

Akash P. Shah B.L.S, LL.B.

ADVOCATE HIGH COURT

Add Off: 304 & 305, 3rd floor, Yashwant Chambers, 18-B Bharucha Marg, behind Fab India, Kalaghoda, Fort, Mumbai-400 023. **Mobile No. 9920350289 Email Id- akashshah1000@gmail.com**

FORMAT – A

To

RERA,Goa

TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel and Plot of land admeasuring 3264 Square Meter of an immovable property known as “CARZO SORVO” also known as “CAZREACHO SORVO” surveyed under Chalta No.22 of P.T.Sheet No.17, situated at Karaswada, within the limits of Mapusa Municipal Council, Taluka and Registration Sub- District of Bardez, North-Goa District, State of Goa, in the Registration Sub- District of Bardez, North-Goa. (Hereinafter referred as the said plot “)

1. I have investigated the title of the said plot on the request of my Client M/s. Planet Infra Plan Pvt. Ltd (hereinafter referred to as “the said Company” and following documents i.e.: -
 - i. land admeasuring 3264 Square Meter of an immovable property known as “CARZO SORVO” also known as “CAZREACHO SORVO” surveyed under Chalta No.22 of P.T.Sheet No.17, situated at Karaswada, within the limits



of Mapusa Municipal Council, Taluka and Registration Sub- District of Bardez, North-Goa.

- ii. Power of attorney dated 12/01/1993 of Lina Amelia Rego and Patrick Anthony Joseph Rego Maria Praxdes De Souza.
- iii. Inventory proceedings No. 57/93 filed by Lucas Manuel Rego in respect of the said Plot before the Civil court and its relevant orders of the said proceedings.
- iv. Sale Deed dated 24/12/2012 in respect of the said Plot between the Miss Leena Amelia Rego being the Vendor/Owner and 1. Mr. Wibur Anthony De Souuza, 2. Mr. Viraj Vinod Phadke being the purchasers.
- v. Agreement of Development Cum Sale in respect of the said Plot between 1. Mr. Wibur Anthony De Souuza, 2. Mr. Viraj Vinod Phadke being the owners and M/s. Planet Infraplan Pvt Ltd being the Purchaser.
- vi. Property Card in respect of the Plot currently standing in name and possession of Lucas Manuel Rego and his Wife Luiza Beatrice Rego.
- vii. 7/12 extract or property card issued by city survey office, mutation entry No. 210447 dated 31/10/2006 with Mutation Type-Acquisition by Ministry of Road Transport and Highways Government of India with respect to 531.20 sq.mts.



viii. Sale deed dated 31st August 2023 executed between Mr. Wilbur Anthony DE Souza and Mr. Viraj Vinod Phadke with M/s. Planet Infraplan Pvt. Ltd.

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of the property described in the schedule herein underwritten is clear, marketable and without any encumbrances or any litigation and M/s. Planet Infraplan Pvt. Ltd are the owners of the said Plot.

Lessee of the land :

- i. As per the property Card there is No lessee of the said Plot/Land
 - ii. Qualifying comments/remarks if any
3. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel and Plot of land admeasuring 3264 Square Meter of an immovable property known as “CARZO SORVO” also known as “CAZREACHO SORVO” surveyed under Chalta No.22 of P.T.Sheet No.17, situated at Karaswada, within the limits of Mapusa Municipal Council, Taluka and Registration Sub- District of Bardez, North-Goa District, State of Goa, in the Registration Sub- District of Bardez, North-Goa under description No. 13446 in the Taluka Revenue Office at Bardez and isbounded as follows-



On or towards the North by : By Existing Road

On or towards the South by : By Property bearing Survey No.10 of
P.T Sheet No.1

On or towards the West by : By Existing Road

On or towards the East by : By Existing Road

Mumbai: Dated 01st July, 2024

A.P. Shah

AKASH P. SHAH

(Advocate)



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FORMAT – A

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No- 210447 dated 31/10/2006.
- 3) Any other relevant title.
- 4) Sale deed dated 31st August 2023 executed between Mr. Wilbur Anthony DE Souza and Mr. Viraj Vinod Phadke with M/s. Planet Infraplan Pvt. Ltd
- 5) No Litigation or any other encumbrances.

Mumbai: Dated 1st July, 2024

A.P. Shah
AKASH P. SHAH
(Advocate)

