



AMEY A. SHETYE

ADVOCATE
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Mob:-9822381919

Date: 16/7/2021

TITLE REPORT

This Title Report is submitted at the request of M/s Hayat Infrastructure , a partnership firm having its office at Shop no 20, Karma Point Building, Vasco Da Gama , Goa

SUBJECT MATTER

The Plot no 3 admeasuring an area of 1235 sq meters surveyed under survey no 116/4 of Chicalim Village , Mormugao Taluka, South Goa District , State of Goa . The said plot no 3 admeasuring an area of area of 1235 sq meters surveyed under survey no 116/4 of Chicalim Village is part and parcel of the property known as " GINA DE CASA " registered in the Land Registration Office of Salcete at Margao under no 42008 at page 5 of Book B no 109 new series and not enrolled in the Taluka Revenue Office situated at Chicalim within the limits of Village Panchayat of Chicalim Goa and the said plot no3 is surveyed under survey no 116/4 of Chicalim Village is bounded as under:-

On the East : By property of Jeromino S Cabral

On the West : By property of belonging to Mr Ensebio Sequeira

On the North : By the property belonging to Smt. Verediana Azaredo, Smt Fatima Jasinha Visitacao Vas e Azaredo also known as Fatima Menezes and Shi Matias Francisco Apolinario Tomas De Menezes also known as Francisco Menezes and 6 meters road



On the South : By property of Jeromino S Cabral

DERIVATION OF TITLE

The said property originally belonged to Verediana Azaredo, Smt. Fatima Jasinha Visitacao Vas e Azaredo alias Fatima Menezes and her husband Matias Francisco Apolinario Thomas De Menezes alias Francisco Menezes who divided the property into three plots i.e. plot No. 1, 2 & 3 respectively.

By a Deed of Sale dated 7/4/1986 duly registered with the sub registrar of Mormugao at registration No. 269 at pages 540 to 550 book I volume 46 said Verediana Azaredo, Smt. Fatima Jasinha Visitacao Vas e Azaredo alias Fatima Menezes and her husband Matias Francisco Apolinario Thomas De Menezes alias Francisco Menezes sold the plot No. 3 admeasuring an area of 1235 sq. mts to Mrs. Mubeena Bi and Yasmin Bi. Thus the title of plot No. 3 admeasuring an area of 1235 sq. mts of survey No. 116/4 of Chicalim Village vest in Mrs. Mubeena Bi and Yasmin Bi respectively.

By a Deed of Sale dated 19/2/2018 duly registered with the sub registrar of Mormugao said Mrs. Mubeena Bi and Yasmin Bi along with their respective spouses i.e. Mohammad Rafeek Saheb alias Mohammad Rafi Sahib and Shaikh Anwar Badsha respectively sold the plot No. 3 admeasuring an area of 1235 sq. mts of survey No. 116/4 of Chicalim Village to M/s Hayat Infrastructure a partnership of Mohammad Riswan and Shaikh Abdulla having office at shop No. 20, Karma Point, Vasco da Gama, Goa.

Thus the title in respect of the said area of 1235 sq meters surveyed under survey no 116/4 of Chicalim Village vest in M/s Hayat Infrastructure whose title to the said plot no 3



admeasuring area of 1235 sq meters surveyed under survey no 116/4 of Chicalim Village is clear and marketable.

The Deed of Sale 19/2/2018 is valid and can be legally acted upon.

ENCUMBRANCE IF ANY

After carrying out a due search in the office of the Sub-registrar of Mormugao, and the Land Registration Office at Mormugao for last 30 years I did not find any recorded encumbrances affecting the said plot no 3 admeasuring an area of 1235 sq meters surveyed under survey no 116/4 of Chicalim Village. Therefore I find is that the said plot no 3 admeasuring an area of 1235 sq meters surveyed under survey no 116/4 of Chicalim Village is free from encumbrances.

DOCUMENTS EXAMINED:

1. Copy of Deed of Sale dated 19/2/2018 duly registered with the sub registrar of Mormugao.
2. Copy of Letter dated 14/6/2021 issued by the Village Panchayat of Chicalim bearing Ref no VP/CHI/7/Health/Const/2021-22/347
3. Copy of NOC from the Directorate of Health Service Primary Health Centre Cortalim dated 16/6/2021 bearing Ref no PHC/CORT/NOC/CONST/21-22/241
4. Copy of No Objection Certificate dated 18/6/2021 bearing No. SDE-II/VSG/Tech-01/427 issued by the Assistant Engineer Electrical
5. Copy of Construction License dated 21/6/2021 bearing reference No. VP/CHI/11/2021-22/01/384 issued by Village Panchayat of Chicalim.
6. Copy of NOC from Naval Authorities dated 4/3/2021



7. Copy of Nil Encumbrance Certificate dated 27/7/2016 issued by the Sub Registrar of Mormugao
8. Copy of Form I & XIV of the property bearing survey No. 116/4 of Chicalim Village
9. Copy of structural Liability certificate dated 27/11/2019
10. Copy of Deed of Sale dated 7/4/1986 registered with the sub registrar of Mormugao under registration No. 269 at pages 540 to 550 book I volume 46
11. Copy of letter dated 14/6/2021 issued by Village Panchayat Chicalim bearing reference No. VP/CHI/7/Health/Cont./2021-22/347
12. Copy of Development Permission dated 11/6/2021 bearing reference No. MPDA/5-I-5/2021-22/267 issued by Mormugao Planning and Development Authority.
13. Copy of Survey Plan of the property bearing survey No. 116/4 of Chicalim Village
14. Copy of Sanad dated 11/12/2020 issued by the Collector South Goa Margao bearing No. AC-I/SAL/SG/CONV/101/2019/14202
15. Copy of Affidavit dated 1/8/2016 duly executed before Notary Mangurish Kenkre at registration No. 822/2016
16. Copy of Affidavit cum NOC dated 19/3/2018 executed before Vidya Shet at registration No. 6205/2018
17. Copy of Deed/ Memorandum of Cancellation dated 3/1/2015 executed before Notary Surajkumar Naik at registration No. 90/2015
18. Deed of Revocation of Power of Attorney dated 3/1/2015 executed before Notary Surajkumar Naik at registration No. 91/2015
19. Copy of the plan of the building to be constructed on the plot No. 3 admeasuring an area of 1235 sq. mts of the property bearing survey No. 116/4 of Chicalim Village
20. Copy of Order of payment of Infrastructure tax dated 10/6/2021 issued by Mormugao Planning and



Development Authority bearing reference No.
MPDA/Infrastructure.Tax/5-I-5/2021-22/254

OPINION:-

Subject to the documents perused, I certify that M/s Hayat Infrastructure a partnership firm of Mohamed Riswan and Shaikh Abdulla have got clear and marketable title to Plot no 3 admeasuring an area of 1235 sq meters surveyed under survey no 116/4 of Chicalim Village , which plot no 3 is part and parcel of the property known as "Gina De Casa" .

I further certify that urban land ceiling Act is not applicable in the State of Goa & there is no legal bar to mortgage the said property .

(Amey Anand Shetye)

Adv. AMEYA A. SHETYE
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