

NIKEETA VELGUENKAR

(LLM)

Advocate

H.No. 325, Kholpa wado,

Canca, Bardez Goa - 403510

M- 8888761920

E- velguenkarnikeeta.vn@gmail.com

TITLE REPORT

To,

ISHOM ESTATE PVT LTD,

Having its registered Office,

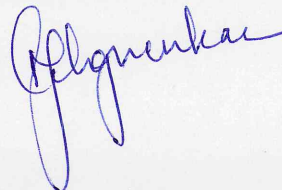
H.No. 97-B GF, Manak Shaw Road,

Anupam Garden, Saidulajab, Delhi,

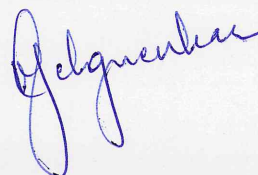
South Delhi DL 110068 IN.

I. I have perused the photocopies of the following documents:-

- a. Survey Records Form I & XIV of property bearing Survey No. 69/7 and Sy No. 69/13 of village Verla Canca Bardez Goa.
- b. Manual Form I & XIV of property bearing Sy No. 69/7 and Sy No. 69/13 of village Verla Canca Bardez Goa.
- c. Form III and Form IX of property bearing Sy No. 69/7 and Sy No. 69/13 of village verla.
- d. Deed of Sale dated 01.08.1983 registered in the office of the Registrar of Bardez under serial No. 823/83 at Mapusa Goa.



- e. Deed of Sale dated 10.05.2023 registered under No. BRZ-1-2167-2023, Book-1 Document and Deed of sale dated 10.05.2023 bearing Reg No. BRZ-1-2174-2023, Book-1 Document on 12.05.2023 before the Sub Registrar of Bardez at Mapusa Bardez Goa with respect to property bearing Sy No. 69/7 and Sy No. 69/13 of village Verla Canca respectively.
- f. Sanad bearing ref No. 4/22/CNV/AC-III/2021/256 dated 03.03.2022 and Sanad bearing ref No. 4/22/CNV/AC-III/2021/257 dated 03.03.2022.
- g. Survey Plans of the property bearing Sy No. 69/7 and Sy No. 69/13 of village Verla Canca Bardez Goa.
- h. Land use Zoning Certificate bearing Ref No. TPBZ/ZON/11636/VER/TCP-2023/ 3418 dated 28.04.2023 and Land use Zoning Certificate bearing Ref No. TPBZ/ZON/11635/VER/TCP-2023/ 3417 dated 28.04.2023 for the property bearing Sy no. 69/13 and Sy No. 69/7 of the village Verla Canca respectively.
- i. NIL Encumbrance Certificates dated 02.06.2023 bearing Certificate No. NEC/9/2023/1514 and NIL Encumbrance Certificate dated 02.06.2023 bearing Certificate No. NEC/9/2023/1513 for property bearing Sy No. 69/7 and property bearing Sy No. 69/13 village Verla, Bardez Goa.
- j. Construction License bearing No. VPVC/ CONST.LIC.NO. 2/ 2023-24/146 and Construction License bearing No. VPVC/CONST.LIC.NO. 3/2023/147 both dated 03.05.2023 with respect to Sy No. 69/7 and Sy No. 69/13 of village Verla Canca respectively.
- k. Technical Clearance Order bearing Ref No:- TPB/7928/VER/TCP-2022/7947 and TPB/7929/VER/TCP-2022/ 7946 both dated 22.12.2022 with respect to property bearing Sy No. 69/7 and 69/13 of village Verla Canca respectively.



1. Health NOC bearing No. DHS/2023/DHS0901/00023/16 and Health NOC bearing No. DHS/2023/DHS0901/00023/17 both dated 4.01.2023 of property bearing Sy No. 69/13 and property bearing Sy No. 69/7 of village Verla Canca Goa.

II. Description of the Property

SCHEDULE- I

All that rustic Property known as 'Tanque e Mattes', situated at Naikavaddo of Verla, Parra, Bardez Taluka, Verla Canca, Goa, neither found enrolled in the taluka revenue office but is surveyed under Survey No. 69 sub division 7 (69/7) of village Verla, Bardez Goa admeasuring 1625 sqmtrs and is bounded, at present as under:

On the East- by property bearing Survey No. 69/8, village Canca Verla,

On the West- by property bearing Survey No. 69/6, village Canca Verla,

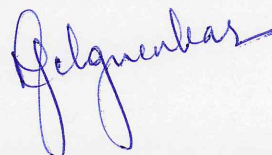
On the North- by Road

On the South- by property bearing Survey No. 69/12 and property bearing Sy No. 69/13, village Canca Verla.

SCHEDULE- II

All that rustic Property known as 'Tanque e Mattes', situated at Naikavaddo of Verla, Parra, Bardez Taluka, Verla Canca, Goa, neither found enrolled in the taluka revenue office but is surveyed under Survey No. 69 sub division 13 (69/13) of village Verla, Bardez Goa admeasuring 2750 sqmtrs and is bounded, at present as under:

On the East- By property bearing Sy No. 69/14, 69/15, 69/17, 69/19, 69/20 of village Verla Canca.



On the West- By property bearing Sy No. 69/12, 69/16, 69/18 of village Canca Verla.

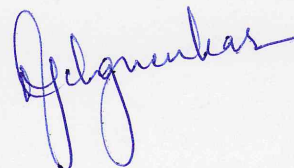
On the North- By property bearing Sy No. 69/7 and Sy No. 69/8 of village Canca Verla.

