

ADV. MOHAN PRABHU VELGUENKAR

BSC LLB (Degree)

Margao office : So-22, Baboy Commerce Centre, Near Hari Mandir,
Margao Goa.

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Date : 19/02/2021

To,

ISTA PROJECTS ,

Proprietor-Bhushan Vinod Thakker,

Office :Flat No.301,3rd Floor,

Adimma Apartment,

Boat Club Road,

Sangamwadi-Pune.411001.

Sub: Title Report in Respect of the Property being Plot of Land admeasuring 800 (Eight hundred) square metres presently surveyed as distinct and independent Property under survey No.82/1-A of Seraulim Village carved out of the Property Known as "VALDO DE NARSONALI or ASSONASHI VISHINASHI situated at Village Seraulim within the limits of Village Panchayat of Seraulim, Taluka of Salcete, District of South Goa.

Sir,

With reference to above referred Property ,I On the basis of Documents forwarded to me pertaining to the said Immovable Property and other information submitted by you ,I have conducted a detailed search and investigation and submit my report as Under :-

1) Name and address of the Developer :-

ISTA PROJECTS Through the Proprietor- Mr.Bhushan Vinod Thakker, Having Office at Flat No.301,3rd Floor, Adimma Apartment, Boat Club Road, Sangamwadi-Pune.411001.

2) Name and Address of the Title Holders :

ISTA PROJECTS Proprietor-Bhushan Vinod Thakker, Office :Flat No.301,3rd Floor, Adimma Apartment,Boat Club Road, Sangamwadi-Pune.411001.



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3) List of Documents Scrutinized :-

Title Deeds in Original seen by Me and obtained a Xerox copies for office record .

Sr.No	Name of Document	Whether Original or Xerox Copy
01.	Orphanologic Partition Suit No.43/1973 order .	Xerox copies
02.	Deed of Sale dated 09/01/1991 duly registered in office of Sub-Registrar of Salcete under Reg.No.272 pages 01 to 17 ,Vol.No.171 dated 06/02/1991	Xerox Copy
03.	Deed of Sale dated 28/05/2007 Duly registered in office of Sub-Registrar of Salcete at Margao under Registration No.2677 at Pages 275 to 300 of Book I,Vol.No.2483 dated 31/05/2007.	Xerox Copy
04.	MOU dated 28/05/2007 Between Royston Costa and Sharon Vaz ,her Husband Mr.Rajesh Arab.	Xerox Copy
05.	Order Of Partition Suit Bearing No.304/2012/III Dated 31/12/2012.	Xerox Copy
06.	Deed of Sale dated 10/10/2014 Duly Registered in the office of Sub-Registrar of Salcete at Margao Under Registration No.MGO-BK1-04525-2014,Book-I,CD Number MGD79 on 13/10/2014 .	Xerox Copy
07.	Deed of Gift dated 29/05/2017 Duly registered in the office of Sub-Registrar of Salcete at Margao Under No.MGO-BK1-02370-2017,CD Number MGOD112 Dated 30/05/2012 .	Xerox Copy
08.	Letter of Land Inspector dated 04/04/2018	Xerox Copy
09.	Technical Clearance from Town and country Planning Dept with Ref.No.TPM/32269/SER/82/1-A/2020/4870 dated 05/11/20	Xerox Copy
10.	Conversion Sanad dated 31/01/2008.	Xerox Copy
11.	FORM I & XIV	Xerox Copy
12.	Residential Building Plan	Xerox Copy
13.	Town and Country Planning Order	Xerox Copy
14.	Construction License with	Xerox Copy


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	Ref.No.VP/S/20/2020-21 dated:20/01/2021	
15.	Deed of Sale dated 14/12/2020 with Registration No.MGO-1-3534-2020,Book- 1,Document Serial No.2020- MGO-3632.	
16.	Nil Encumbrance Certificate issued by Sub-Registrar of salcete at Margao	Xerox Copy

4) Description Of the Immovable Property :

(I)DESCRIPTION OF THE PROPERTY IN WHICH THE BUILDING IS LOCATED .

All that Immovable Property being plot of Land admeasuring 800 square metres presently surveyed as distinct and independent property under survey No.82/1-A of Seraulim Village ,carved out of the Property known as "VALDO DE NARSONALI or ASSONASHI VISSINASHI" situated Village Serualim,within the limits of Village Panchayat of Seraulim,Taluka of Salcete, District of South Goa ,State of Goa .Not Described in the Land Registration office of Salcete not enrolled in the Land Revenue office of Matriz but identified in the survey records of Village Panchayat of Seraulim under survey No.82/1 having an area of 9125 square metres .Said Referred Plot is bounded On the East By :Property surveyed under survey No.82/1(Part),on the West By 10 metre wide Panchayat Road, On the north By :Property Surveyed under survey No.82/1(Part) and on the South:By Property surveyed under survey No.82/2.

