

Shri PRASHANT PAINGINKAR

ADVOCATE

B. COM, L.L.B

Office:- NO. 15, 1st floor, Anandi Apartments,

Chaudi Canacona Goa

(M. NO.): - 9527047994

DATED:- 28 /03/2024

SUB:- TITLE SEARCH REPORT OF THE PROPERTY AND THE
BUILDING CONSTRUCTED TEHREON .

- a. plot of land admeasuring 615 sq.mts under survey no. 98/3-A of
Village Chaudi , Taluka Canacona Goa
- b. plot of land admeasuring 413 sq. mts under survey no. 98/4-A of
Village Chaudi , Taluka Canacona Goa
- c. plot of land admeasuring 133 sq. mts under survey no. 98/4-B of
Village Chaudi , Taluka Canacona Goa

That all the plots are situated within the limits of Canacona
Municipal Council, Taluka Canacona Goa.

Dear Sir,

.2/-

With reference to the request on the basis of documents forwarded to me pertaining to the said immovable property and the other information submitted to me, I submit my report as under:-

1. Documents seen by me:-

- I) Form no I & XIV of survey no. 98/3-A, 98/4-A and 98/4-B of Village Chaudi Taluka Canacona Goa .
- II) Survey plan of survey no. . 98/3-A, 98/4-A and 98/4-B of Village Chaudi, Taluka Canacona Goa.
- III) deed of sale dated 9/03/2006 registered under no. 75 at pages 476 to 499 of book No. 1 and volume No. 162 dated 10/03/2006.
- IV) Deed of sale dated 10-10-2002 registered before the sub-registrar of Canacona under no. 206 at pages 572 to 588 Book no. I volume no. 126 dated 14/10/2002
- V) Deed of sale dated 23/06/2008 registered before the sub-registrar of Canacona under no. 188 at pages 40 to 55 Book no. I volume no. 195 dated 24/06/2008
- VI) deed of gift dated 07/02/2023 registered under no. CAN-1-44-2023 dated 20-02-2023
- VII) Martiz certificate
- VIII) Three Nil encumbrance certificates

IX) Zoning certificate

X) Conversion Sanad dated 15/09/2022 under Ref. No. AC I/CAN/SG/CONV/83/2021/12026 thereby Office of the Collector, South Goa, Margao

XI) Technical Clearance Order dated 02/11/2023 under Ref. No. TPC/2308/chaudi/98/3-A, 4-A/98/4-B/2023/712 from Office of the Dy. Town Planner, Canacona

XII) Construction License dated 10/01/2024 under Ref. No. CMC/TECH. Sec/Const.Licence/Canacona/2023-2024/26 issued by Canacona Municipal Council

XIII) NOC from Health under Ref. No. DHC/2023/DHS0901/O0048/1745 bearing Ref.no. DHS092306611 dated 07/11/2023 issued by Canacona Health Centre, Canacona

2. DESCRIPTION OF IMMOVABLE PROPERTY:-

All that said plot admeasuring 546 sq mts which is part of the property known as XABUTILONGO or KASARBAG" of the first additions, situated at ward Nagorcem, within the limits of Canacona Municipal Council, Canacona Taluka and Sub-District, District of South Goa, State of Goa, not described in the Land

Registration Office of Quepem, but enrolled in the Land Revenue Office of Canacona Under Matriz No. 1256 (part) Bearing survey No. 98/4-A admeasuring 413 sq mts and survey no. 98/4-B admeasuring 133 sq mts. of Village Chaudi and the said plot are bounded on the East : By property of Pedro peter Fernandes and Pandhari Apaji Talwadkar under survey no. 98/5 and 98 /7, On the west : By property of Balwant Balkrishna Sinai Nagorcenkar under survey no. 98/3 , On the North By public Road and on the South : By Laxmi Dattatraya Bhagat & other under survey no. 98/9 . is hereinafter referred to as property No. 1

Note:- That on account of water pipeline and land acquired by Government the above plot is divided into two separate plots i.e plot admeasuring an area 133 sq.mts which is independently surveyed under survey no. 98/4-B of Village Chaudi and plot admeasuring an area 413 sq.mts which is independently surveyed under no. 98/4-A of Village Chaudi

AND

All that said PLOT which is part of the property known as **"XABABAGA alias KASARBAG"**, situated at ward Nagorcem, within the limits of Canacona Municipal Council, Canacona Taluka and

Sub-District, District of South Goa, State of Goa, not described in the Land Registration Office of Quepem, but enrolled in the Land Revenue Office of Canacona Under Matriz No. 1256 part and earlier surveyed under survey no. 98/3-A of Village Chaudi totally admeasuring 615 sq.mts . which is bounded On the east : By property under survey no. 98/4 of Village Chaudi , On the Wets : By property under survey no. 98/1 of Village Chaudi, On the North : By strip of land acquired by the Government for improvement of NH17 and south : By property under survey no. 98/8 and 98/9(part) of Village Chaudi and hereinafter referred to as property no. 2.

