



Date: 26/12/2020

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **M/s PAI KHOT BUILDERS**, a Partnership Firm registered with the Registrar of Firms, Salcete under Reg. No. 69, with registered office at H. No: 1337, Indira Niwas, Sheller, Canacona, South Goa, in respect of the landed property admeasuring 2593.00 Sq. meters approximately forming part of the property surveyed under Survey No. 133/7 of Chaudi Village.

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 portion of land admeasuring 2593.00 Sq. meters (hereinafter referred to as "SAID PROPERTY").

B) Location:

The Said Property is situated at Village Chaudi, within the limits of Canacona Municipal Council, Taluka and Sub-District of Canacona, District of South-Goa, State of Goa, forming part of the bigger property known as "PORVOR" or "PORVORI" admeasuring 3013.00 Sq. meters.

The property "PORVOR" or "PORVORI" admeasuring 3013.00 Sq. meters is hereinafter referred to as the "SAID BIGGER PROPERTY".

C) Registration details of Said Bigger Property:

Office Address: Kamat Commercial, Second Floor, Opp. Hari Mandir, Pajifond, Margao-Goa.
403601 E-mail: adv.gaurish@rediffmail.com



Gaurish M. Kudchadkar
B.com., LL.M.

Advocate, High Court,
Ph: 0832-2734907
Mob: 9822089087

The Said Bigger Property is not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz No. 1311.

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

The Said Bigger Property is surveyed under Survey No. 133/7 of Chaudi Village, Canacona Taluka.

E) Boundaries of the Said Bigger Property and of the Said Property:

Of the Said Bigger Property

To the East : By Property under Survey No. 133/6;
To the West : By National Highway 17;
To the North : By property of Babu Purso Naik and others
To the South : By Municipal Road.

Of the Said Property

To the East : By Canacona Bypass;
To the West : By National Highway 17;
To the North : By property of Babu Purso Naik and others
To the South : By Municipal Road.

F) Area of the Property under scrutiny:

The property under scrutiny admeasures 2593.00 Sq. metres.

II. Scrutiny of Documents and Flow of Title:

- The SAID BIGGER PROPERTY is purchased by M/s Pai Khot Builders from its erstwhile owners vide Deed of Sale dated 24/06/1996, duly registered in the office of the Sub-Registrar, Canacona under Reg. No. 173/96 at pages 315 to 348 of Book No. I, Vol. No. 79 dated 11/10/1996.

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- Of the SAID BIGGER PROPERTY an area admeasuring 420.00 Sq. meters on its Eastern side has been lost towards Canacona Bypass road, leaving to the ownership and possession of the M/s Pai Khot Builders area admeasuring 2593.00 Sq. meters of the SAID BIGGER PROPERTY.
- The name of Pai Khot Builders is recorded in the Occupants column of the Survey No. 133/7 of Chaudi Village as also of Government of Goa Ministry of Roads Transport and Highways.
- With intention to develop the Said Property, following permissions and approvals have been obtained by M/s Pai Khot Builders:
 - (i) Conversion Sanad dated 16/02/2009 under Ref. No. AC-II/SG/Conv/63/2008 issued by Addl. Collector-II, South Goa, Margao thereby converting an area admeasuring 1258.00 Sq. meters of the Survey no. 133/7 of Chaudi Village for commercial use;
 - (ii) Technical Clearance Order dated 28/05/2015 under Ref. No. TPC/CT/Chaudi/133/15/175 issued by Dy. Town Planner, Canacona, Goa read with Technical Clearance Order (Revised Plans) dated 12/12/2019 under Ref. No. TPC/2097/Chaudi/133/7/19/651 issued by Dy. Town Planner, Canacona, Goa;
 - (iii) Construction License No. CMC/Tech.Sec/Const.licence/2017-18/1960 dated 22/09/2017 read with Renewal Licence dated 27/06/2019 under Ref. No. CMC/Tech.Sec/Renewal/2019-20/673 read with 2nd Renewal Licence dated 28/01/2020 under



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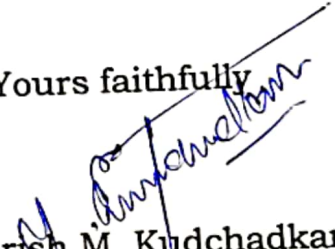
Ref. No. CMC/Tech.Sec/Renewal/2019-20/2531 from
Canacona Municipal Council.

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 M/s PAI KHOT BUILDERS.

This Title Report which is issued at the request of M/s PAI KHOT - BUILDERS 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 third person for the opinion expressed in this report.

Yours faithfully


Gaurish M. Kudchadkar
Advocate