

PRATIMA KHOBREKAR @ CHODANKAR

**LL.B(Hons)
Advocate & Notary**

.Office.

Office No.14, Phoenix Plaza,
Feira Alto, Mapusa-Goa
Mob:9823711006

C/o. SMART ZONE,
Office No.4, Ground Floor,
Zeib Tower, Bicholim-Goa.

Residence: H.No.446, Sawanwada,
Mayem, Bicholim-Goa.
Ph.0832-2387098

Date :10.10.2018

TITLE VERIFICATION AND SEARCH REPORT

This Title verification and Search Report is given at the request of M/S S. V. DEVELOPERS, a duly registered Partnership Firm, having Office at Shri Vastu Garden, Kadapawado, Survey No. 103, Cuchelim, Mapusa, Bardez, Goa, in respect of property bearing P.T. Sheet No. 5 Chalta No. 103, having an area of 2417 sq.metres, situated at Cuchelim, Mapusa, Bardez - Goa, owned by Mrs.Virginia Fernandes alias Verginia Pereira, Mr.Francis Joseph Pereira, Mrs.Rochell E D'souza, Mr. Joe Lawrence Pereira all residents of H.No.61, St. Joseph Vado, Cuchelim, Mapusa, Bardez-Goa.

1. NAME AND ADDRESS OF THE TITLE HOLDER

Mrs. Virginia Fernandes alias Verginia Pereira Mr. Francis Joseph Pereira, Mrs. Rochell e D'souza, Mr. Joe Lawrence Pereira, All residents of H.No. 61, St. Joseph Vado, Cuchelim, Mapusa, Bardez, Goa.

2. TITLE DEEDS IN ORIGINAL SEEN BY ME

- a) Form No. 'B' issued by Inquiry Officer, City Survey Mapusa;
- b) Form No. 'D' issued by Inquiry Officer, City Survey Mapusa;
- c) Survey Plan issued by Inspector of Survey and Land Records Mapusa;



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- d) Deed of Succession and Heirship dated 27.09.1988;
- e) Inventory Proceedings bearing No. 239/2012/E initiated in the Court of Civil Judge Junior Division at Mapusa-Goa.
- f) Marriage Certificate bearing entry No.2/82.
- g) Death certificate of Francisco Joao B Pereira
- h) Death certificate of Joana Consesao De Souza e Pereira alias Jaaon Cosesaon Pereira
- i) Deed of Partnership dated 29.12.2012
- j) Registration of Firms at Panaji under Reg.No.35/2013 at page 156 volume XXV dated 31.01.2013
- k) Agreement for Sale dated 19.01.2015
- l) General Power of attorney dated 16.07.2011
- m) General Power of attorney dated 05.01.2015
- n) Development permission dated 03.07.2018
- o) NOC from Urban Health Centre, Mapusa-Goa dated 18.07.2018
- p) NOC from the Office of Assistant Engineer Sub-Division II DXVII (PHE-N) PWD, Mapusa-Goa dated 23.07.2018
- q) NOC from the Office of Sub-Divisional Engineer, Electricity Department, Sub-Division I (U) Mapusa-Goa dated 10.07.2018
- r) Payment Letter dated 28.09.2018 issued by Mapusa Municipal Council
- s) Memorandum dated 24.03.207 from the Office of District Collector North Goa



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- t) Report from the office of Mamlatdar of Bardez at Mapusa Goa to Additional Collector -III of Bardez at Mapusa Goa 12.04.2017
- u) Report from the office of Deputy Conservator of Forest, North Goa Division At Ponda-Goa to Additional Collector -III of Bardez at Mapusa Goa dated 29.05.2017
- v) Order from the office of District Collector North Goa issued dated 19.06.2017
- w) Report from Inspector of Survey & Land Records, City survey, Mapusa-Goa dated 20.07.2017 to Additional Collector-III, North Goa District, at Mapusa-Goa
- x) Nil Encumbrance Certificate dated 05.04.2018

DESCRIPTION OF IMMOVABLE PROPERTY

All that property surveyed under Chalta No.103 of P.T.Sheet No.5 of Kucheli-Mapusa City, situated within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and. The said property is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office. The said property admeasuring an area of 2417 sq. metres, and it is bounded as under :-

On the East : by the property surveyed under Chalta No.82
and 106 of P.T. Sheet No.5;

On the West : by the property surveyed under Chalta No.81



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and 93 of P.T. Sheet No.5;;

On the North : by the property surveyed under Chalta
No.102 of P.T. Sheet No.5; and

On the South : by the property surveyed under Chalta
No.104 of P.T. Sheet No.5;

SEARCH IN SUB-REGISTRAR'S OFFICE

i. LOCATION OF THE PROPERTY:

The Said Property is situated at Cuchelim, Mapusa, Bardez-Goa within the Jurisdiction of Sub-Registrar of Bardez.

ii. SEARCH AND INVESTIGATION

By Form No. 'B', issued by Inquiry Officer, City Survey Mapusa. it is seen that the property bearing Chalta No. 103 of P. T. Sheet no. 5 was jointly owned by Shri. Domingos P.A.Pereira and Shri.Joao Thomas B.Pereira, who were confirmed as owners in the year 1982, where in it is seen that notice was served on 19.04.82.

