



Date: 26/10/2022

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **S. J. CONSTRUCTIONS**, a sole proprietary concern, represented herein by its Sole Proprietor **Mr. SHASHIDARAN SHANKARAN PILLAI**, resident of House No. 96/1/3, Ambadi House, Near M.E.S college, Vidyanagar, Zuarinagar, Goa, in respect of the Property known as "PADXIRA" also known as "DANDO" as per survey records admeasuring 2475.00 Sq. meters, surveyed under Survey No. 241/11 of Verna Village, situated at Verna, within the limits of Village Panchayat of Verna, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is property known as "PADXIRA" also known as "DANDO" surveyed under Survey No. 241/11 of Verna Village.

The above described property "PADXIRA" also known as "DANDO" is hereinafter referred to as "SAID PROPERTY".

B) Location:

The SAID PROPERTY is situated at Verna, within the limits of Village Panchayat of Verna, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of SAID PROPERTY:

The SAID PROPERTY is not described in the Land Registration Office.

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D) Survey Number of the property as per new Land Revenue Code:

The SAID PROPERTY is surveyed under Survey No. 241/11 of Verna Village.

E) Boundaries of the SAID PROPERTY:

EAST : by Public Road (Margao-Cortalim Road);
WEST : by property under Survey No. 241/9 of Verna Village;
NORTH : by property under Survey No. 241/10 of Verna Village;
SOUTH : by property under Survey No. 241/12 of Verna Village.

F) Area of the SAID PROPERTY:

The SAID PROPERTY admeasures 2475.00 Sq. meters.


II. Scrutiny of Documents and Flow of Title:

I have verified the following documents:

- i. Judgment and Decree dated 17/07/1963;
- ii. Deed of Sale dated 16/06/1979;
- iii. Deed of Sale dated 11/10/2022;
- iv. Technical Clearance dated 22/09/2022;
- v. NOC from Primary Health Centre Cortalim dated 29/09/2022;
- vi. Construction Licence dated 10/10/2022.

From the perusal of above documents the flow of title for last 59 years can be narrated as under:

The SAID PROPERTY in whole was owned by Mr. Jose Pereira and his wife Mrs. Conceicao Peidade Rodrigues.



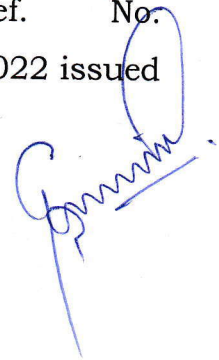
The said Mr. Jose Pereira expired on 11/09/1958 leaving behind his widow and moiety holder said Mrs. Concenciao Peidade Rodrigues and his three minor children; whereupon his death Orphanological Inventory Proceeding No. 101/1962 was instituted before the Comarca Court of Salcete and vide Judgment and Decree dated 17/07/1963 passed in the said proceeding, the Said Property listed under Item No. 1 came to be allotted to said Mrs. Concenciao Peidade Rodrigues.

Vide Deed of Sale dated 16/06/1979, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 1058 at pages 202 to 207, Book No. I, Vol. No. 214 on 27/09/1979, the said Mrs. Conceicao Piedade Rodrigues (widow of Jose Pereira) sold the SAID PROPERTY unto Mr. Aurelio Francisco Antonio Hilario Silveira alias Anthony John Silveira.

Said Mr. Aurelio Francisco Antonio Hilario Silveira alias Anthony John Silveira is married under regime of communions of assets to Mrs. Filomena Fernandes alias Philomena Monica Silveira.

In pursuance to the mutual understanding arrived at between the above named owners and Mr. Shashidaran Shankaran Pillai (as is known from the recital part of the Sale Deed dated 11/10/2022), the above named owners agreed to sell the SAID PROPERTY to Mr. Shashidaran Shankaran Pillai and pending the transfer of title, permitted to obtain at the cost and expense of Mr. Shashidaran Shankaran Pillai approvals and permission for the development of the SAID PROPERTY in pursuant whereto, following licences and permission have been obtained:

- i. Technical Clearance Order under Ref. No. TPM/34068/Ver/241/11/2022/4534 dated 22/09/2022 issued by Town and Country Planning Department;



- ii. NOC from Health under Ref. No. PHC/CORT/NOC/CONST/22-23/815 dated 29/09/2022;
- iii. Construction Licence No. VP/V/Const/F.789/2021-2022/1169 dated 10/10/2022.

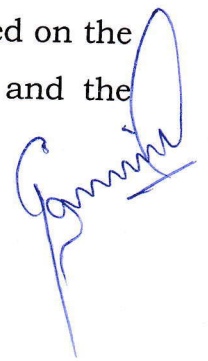
Vide Deed of Sale dated 11/10/2022 registered in the office of the Sub Registrar of Salcete under Reg. No. MGO-1-3819-2022 dated 12/10/2022, said Mr. Aurelio Francisco Antonio Hilario Silveira alias Anthony John Silveira along with his wife Mrs. Filomena Fernandes alias Philomena Monica Silveira sold the SAID PROPERTY to S. J. CONSTRUCTIONS, a sole proprietary concern, represented by its Sole Proprietor Mr. Shashidaran Shankaran Pillai as also assigned all their rights and permissions in the above referred licences and permissions.

In terms of the said Deed of Sale dated 11/10/2022, Mr. Shashidaran Shankaran Pillai, proprietor of S. J. CONSTRUCTIONS is the lawful owner in possession of the SAID PROPERTY and is entitled to develop the SAID PROPERTY by constructing Building as approved.

Certificate:

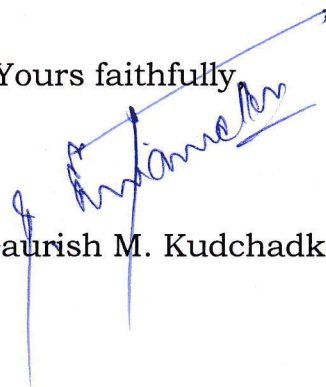
I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that the SAID PROPERTY is owned by Mr. Shashidaran Shankaran Pillai, proprietor of S. J. CONSTRUCTIONS.

This Title Report which is issued at the request of Mr. Shashidaran Shankaran Pillai, proprietor of S. J. CONSTRUCTIONS is solely based on the documents submitted to me which I have referred in my report and the



undersigned does not assure any liability to any person for the opinion expressed in this report.

Yours faithfully



Adv. Gaurish M. Kudchadkar