(II) LOCATION:-

Said Property is located at Serualim Village, Taluka of Salcete and Sub-District of Salcete, District of south Goa and state of Goa.

(III) LAND REGISTRATION DESCRIPTION NO:-

Not described in the Land Registration office nor enrolled in the Land Revenue office for Matriz .

(IV) SURVEY NO :-

Surveyed Under Survey No.82/1-A of Village Panchayat of Seraulim.

(V) SEARCH AND INVESTIGATION :-

1. AND WHEREAS there exists an Immovable Property being plot of Land admeasuring 800 square metres presently surveyed as distinct and independent property under survey No.82/1-A of Seraulim Village ,carved out of the Property known as "VALDO DE NARSONALI or ASSONASHI VISSINASHI" situated Village Serualim, within the limits of Village Panchayat of Seraulim,Taluka of Salcete, District of South Goa ,State of Goa .Not Described in the Land Registration office of Salcete not enrolled in the Land Revenue office of Matriz but identified in the survey records of Village Panchayat of



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Seraulim under survey No.82/1 having an area of 9125 square metres. Said Referred Plot is bounded On the East By :Property surveyed under survey No.82/1(Part),on the West By 10 metre wide Panchayat Road, On the north By :Property Surveyed under survey No.82/1(Part) and on the South:By Property surveyed under survey No.82/2.

2.AND WHEREAS the said Property originally belonged to Late Mr.Joaquim Manuel Dores Da Silva and upon the death Inventory Proceedings were instituted in the court of Civil Judge Senior Division Margao No.5979 whereas among other Properties ,the Said Property was Enlisted under item No.6.

3.AND WHEREAS as Per final judgment dated 15/02/1934 ,The said Property was allotted Mr.Joao Filipe Francisco Jascinto Da Piedade Da Silva Son of Late Joaquim Manuel Dores Da Silva.

4. AND WHEREAS subsequently Upon the death of Mr.Joao Filipe Francisco Jascinto Da Piedade Da Silva inventory proceedings were instituted in the court of Civil Judge Senior Division at Margao being Inventory No.43/73 and in Final Chart of partition the said Property was allotted to Mrs.Maria Leonard da Fonseca Dores Silva Naik married to Mr.Mahadev Sagun Naik with usufructuary rights to their mother/mother in Law Mrs.Maria Emelina Da Fonseca.

5. AND WHEREAS Mrs.Maria Leonard da Fonseca Dores Silva Naik and her husband Mr.Mahadev Sagun Naik aong with their mother/mother in Law Mrs.Maria Emelina Da Fonseca sold the said Property to Mr.Mario Assunto Agnelo Marchon and his wife Mrs.Lizette Faleiro Marchon by virtue of Deed of Sale dated 07/01/1991 duly registered in the office of Sub-Registrar of Salcete at Margao under Registration No.272 at Pages 01 to 17 of Book -1,Vol.No.173 dated 06/02/1991.

6.AND WHEREAS thereafter said Mr.Mario Assunto Agnelo Marchon and his wife Mrs.Lizette Faleiro Marchon sold said Property to Mrs.Sharon Lucinda Vaz and her husband Mr.Rajesh Arab along with one Mr.Royston Joseph Caetano Costa,vide Deed of Sale dated 28/05/2007 duly registered in the office of Sub-Registrar of Salcete at Margao Under Registration No.2677 at Pages 275 to 300,Book-1,Vol.2483 dated 31/05/2007.Wherein as Per the Deed of Sale dated 28/05/2007 Mrs.Sharon Lucinda Vaz and her husband Mr.Rajesh Arab and Mr.Royston Joseph Caetano Costa and his wife joint owners in title and possession of the said Property in equal Proportionate ratio.

7.AND WHEREAS subsequently Mr.Royston Joseph Caetano Costa had agreed to develop the said Property in order to construct a Multistoried Building and Mrs.Sharon Lucinda Vaz and Her Husband Mr.Rajesh Arab had agreed for the same and accordingly ,the said understanding was reduced to writing by Memorandum of Understanding dated 28/05/2007 wherein said Mr.Royston Joseph Caetano Costa agreed to develop the said Property on his own and to allot Mrs.Sharon Lucinda Vaz and her Husband Mr.Rajesh Arab herein super built up area of 1150 square metres besides had also agreed to allot an independent plot of 800 square metres in the said Property.