3. Location of the property:

The property is situated within the limits of Canacona Municipal Council and Sub District of Canacona, District of South Goa, State of Goa.

4. Report as per documents:-

- a. The said bigger property " **XABUTILONGO** or **KASARBAG**" of the first additions, situated at ward Nagorcem, within the limits of Canacona Municipal Council, Canacona Taluka and Sub-District, District of South Goa

situated at chaudi originally belonged to Sinai Nagorcenkar family from Canacona.

b. By Deed of sale dated 10-10-2002 registered before the sub-registrar of Canacona under no. 206 at pages 572 to 588 Book no. I volume no. 126 dated 14/10/2002 Mr. Narayan Nilu Komarpant purchased an area admeasuring 546 sq.mts from survey no. 98/4 of Village Chaudi from Sinai Nagarcenkar and after purchase said Narayan Nilu Komarpant got his name mutated and got the said partition partitioned form survey records and said portion admeasuring 546 sq. mts is independently surveyed under two independent survey no. 98/4-A admeasuring 413 sq mts and survey no. 98/4-B admeasuring 133 sq mts. of Village Chaudi and name of Narayan Nilu Komarpant is figuring in the survey records, which is the property no. 1 as described above.

c. That by deed of sale dated 9/03/2006 registered under no. 75 at pages 476 to 499 of bok No. 1 and volume No. 162 dated 10/03/2006 above described said property no. 2 ie area admeasuring 615 sq.mts from survey no. 98/3 part Village Chaudi was purchased by Mr. Vijay Anandrao Pai khot form Nagorcenkar family.

- d. by Deed of sale dated 23/06/2008 registered before the sub-registrar of Canacona under no. 188 at pages 40 to 55 Book no. 1 volume no. 195 dated 24/06/2008 Mr. Narayan Nilu Komarpant purchased the above described said property no. 2 area admeasuring 615 sq.mts from survey no. 98/3 (part) of Village Chaudi from Chaya Vijay Pai Khot and her husband Mr. Vijay Anandrao Pai khot and after purchase the said portion purchased by Narayan Nilu Komarpant got the same partitioned and is independently surveyed under survey No 98/3-A of village Chaudi, Taluka Canacona which is the property No. 2 as described above.
- e. That by deed of gift dated 07/02/2023 registered under no. CAN-1-44-2023 dated 20-02-2023 Mr. Narayan Nilu Komarpant and his wife Laksha Narayan Komarpant gifted the property no.1 bearing survey no. 98/4-A and 98/4-B described above and property No. 2 bearing survey no. 98/3-A to their son Omkar Narayan Komarpant.
5. That by virtue of said Deed of gift dated 07-02-2023 the Omkar Narayan Komarpant thus became exclusive owner of the said property no.1 and property no.2 described above.

a. That both the said property No. 1 and property no. 2 are shown on the plan annexed to the sale deeds purchased by Narayan Nilu Komarpant.

6. I have received three nil **Encumbrance** certificate which says that the said property no. 1 and property No. 2 are not encumbered.

7. **ZONING CERTIFICATE**

That the Zoning certificate issued by town and country planning department shows that the zone is settlement Zone

8. **Whether the property is acquired under land acquisition act 1894 and applicability of other State Legislations:-N.A.**

9. **Lease Hold Immovable Property:-**

Not leased.

10. **Investigation under Income Tax Act, 1961:-**

As per my inquiry with the applicant no permission is required from Income Tax office since there are no dues outstanding to Income Tax Dept pertaining to the said property.

11. The details of certified copies of Revenue record obtained to confirm that no dues are outstanding by the owner:-

The property surveyed under survey No. 98/4-A , 98/4-B and 98/3-A of village Chaudi , and recorded in form I and XIV which is a revenue record in the name Narayan Nilu Komarpant who have gifted the above land to his son Omkar Komarpant.