By Deed of Succession and Heirship dated 27.09.1988, it is seen that Francisco Joao B Pereira and his wife Joana Consesao De Souza e Pereira alias Jaaona Cosesaon Pereira, both expired on 08.01.1960 and 02.08.1986 respectively at Cuchelim, Mapusa, Bardez- Goa leaving behind their two sons as their only and universal heirs, Mr. Joao Thomas B. Pereira and Mr. Domingos Paulo Ascencao



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Peraira, upon their death said Deed of Succession and Heirship was initiated in the office of Sub-Registrar of Bardez.

By the certified copy of Inventory Proceedings no. 239/2012/E initiated in the Court of Civil Judge Junior Division at Mapusa-Goa initiated by Mrs.Virginia Fernandes alias Verginia Pereira, upon the death of Francisco Joao B Pereira, his wife Joana Consesao De Souza e Pereira alias Jaaon Cosesaon Pereira, Joao Thomas B.Pereira and her husband Mr. Domingos Paulo Ascencao Peraira, in which the above said property described as Item No. 5 in the list of assets, is neither enrolled in Land Revenue Office of Bardez at Mapusa, nor described in the Land Registration Office.

As per the said Inventory Proceedings, the Item No.5 was jointly taken in auction by Mrs.Virginia Fernandes alias Verginia Pereira, Mr. Francis Joseph Pereira and Mr.Joe Lawrence Pereira.

By Deed of Partnership dated 29.12.2012 executed before Notary Sayed Abbas, at Panaji-Goa under Reg. No.2252/2013 dated 16.01.2013 Shri.Kiran A. Dabolkar and Smt.Vrunda K.Dabolkar, formed a Partnership firm under name M/s. S.V. Developers, having Office at 95-C-5, Shree Samrudhi, Alto Guimerise, Panaji-Goa and the said partnership firm is registered with the Registrar of Firms at



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Panaji Under Reg. No.35/2013 at page 156 Volume No. XXV dated 31.01.2013.

By Agreement for Sale dated 19.01.2015 registered in the Office of Sub-Registrar of Bardez at Mapusa under Book 1 Document bearing Reg. No.BRZ-BK1-00317-2015 CD Number BRZD760 dated 19.01.2015 said Mrs.Virginia Fernandes alias Verginia Pereira, Mr. Francis Joseph Pereira and Mr.Joe Lawrence Pereira agreed to sell the said property to said M/s. S.V. Developers, represented through its partner Shri.Kiran A. Dabolkar.

By General Power of Attorney executed before Advocate and Notary Mr. Charan Singh at Maharashtra (India) under registered No.31, dated 5.1.2015, Mr. Francis Joseph Pereira and his wife Mrs.Rochell E.D'Souza has given powers to Mrs.Virginia Fernandes alias Verginia Pereira to sell the said property.

By General Power of Attorney dated 16.07.2011 executed before Advocate and Notary at Mapusa-Goa, Mrs. S.V.Thali under registered No.294/2011, Mr.Joe Lawrence Pereira has given powers to Mrs.Virginia Fernandes alias Verginia Pereira to sell the said property.



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North Goa Planning and Development Authority, Panaji granted Development permission vide its No.NGPDA/M/1573/503/18 dated 03.07.2018 subject to the issue of construction Licence from the Mapusa Municipal Council and NOC from PWD, Health Department and Electricity Department.

Directorate of Health Services, Urban Health Centre, Mapusa-Goa issued provisional NOC for proposed construction of revised plan of Commercial cum residential vide its no. UHCM/NOC-Const./2018-19/640 dated 18.07.2018.

Office of Assistant Engineer Sub-Division II DXVII (PHE-N) PWD, Mapusa-Goa issued provisional NOC for proposed construction of revised plan of Commercial cum residential vide its no. PWD/SDII/PHE-N/F/10/643/18-19 dated 23.07.2018

Office of Sub-Divisional Engineer, Electricity Department, Sub-Division I (U) Mapusa-Goa issued NOC for construction of revised plan of Commercial cum residential vide its no. AE-I (U)/VI/O&M/ 2018-19/Tech-40/956 dated 10.07.2018



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Mapusa Municipal Council issued payment letter to said Mrs.Virginia Fernandes alias Verginia Pereira for the issue of construction Licence vide its No. MMC/Engg/6641/2018 dated 28.09.2018.