8.AND WHEREAS based on said Memorandum of Understanding Mrs.Sharon Lucinda Vaz and her Husband Mr.Rajesh Arab instituted suit against Mr.Royston Joseph Caetano Costa and his wife Mrs.Nandita Lillia Ricardinha


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Pereira in the court of Civil Judge Senior Division at Margao being Registered under No.RCS/304/12/III for purpose of separating and partitioning the said 800 square metres of portion from the rest of property.

9.AND WHEREAS the Civil Judge Senior Division at Margao decreed said suit and accordingly vide judgment dated 31/12/2012 an area of 800 square metres was separated as per the plan and thus with effect from 31/12/2012 the title in separated area of 800 square metres came to the vest in the name of Mrs.Sharon Lucinda Vaz and her Husband Mr.Rajesh Arab this property under scrutiny and herein after referred to as the "SAID PROPERTY" for sake of brevity.

10. AND WHEREAS vide Deed of Sale dated 10/10/2014 duly registered before the Sub-Registrar of Salcete at Margao under Registration No.MGO-BK1-04525-2014 Book-I,CD Number MGD79 dated 13/10/2014 Mrs.Sharon Lucinda Vaz and her husband Mr.Rajesh Arab sold the said Property to Mrs.Maria Jolly Vadassery and her Husband Mr.Jolly Vadassery.

11.AND WHEREAS said Mrs.Maria Jolly Vadassery and her Husband Mr.Jolly Vadassery along with their younger daughter Miss.Malecia Vadassery as Consenting Party vide Deed of Gift dated 29/05/2017 duly registered in the office of Sub-Registrar of Salcete at Margao Under Registration No.MGO-BK1-02370-2017,CD Number MGD112 dated 30/05/2017 gifted said Property to their daughter Mrs.Nakita Vadassery.

12.AND WHEREAS Said Mrs.Nakita Vadassery as Sole ,exclusive and absolute owner in possession of the property made application before the court of Dy.Collector and SDO of salcete at Margao and court was pleased to pass judgment in case of LRC/PART/Seraulim/49/2018/3109 granting the said Partition ,plot bearing survey No.82 sub-division No.01 situated at Seraulim Village of Salcete Taluka and new Sub-Division 1-A was formed .

13.AND WHEREAS by Deed of Sale dated 04/12/2020 bearing Registration No.MGO-1-3534-2020 ,Book -I Document serial No.2020-MGO-3632 dated 14/12/2020 said Mrs.Nakita Jolly Vadassery and her Husband Mr.Prasenjeet Harish Khanderao sold said Property to ISTA Projects represented by sole Proprietor Mr.Bhushan Vinod Thakker having office at Flat No.301,3rd Floor ,Adimma Apartment ,Boat Club Road,Sangamwadi,Pune-411001 and By this Deed of Sale ISTA PROJECTS Through the Proprietor- Mr.Bhushan Vinod Thakker have acquired clear, Legal and Marketable title to the said Property.

5. Confirm and state that the original Title deeds submitted are the originals registered before the Registrar of Assurance :-

Deed of Sale dated 04/12/2020 bearing Registration No.MGO-1-3534-2020 ,Book -I Document serial No.2020-MGO-3632 dated 14/12/2020 with the records maintained by the office of the Sub-Registrar ,Salcete and have found tallying with each other .



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6. whether the Property is ancestral and/or under Joint ownership :-
Own Purchased Property.

7.Minor Interest :-

There are no claims of Minors or any other person to the Property under scrutiny.

8.Documents pending for registration :-

The Deed of Sale in respect of the Said Property under Scrutiny.

9. Whether Urban Land (Ceiling and regulation)Act 1976 is applicable in the state where the Property is Located ?

The Provisions of Urban Land (Ceiling and Regulation) Act 1976 are not applicable.

10. Whether the Property is acquired under Land Acquisition act 1894 and applicability of other state legislations ?

No portion of Property under scrutiny is acquired under Land acquisition act 1894 .

11. Leasehold immovable Property(where land /building is leasehold please verify the terms of lease, whether any permission/NOC from the lessers/;Competent Authority is required for creation of Mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).

N.A

12. Investigation under Income Tax Act 1961 (Any permission of the concerned Assessing officer under any of the provisions of I.T.Act is required for creating mortgage or any certificate to be submitted to the Bank to show that no dues are outstanding to income tax department.

No permission from any authority is required.

13. Investigation in regard to agricultural Land :-

Property is not agricultural land .