On the South- By property bearing Survey No. 69/16, 69/28 and 69/28 of village Canca Verla.

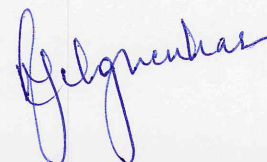
Both the properties hereinafter collectively be referred to as the “**SAID PROPERTIES**”

III. Report based on the above documents

1. The said properties are neither described nor inscribed in Land Registration Records.
2. The Said properties originally belonged to Mr. Sebastiao Freitas alias Sebastian F. Freitas alias Sebastian Francisco Fretias.
3. Vide Deed of sale dated 01.08.1983 registered in the office of the Registrar of Bardez under serial No. 823/83 at Mapusa Goa, Mr. Sebastiao Freitas alias Sebastian F. Freitas alias Sebastian Francisco Fretias sold the said property to Mr. Norman Francisco Freitas and Mrs. Cecilia Maria Freitas.
4. That Mr. Norman Francisco Freitas and Mrs. Cecilia Maria Freitas became the owners of the Said Properties and the name of said Mr. Norman Freitas and Mrs. Cecilia Maria Freitas was recorded in the manual form I and XIV.

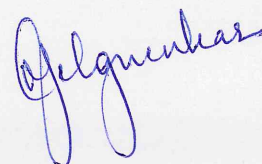


5. The perusal of the manual form I and XIV makes it clear that the name of Mr. Sebastiao Freitas alias Sebastian F. Freitas alias Sebastian Francisco Fretias and Mrs. Cecilia Maria Freitas is been deleted making Mr. Norman Francisco Freitas the sole owner of the properties bearing Sy No. 69/7 and Sy No. 69/13 of village Verla Canca.
6. With respect to the Form I&XIV of the said properties stands in name of Mr. Norman Francisco Freitas.
7. That in pursuance to Deed of sale dated 10.05.2023 registered under No. No. BRZ-1-2167-2023, Book-1 Document of property bearing sy No. 69/7 of village Verla Canca and vide Deed of Sale dated 10.05.2023 registered under No. Reg No. BRZ-1-2174-2023, Book-1 Document of property bearing Sy No. 69/13 of village Verla Canca registered before the Sub Registrar of Bardez, Mapusa Goa, the Ishom Estate Private Limited became the exclusive owner in possession of the said Properties.
8. That the Land Zoning Certificate bearing Ref. No. TPBZ/ZON/11636/VER/TCP-2023/ 3418 and Land Zoning Certificate bearing Ref No. TPBZ/ZON/11635/VER/TCP-2023/ 3417 dated 28.04.2023 issued by the Senior Town and Country Planning Department, Mapusa Goa has been furnished which reveals that the Said properties fall in "Settlement Zone (VP-2) with permissible FAR 60".
9. That the office of the Additional Collector – III, North Goa District, Mapusa Goa has issued a Sanad bearing no. 4/22/CNV/AC-



III/2021/256 dated 03.03.2022 in respect to property bearing Sy No. 69/7 and Sanad bearing No. 4/22/CNV/AC-III/2021/257 dated 03.03.2022 is respect to property bearing Sy No. 69/13 of village Verla Canca, Bardez Goa.

10. With respect to NIL Encumbrance Certificate, I have taken search in the office of the sub- registrar of Mapusa, Bardez Goa and have not found any registered mortgages in respect of the Said Properties. NIL Encumbrance Certificate dated 02.06.2023 bearing Certificate No. NEC/9/2023/1514 and NIL Encumbrance Certificate dated 02.06.2023 bearing Certificate No. NEC/9/2023/1513 for property bearing Sy No. 69/7 and property bearing Sy No. 69/13 village Verla, Bardez Goa.
11. The company Ishom Estate Private Limited has obtained Construction License bearing No. VPVC/ CONST.LIC.NO. 2/ 2023-24/146 and Construction License bearing No. VPVC/CONST.LIC.NO. 3/2023/147 both dated 03.05.2023 with respect to Sy No. 69/7 and Sy No. 69/13 of village Verla Canca respectively.
12. That the company Ishom Estate Pvt Ltd is also in possession of the Technical Clearance Order bearing Ref No:- TPB/7928/VER/TCP-2022/7947 and TPB/7929/VER/TCP-2022/ 7946 both dated 22.12.2022 with respect to property bearing Sy No. 69/7 and 69/13 of village Verla Canca respectively.
13. That the department of Health have issued a Health NOC bearing No. DHS/2023/DHS0901/00023/16 and Health NOC bearing No. DHS/2023/DHS0901/00023/17 both dated 4.01.2023 of property



bearing Sy No. 69/13 and property bearing Sy No. 69/7 of village Verla Canca Goa respectively in favour of the company Ishom Estate Pvt Ltd.

14. No Tenants and/ Mundkars are reflected in the survey records of the Said Properties.

IV. Observation:-

I have examined the documents mentioned herein above and have also taken searches in the records of public offices and found that there are no acts or encumbrances registered in any of the said offices, which would adversely affect the title of the owner Ishom Estate Private Limited with respect to the property bearing Sy No. 69/7 and 69/13 of village Verla, Canca Bardez Goa.

V. Legal Opinion:-

Based on the scrutiny of the title Deeds and the searches taken, I hereby certify that Ishom Estate Private Limited has a clear and marketable title which is free from any registered encumbrances, liens and/ or attachments of any nature whatsoever with respect to the property bearing Sy No. 69/7 and 69/13 of village Verla, Canca Bardez Goa.

Place- Mapusa
Date- 02.06.2023


Nikeeta Velgunkar
(ADVOCATE)