Office of District Collector North Goa issued Memorandum dated 24.03.2017 vide 4/39/CNVIAC-III/2017/379, directing Mamlatdar of Bardez at Mapusa-Goa, Deputy Conservator of Forest North Goa Division at Ponda-Goa and Town & Country Planning Department, Mapusa-Goa, to conduct an inquiry and site inspection of property bearing Chalta No.5 P.T.Sheet No.103 of Cuchelim, Bardez-Goa upon receiving the application of Mrs. Virginia Fernandes alias Verginia Pereira dated 09.12.2016 for the grant of permission for the conversion of use of land from Agricultural to Non-Agricultural purpose in respect of the property bearing Chalta No.5 P.T.Sheet No.103 of Cuchelim, Bardez-Goa.

Office of Mamlatdar of Bardez at Mapusa Goa submitted report to Additional Collector -III of Bardez at Mapusa Goa vide No.MAM/BAR/CI-I/Conv/2016/1118 dated 12.04.2017 after conducting the necessary inspection in the matter of conversion of use of land from Agricultural to Non-Agricultural purpose in respect of the



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property bearing Chalta No.5 P.T.Sheet No.103 of Cuchelim, Bardez-Goa.

Office of Deputy Conservator of Forest, North Goa Division At Ponda-Goa submitted report to Additional Collector -III of Bardez at Mapusa Goa vide No. 5/CNV/BAR-07/DCFN/Tech/2017-18/132 dated 29.05.2017 after conducting the necessary inspection in the matter of conversion of use of land from Agricultural to Non-Agricultural purpose in respect of the property bearing Chalta No.5 P.T.Sheet No.103 of Cuchelim, Bardez-Goa.

Office of District Collector North Goa issued order dated 19.06.2017 vide 4/39/CNVIAC-III/2017/705, forwarded the application of Mrs. Virginia Fernandes alias Verginia Pereira dated 09.12.2016 for the grant of permission for the conversion of use of land from Agricultural to Non-Agricultural purpose in respect of the property bearing Chalta No.5 P.T.Sheet No.103 of Cuchelim, Bardez-Goa to the office of Inspector of Survey & Land Records, City survey, Mapusa-Goa.

Inspector of Survey & Land Records, City survey, Mapusa-Goa submitted report dated 20.07.2017 to Additional Collector-III, North Goa District, at Mapusa-Goa vide No.52/CNV/CITY/MAP/17/1097 in



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the matter of conversion of use of land from Agricultural to Non-Agricultural purpose in respect of the property bearing Chalta No.5 P.T.Sheet No.103 of Cuchelim, Bardez-Goa.

Nil Encumbrance Certificate Dated 05.04.2018 issued by Sub-Registrar of Bardez at Mapusa certifies that no encumbrance is affecting the said property for the period 19.01.2015 to 05.04.2018.

CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report, Sub-Registrar of Bardez at Mapusa, Mapusa Municipal Council, Electricity Department, Office of Assistant Engineer Sub-Division II DXVII (PHE-N) PWD, Mapusa-Goa, Urban Health Centre, Mapusa-Goa, North Goa Planning and Development Authority, Panaji, Office of City Survey Mapusa, Office of Mamlatdar of Bardez at Mapusa-Goa, Office of Deputy Conservator of Forest, North Goa Division at Ponda-Goa, Additional Collector-III, North Goa District, at Mapusa-Goa, Office of District Collector North Goa. The Statements and other information given in this report are correct and true. I further certify that said Mrs.Virginia Fernandes alias Verginia Pereira, Mr. Francis Joseph Pereira and Mr.Joe Lawrence Pereira, have got valid , clear, absolute and marketable title



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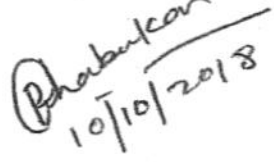
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over the said property mentioned above and to enter into Agreement for sale dated 19.01.2015 with said M/s. S.V.Developers and since said agreement dated 19.01.2015 said between Mrs.Virginia Fernandes alias Verginia Pereira, Mr. Francis Joseph Pereira and Mr.Joe Lawrence Pereira and M/s. S.V.Developers is subsisting purchasers of the premises in the said building project "SHREE VASTU GARDEN" shall hold absolute, clear, valid and marketable title.

Mapusa,

Date :10.10.2018


(Pratima Khobrekhar

@ Chodankar)

Advocate