SEARCH REPORT AS FAR AS CONSTRUCTION OF BUILDING

As far as the such made in respect of the building to be constructed in the said above described property No. 1 and property No. 2 said Mr. Omkar Komarpant being the owner of said property No. 1 & property No. 2 for purpose of construction of building ie residential cum commercial building have has obtained following permissions, licenses and approvals:

- (i) Conversion Sanad dated 15/09/2022 under Ref. No. AC I/CAN/SG/CONV/83/2021/12026 thereby Office of the Collector, South Goa, Margao permitted the **OWNER/ BUILDER** to use an area admeasuring 1028 Sq. Meters of the SAID PROPERTY no. 1 & 2 for residential-cum-commercial use .
- (ii) Technical Clearance Order dated 02/11/2023 under Ref. No. TPC/2308/chaudi/98/3-A, 4-A/98/4-B/2023/712 from Office of the Dy. Town Planner, Canacona, Goa thereby granting technical clearance to the **OWNER/ BUILDER** to construct Residential-cum-commercial Building and Compound wall in the SAID PROPERTY;
- (iii) Construction License dated 10/01/2024 under Ref. No. CMC/TECH. Sec/Const.Licence/Canacona/2023-2024/26 issued by Canacona Municipal Council thereby permitting **OWNER/ BUILDER** to construct Residential-cum-commercial Building and Compound wall in the SAID PROPERTY no.1 & 2 .
- (iv) NOC from Health under Ref. No. DHC/2023/DHS0901/O0048/1745 bearing Ref.no. DHS092306611 dated 07/11/2023 issued by Canacona Health Centre, Canacona.

- (v) which shows that the construction is done as per the prevailing Law and said Omkar Narayan Komarpant have taken due permissions from the authorities for the purpose of Construction

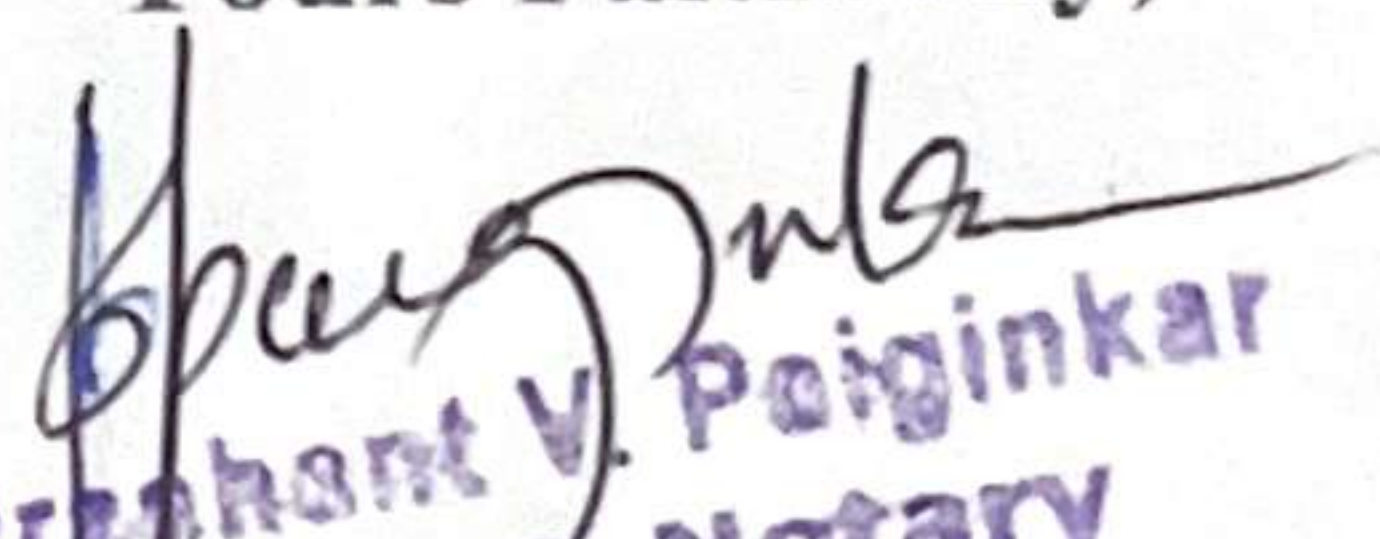
CERTIFICATE

This is to confirm that I have visited the Registrar/ sub-registrar's Office at Canacona and in the various other offices and verified the details of the property and building to be constructed thereon by OWNER/BUILDER Mr. Omkar Narayan Komarpant and the said property is clear and having marketable title.

Further, I Certify as under :

That there are no prior charges over the Said properties, and the title to the property is clear and having salable title.

Yours Faithfully,


Shri Prashant V. Paiginkar
(ADV.PRASHANT V. PAINGINKAR)
Advocate & Notary
Canacona