14. The Details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor :- Nil Encumbrance Certificate issued by Sub-Registrar of salcete at Margao .

15. Any other Special enactment which is applicable to the Property proposed to be mortgaged and affects the title .

NA.



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16.If it is a Property owned by the company the additional Safeguards like search before the Registrar of Companies to be obtained be stated .

NA.

17.Whether the records of the sub-Registrars office or revenue authorities relevant to the Property in question are available for verification through any online portal or computer system. if so whether any verification or crosschecking are made and the comments /findings in this regard .

The said Property under scrutiny falls within the jurisdiction of Sub-Registrar of Salcete .The Sub-Registrar of Salcete is computerized and I have taken search in the office of the Sub-Registrar ,Salcete to cross check if any transaction in respect of the said Property under scrutiny has been executed in past. However, I did not come across any transaction in respect of said Property under Scrutiny except those referred in this report.

18.In case of partition/family settlement deeds ,whether the partition made is valid in law ,whether the original deed is available for deposit ,whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her /their share .the modality /procedure to be followed to create a valid and enforceable mortgage .Whether any of the documents in question are executed in counterparts or in more than one set?if so additional precautions to be taken for avoiding multiple mortgages .

NA. All valid documents with Nil encumbrance certificate .

19.Whether the Property belongs to any trust or is subject to the rights of any trust ?whether the trust is a private or public trust and whether and whether trust deed specifically authorises the mortgage of the property ?is there any bar under local laws for creation of mortgage ?the additional precautions /permissions to be obtained for creation of valid mortgage as per the respective state/central laws .

NA

20.In case of Partnership firm, whether the property belongs to the firm and the Partnership deed is properly registered .whether the partners have authority to create mortgage for and on behalf of the firm.

NA.

21.If the Property belongs to a Limited Company Advocate to check the Borrowings powers ,Board Resolution and authorization to create mortgage /execution of documents registration of any prior charges with Company Registrar (ROC),Memorandum of Association and Articles of Association etc and submit details.

NA.



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22. In case of societies, Association, check the required authority /power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws ,and the requisite resolutions ,bye laws etc .the additional precautions/permissions to be obtained for creation of valid mortgage as per the respective state /central laws to be stated .

NA.

23. If the property is a flat/apartment or restaurant /commercial complex ,Advocate to interalia check /verify a)promoters/land owners title to the land /building b)Development Agreement/Power of Attorney c)Independent title verification of the Land and or building in question d)Agreement for sale duly registered) ;e)Payment of proper stamp duty ;f)Approval of building plan ,permission of appropriate /local authority etc;g) conveyance in favour of society/condominium concerned ; h)Occupancy certificate /allotment letter/letter of possession; i) membership details in the society etc .j)share certificates k)No objection letter from the society;l) All legal requirements under the local/ municipal laws, regarding ownership of flats/apartment/building Regulations, Development Control Regulations ,Cooperative Societies laws etc ,M)requirements for notings the bank charges on the records of the Housing society etc and the comments.

All the title documents Including Deed of Sale have been duly check and verified and bears proper stamp duty and where registration required have been duly registered and Property has valid technical clearance of town and country planning department ,Valid sanad from Revenue department , construction license from Village Panchayat of Seraulim.

24. Advocate also to check whether the name of Mortgagor is reflected as owner in the revenue /village records ,whether the property offered as security is clearly demarcated in the title documents ,whether the property has clear access as per documents ?

No names of title holders is appearing in Form I AND IX so far and is clearly demarcated with clear access.

25. Any bar/restriction for creation of mortgage under any local or special enactments ,details of proper registration of documents ,payment of proper stamp duty etc.

No bar/restriction is imposed on the mortgage/transfer/sale of the said Property.



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Certificate :-

I hereby certify that I have carried out search of documents pertaining to the history of property under scrutiny of last more than 30 years and verified the information furnished in this report given to me with the records /copy of it in the Office of Sub-Registrar and have found all tallying with each other .I also confirm having made search in the land/revenue records ,I also confirmed having verified the records in the office of the Sub-Registrar Salcete, Revenue records of Salcete. I have found that ISTA PROJECTS Through the Proprietor- Mr. Bhushan Vinod Thakker, Having Office at Flat No.301,3rd Floor, Adimma Apartment, Boat Club Road, Sangamwadi-Pune.411001 have clear, Legal and Marketable title to the said Property and have subsisting right and authority to transfer said Property.The statements and other information given in report are correct and true.

Yours in Service



ADY. MOHAN S.P. VELGUNKAR
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