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SEARCH REPORT

At the request of RADVIN MEDIA PVT. LTD, the Search Report and Title Clearance Certificate is issued in respect of the landed property known as 'Zamblichem Bhat' or Chamaranchi Valli' admeasuring 3975 square metres situated at Assagao, Bardez Goa.

1. DESCRIPTION OF THE PROPERTY:

All That landed ALL THAT property known as 'Zamblichem Bhat' or Chamaranchi Valli' admeasuring 3975 square metres situated at Assagao, which property is neither registered in the Land Registration Office nor enrolled in the Taluka Revenue Office but is surveyed under survey no. 197/1 of Village Assagao, within the limits of Assagao Village Panchayat, Sub District of Bardez, North Goa District, State of Goa, which belongs to **Miss Camflesai D'Souza**

2. I have perused the records of **Miss Camflesai D'Souza**, in respect of property described hereinabove and I



certify that the title which I have verified is genuine and the title of ownership in respect of the property is clear, marketable and unencumbered.

I have also made searches in the office of Registration, Town and Country Planning Department, Office of Village Panchayat of Assagao, and it is found that the said property is not encumbered or the development of the said property is not affected in any manner as per the records available in the said offices.

3. DOCUMENTS STUDIED/OFFICES SEARCHED :

2. Form 1 & XIV of the property surveyed under survey no. 197/1 of Village Assagao
3. Copy of Survey Plan
4. Copy of Deed of Sale dated 28th December, 2007
5. Copy of Deed of Sale dated 8th August, 2019
6. Copies of Sanad dated 28/11/2008 of the properties surveyed under survey no. 197/1 of Village Assagao issued by the Addl. Collector, North Goa.
7. Copy of Technical Clearance Order dated 18/02/2022, issued by Office of the Senior Town and Country Planning Department.
8. Copy of Construction Licence No. 65/2021-22, bearing Reference No. V.P./Ass/2021-22/1763, dated 21/02/2022 issued by Village Panchayat of Assagao.



9. Copy of NOC issued from PHC Siolim Health Centre dated 17/03/2022.

4. Chain of Title in respect of the said property for the last 50 years:

It is seen from the last 50 years record, originally the above said Property belonged **Miss Camflesai D'Souza**

I have also Considered Form I & IV Manually Whereas **Miss Camflesai D'Souza** name is appearing as Owner in the Occupant Coloumn.

Vide Deed of Sale dated 28th December, 2007, said Miss Camflesai D'Souza sold the said property admeasuring 3975 square metres surveyed under survey no. 197/1 of Village Assagao to Trend Infrastructure Pvt. Ltd. a Company incorporated under the Companies Act, 1956 having its registered office at H. No. A-2, Canal Colony, Okhla, New Delhi and accordingly Trend Infrastructure Pvt Ltd name is appearing in Form I and XIV manually after deleting the original owner name Miss Comflesia D'Souza.



I have perused the said Deed of Sale date 28 December, 2007 presented for registration in the Office of the Sub Registrar, Bardez, under Serial NO. 6288/08 duly registered under no. 87 at pages 73 to 87 of book No. 1, Volume No. 2009 dated 4.1.2008.

I have also perused survey plan of the said property surveyed under survey no. 197/1 issued by the Directorate of Settlement and Land Records, Panaji.

Thus said Trend Infrastructure Pvt. Ltd., thus became the exclusive owners of the property surveyed under survey no. 197/1 admeasuring 3975 square metres.

I have perused the Sanad copy dated 28/11/2008 issued by the Addl. Collector, North Gon, Panaji, in respect of the said properties surveyed under survey no 197/1 of Village Assagno, granting permission to change the use of land admeasuring 3026 sq mts of the property surveyed under no. 197/1 of Village Assagno, for residential purposes.

Vide Deed of Sale dated 08/08/2019, registered before the Sub Registrar of Bardez vide Registration No. BRZ-1-2779-2019, Document Serial No. 2019-BRZ-2829, dated 29/08/2019, said Trend Infrastructure Pvt. Ltd. sold the said property admeasuring 3975 square metres surveyed under survey no. 197/1 of Village Assagao to RADVIN MEDIA PVT. LTD, a



Company incorporated under the Companies Act, 2013 having its registered office at A 127, Niti Bagh, New Delhi and accordingly RADVIN MEDIA PVT. LTD name is appearing in Form I and XIV manually after deleting the name of Trend Infrastructure Pvt. Ltd.

I have perused form I & XIV computerized of the said property wherein it is found that the name of RADVIN MEDIA PVT. LTD., has been recorded in the Occupant' column.

I have perused the copy of Technical Clearance order dated 13/01/2022, bearing Ref No. TPBZ/1581/ASSG/TCP-22, issued by Town and Country Planning Department Mapusa Bardez Goa.

I have also perused the copy of Construction License No. 65/2021-22, bearing Ref No. V.P/ASS/2021-22/1763, dated 21/02/2022, issued by Village Panchayat of Assagao, Assagao Bardez Goa.

I have also perused the copy of NOC bearing No. DHS/2022/DHS0901/0023/349, dated 17/03/2022, issued by PHS Siolim Health Centre, of Assagao, Assagao Bardez Goa.

I have carried out searches and inspections in the Office of Land Registrar, Sub Registrar of Bardez, Court of Civil Judge,



Mapusa, Directorate of Settlement and Land Records, Collectorate of North Goa, Directorate of Archives, Village Panchayat of Assagao relating to the said property.

Upon perusal of the documents produced before me and the searches carried out by me, I am of the opinion that the property surveyed under survey no. 197/1 admeasuring an area of 3975 square metres situated at Assagao, Bardez Taluka, Goa is the exclusive ownership of RADVIN MEDIA PVT. LTD. and the said property are free from encumbrances having clean, clent and marketable title

5. I am satisfied that the said property which is subject matter of this report is free from all types of encumbrances. I have also verified that the said property is not attached or there is no any dispute pending in any court of law as per the records available and inspections carried out in respective offices.

6. I have to further add and say that there is no impediment of whatever nature in the respect of property under survey no. 197/1 of Village Assagao in Bardez Taluka, State of Goa and RADVIN MEDIA PVT. LTD hold a good marketable title over the said property.

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7. No tenancy laws are involved in this property, so also this property does not fall in C.R.Z. It is also seen that there is no interest of minors involved in this Property.

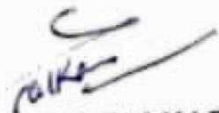
CERTIFICATE

I certify that the said property, in RADVIN MEDIA PVT. LTD have clear and marketable title over the said Property.

This certificate is issued at the request of RADVIN MEDIA PVT. LTD for their record.

Mapusa, Goa.

Date : 10.05.2022


(SIDDESH TALKAR)
Advocate

