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Date :- 28/08/2020

Title Report of Plot Lote No. 17 belonging to M/S SHANAY DEVELOPERS situated in village Curchorem of Taluka Quepem - Goa.

I, the undersigned advocate on the basis of the original title deeds forwarded to me pertaining to the said immovable property and the other information submitted by the party concerned, I have conducted a detailed search and investigation and accordingly I submit my report as under:-

1. Names and Address(s) of the Title holders:

M/S SHANAY DEVELOPERS, a partnership firm, duly registered with the Registrar of Firms Margao , Salcete – Goa under NO. MGO-F6MGO-F67-2018, dated 14/3/2018, having registered office at house NO. 363/A, Madhegal, Kakoda , Curchorem – Goa , represented by its partner Shri Nelson Antao, son of late Custodio Antao, aged 41 years, occupation business, Indian National, resident of H. No. 363/A, Kakoda, Curchorem – Goa.

2. Title deeds in original seen by me:-

i) Sale deed dated 27 - 9 - 2019.

Vide this sale deed M/S. SHANAY DEVELOPERS purchased the said plot Lote 17, admeasuring an area of 1313 sq.mts. from Santano Fernandes.

ii) Sanad dated 10 - 8 - 1988 issued by Deputy Collector, Quepem.

In the name of Santano Fernandes.



- iii) Technical Clearance Order dated 11 - 5 - 2020 issued in the name of M/s. Shanay Developers by office of Deputy Town Planner, Town and Country Planning Department, Quepem.
- iv) Construction License dated 16 - 7 - 2020 issued in the name of M/s. Shanay Developers for the construction of residential building.
- v) Approval of Construction Plan approved by Chief Engineer of Curchorem Cacora Municipality in the name of M/s. Shanay Developers.
- vi) Nil Encumbrance Certificate of property from 1-1-2015 to 29-05-2019.
- vii) Survey I & XIV Form of survey No.137/4 showing the name of M/S. SHANAY DEVELOPERS in the occupants column.

3. Description of the immovable property:-

<u>Survey No.</u>	<u>Extent Area</u>	<u>Location</u>	<u>Boundries</u>
137/4	1313 sq.mts.	Curchorem	East: by lote No.14 bearing survey No. 137/6 West: by lote No.18 bearing survey No. 137/2 North: by lote No.16 bearing survey No. 137/3 South: by public road.

4) Search in Sub Registrar's office:-

I have carried out the search in the register of the office of Sub - Registrar Quepem and nil encumbrance Certificate and it is confirmed that the property is free from any encumbrance.



i) **Location of property:**

ALL THAT Plot Lote No.17, admeasuring an area of 1313 sq.mts. of the property known as "PONGUIRVOLAVORIL MORDY BAGAT" also known as "PONTEMOL" situated at Curchorem Village, within the jurisdiction of Curchorem-Cacora Municipal Council, Taluka Quepem, District of South Goa, State of Goa, enrolled as a whole in the Revenue office under Matriz No.56, Land registration No.1468 of the B-7 and surveyed under no.137/4 of Curchorem village.

ii) **Investigation, flow/tracing of Title and Search:-**

WHEREAS in the village of Curchorem of Taluka and Sub-District of Quepem, District of South Goa and State of Goa within the limits of Curchorem Cacora Municipal Council there exists a property known as "PONGUIRVOLAVORIL MORDY BAGAT" also known as "PONTEMOL" situated at Curchorem Village and same is bounded as under:-

On the East :- by paddy field Ponguirvolla of Comunidade;

On the West :- by wall beyond which lies the property Mordy of said comunidade;

On the North:- by property Sidibaga of Jose Micael Santana Fernandes;

On the South:- by the said wall (Cerco).

➤ THAT the said Plot Lote No.17, admeasuring an area of 1313 sq.mts., was originally purchased by Smt. Rita Filomina D'Souza E Pereira by virtue of Deed of Sale dated 25-6-1966 duly registered in the office of Sub-registrar of Quepem under No.197 at pages 64 to 67 of Book I, Vol. No.5, dated 7-9-1966.

- THAT thereafter the said plot was purchased by vendor No.1 in the present sale deed namely Shri. Santano Fernandes from the earlier owners Smt. Rita Filomena D'Souza and her husband Shri Eusebio Custodio Pereira vide deed of sale dated 29/4/1985 duly registered in the office of Sub-registrar of Quepem under No.161 at pages 40 to 45 of Book I, Vol. No.82, dated 4-9-1985
 - THAT after the purchased of the said plot lote no.17 the present owner Shri. Santano Fernandes constructed a residential house bearing no. 1129 in the said plot by obtaining construction licence dtd. 11/08/1989.
 - THAT said M/S. Shanay Developers desire to construct a residential building in the said plot Lote no.17 and for that purpose obtained construction license dated 16 - 7 - 2020 in the name of M/s. Shanay Developers.
 - THAT the original owner Shri. Santano Fernandes obtained Sanad dated 10 - 8 - 1988 in respect of said plot lote no. 17 issued by Deputy Collector, Quepem for the purpose of construction of residential building.
 - THAT M/s. Shanay Developers obtained Technical Clearance Order dated 11 - 5 - 2020 from the office of Town and Country Planning Department, Quepem.
- iii) I have confirmed the original title deeds submitted by the present owner M/S. Shanay Developers which are compared with the originals title deeds which are registered in the office of Sub-Registrar of Quepem.

iv) I have confirmed that the said plot Lote no. 17 is not ancestral property and /or under joint ownership. But it is a self acquired property.

v) Minor's interest:

- It is verified and confirmed that there is no minor's interest.

5. It is confirmed that there is no Urban Land (ceiling and Regulation) Act 1976 applicable as in Goa no such Rule is applicable.

6. It is confirmed and verified that the said property is not acquired under Land Acquisition Act 1894/2014 and no other Act is applicable.

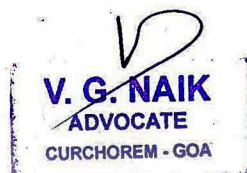
7. It is confirmed and verified that the property is not of lease hold.

8. It is verified and confirmed that the said property is not an agricultural land.

9. It is verified and confirmed that from the Nil Encumbrance Certificate obtained from the Sub-Registrars office that there is no Encumbrance or any dues are outstanding by the original owners.

10. It is confirmed that the said property does not belongs to any trust.

11. It is confirmed that a proper value of stamp duty is paid at the time of execution of sale deed.



12. It is confirmed that there is a proper approval of building plan, permission of appropriate local authority

13. it is confirmed that the name of the present land owner i.e. M/s. Shanay Developers is duly recorded in the survey record in the occupants column.

Certificate:-

I, hereby certify that I have searched and verified the information by inspecting the original documents and accordingly I furnish my report. I certify that I have compared the title deeds in original given to me with the copy of it in the office of Sub- Registrar and has confirmed that both are tallying with each other. The statement and other information given in report are correct and true. I certify that the owner of the Property/ **plot Lote No. 17 namely M/S. Shanay Developers** is having a valid, clear, absolute and marketable title over the property plot lote No.17 of the property known as **“PONGUIRVOLAVORIL MORDY BAGAT”** also known as **“PONTEMOL”** situated at Curchorem Village.

Yours Sincerely,


(V. G. Nair)
Advocate
