereinabove and hereinafter referred to as the "said plot") to Mr. H. S. Bawa alias Harbachan Singh Bawa as Karta of H.U.F. vide Deed of Sale dated 31/08/1984 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.100 at pages 126 to 131 of Book No.I, Volume 72 dated 18/09/1986

It is seen from the records that the original Deed of Sale dated 31/08/1984 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.100 at pages 126 to 131 of Book No.I, Volume 72 dated 18/09/1986 has been misplaced/lost and in this connection a missing report has been lodged with Vasco Police Station on 14/03/2014 by one Mr. Giovanni Karl Vaz which is registered as Missing Article No.910/14 dated 13/03/2014. However, the same was not published in the local newspaper.

In view of the above a public notice dated 29/05/2024 which was published in two daily newspaper being "Gomantak" and other on "Times of India" on 31/05/2024 was published.

The Notice period got expired on 14/06/2024 and the document was neither traced nor there was any claim or any objection from any Person/s.



Said Mr. Harbachan Singh Bawa sold the said Plot H-4 to M/s. ANS Constructions Limited, a Company vide Deed of Sale dated 06/05/2003 registered in the Office of the Sub Registrar of Mormugao at Vasco-Da-Gama under Reg. No.498 at pages 551 to 574 of Book No.I Volume No.388 dated 07/05/2003.

Said M/s. ANS Constructions Limited sold the said Plot H-4 to Karma Constructions, a Proprietorship concern of Mr. Giovanni Karl Vaz vide Deed of Sale dated 23/07/2013 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.1148-B at pages 205 to 217 of Book No.I, Volume 1568 dated 29/07/2013.

By a Deed of Sale dated 20/03/2014 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-BK1-00403-2014, CD No.MORD3 dated 21/03/2014, said Karma Constructions, a Proprietorship concern of Mr. Giovanni Karl Vaz alongwith Mrs. Maria Francisca Vaz sold the said Plot H-4 to Mr. Amit Patsaria.

By an Agreement for Sale Sale dated 22/02/2022 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-290-2022, dated 23/02/2022, said Mr. Amit Patsaria agreed to sell the said Plot No.H-4 to Mr. Ravindra Kumar Vashiste and Mr. Gurusharan singh Chawla.

By a Deed of Sale dated 23/05/2022 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-861-2022, dated 24/05/2022, said Mr. Amit Patsaria sold the said Plot No.H-4 to Mr. Ravindra Kumar Vashiste and Mr. Gurusharan singh Chawla.

And as such said Mr. Ravindra Kumar Vashiste and Mr. Gurusharan singh Chawla became the absolute owners of the said Plot No.H-4.

Said Mr. Ravindra Kumar Vashiste and Mr. Gurusharan singh Chawla obtained Development Permission Order from Mormugao Planning and Development Authority under No.MPDA/9-V-52/2023-24/683 dated 25/09/2023 and Construction Licence from Village Panchayat of Chicalim under



No.VP/CHI/11/Const/2023-24/42/3140 dated 15/03/2024 and other required approvals/permission from the competent authorities for construction of Multi-Family Dwelling on the said plot and as such the proposed construction is legal in nature.

ENCUMBRANCES, IF ANY

The Nil Certificate of Encumbrance on property under No.244 of 2021 dated 05/03/2014 from 23/07/2013 to 03/04/2014, No.820 of 2021 dated 23/12/2020 20/03/2021 to 21/12/2021 and No.NEC/10/2024/555 from 17/05/1994 to 17/05/2024 have been produced before me which certify that the said property has no encumbrances.

OPINION

On perusal of all the documents produced before me for verification listed from Sr. No.1 to 28 and what has been discussed hereinabove I am of the opinion that Mr. Ravindra Kumar Vashiste and Mr. Gurusharan singh Chawla have acquired clear and marketable title on the said plot described in Schedule-II hereinabove and that the proposed construction of Multi-Family Dwelling on the said plot is legal in nature.



Mangurish U. Kenkre

**(Mangurish Kenkre)
Advocate**