



TITLE SEARCH REPORT

Mr. Pradutt Narayan Prabhu Lawande, the sole proprietor of M/s. Lawande Building Solutions, having its principal place of business at 7th floor, B17, Silvio Heights Building, St. Inez, Panaji, Tiswadi, Goa, 403001, submitted for my scrutiny the copies of the documents mentioned herein below in respect of the (i) Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 City Survey of Margao, admeasuring an area of 457 sq. mts., forming part of the said Plot D (ii) Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 City Survey of Margao, admeasuring an area of 630 sq. mts., formed by the joining of a portion of the Plot D and of entire Plot A, and (iii) Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 City Survey of Margao, admeasuring an area of 222 sq. mts. including 15 sq. mts. gone for road widening, namely Plot B, forming part of the property known as "RUMBOLEACHEM CANTOLEACHEM BATA", situated at Aquem Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete. All three plots are adjoining each other and as one single property are bounded on the East by 8 mt. wide road, on the West by property bearing Chalta No. 73 of P.T.



Sheet No. 244 of city survey of Margao, on the North by property bearing Chalta No. 110 of P.T. Sheet No. 244 of city survey of Margao, and on the South by property bearing Chalta No. 149 of P.T. Sheet No. 244 of city survey of Margao and are hereinafter for the sake of brevity referred to as the “**said plots**” and the copies of the documents mentioned below for the construction of the proposed building “**The Pavilion**” to be constructed thereon.

List of Documents submitted and scrutinized:

1. Deed of Sale dated 30/03/1985, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 505 at pages 110 to 117, of Book No. 1, Vol. No. 333, dated 30/03/1985, by which Mrs. Ana Francisca Dias Fernandes and her son Mr. Francisco Fernandes alias Menino Francisco Fernandes and his wife Mrs. Jesuina Costa Fernandes, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to Mr. Anwarali Ismail Virani.
2. Deed of Sale dated 30/06/2009, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 3523, at pages 209 to 224, of Book No. 1, Vol. No. 3495, dated 11/08/2009, by which Mr. Anwarali Ismail Virani and his wife Mrs. Mumtaz



Anwarali Virani, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to, Mr. Ashish Tajdin Nurani.

3. Deed of Sale dated 20/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao, under Book 1 Document, bearing Registration No. MGO-BK1-05188-2015, CD Number MGOD88 on 20/11/2015, by which Mr. Ashish Tajdin Nurani and his wife Mrs. Zohra Ashish Nurani, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary.
4. The Form D, in respect of the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao, showing the name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary as the Holders in the origin of title.
5. Deed of Sale dated 22/04/1985, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 624 at pages 60 to 68 of Book No. 2, Vol. No. 334, dated 30/04/1985, by which Mrs. Ana Francisca Dias Fernandes, her son Mr. Francisco



Fernandes alias Menino Francisco Fernandes and his wife Mrs. Jesuina Costa Fernandes, sold and conveyed the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao to a partnership firm M/s National Traders.

6. Deed of Sale dated 02/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao under Book 1 Document, bearing Registration No. MGO-BK1-04918-2015, CD Number MGOD87 on 02/11/2015, by which the said M/s National Traders, with Mrs. Shirin Tajdin Noorani and Mrs. Shirin Moez Nurani as Consenting parties, sold and conveyed the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao to Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary.
7. The Form D, in respect of the of the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao, showing the name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary as the Holders in the origin of title.
8. Deed of Sale dated 06/07/1987, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 299, at pages



186 to 200, of Book No. 1, Vol. No. 33, dated 27/07/1988, by which Mr. Constancio Fernandes and his wife Mrs. Maria Ponciana Fichardo, sold and conveyed the said Plot B to Mr. Anwarali Ismail Virani.

9. Deed of Sale dated 02/07/2009, registered in the office of the Sub-Registrar of Salcete, at Margao under No. 3524, at pages 225 to 240, of Book No. 1, Vol. No. 3495, dated 11/08/2009, by which Mr. Anwarali Ismail Virani and his wife Mrs. Mumtaz Anwarali Virani, sold and conveyed the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 to Mr. Ashish Tajdin Nurani.
10. Deed of Rectification dated 30/11/2010, registered in the office of the Sub-Registrar of Salcete, at Margao under No. MGO-BK1-06101-2010, CD Number MGOD38, dated 02/12/2010, whereby the area of the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao was duly rectified.
11. Deed of Sale dated 20/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao under Book 1 Document, bearing Registration No. MGO-BK1-05187-2015, CD Number MGOD88, on 20/11/2015, by which Mr. Ashish Tajdin Nurani



and his wife Mrs. Zohra Ashish Nurani, sold and conveyed the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao, Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary.

12. The Form D, in respect of the of the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao, showing the name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary as the Holders in the origin of title.
13. Zoning information dated 16/01/2026, under Ref. No. SGPDA/ZON-226/1445/25-26, is issued by the Office of the South Goa Planning & Development Authority, that Chalta No. 111 of P.T. Sheet No. 244 City Survey of Margao, admeasuring 457 sq. mtrs is zoned as Commercial C-2 zone & permissible F.A.R.-150 as per ODP-2031 of Margao planning area.
14. Zoning information dated 16/01/2026, under Ref. No. SGPDA/ZON-225/1444/25-26, is issued by the Office of the South Goa Planning & Development Authority, that Chalta No. 112 of P.T. Sheet No. 244 City Survey of Margao, admeasuring 630 sq. mtrs is zoned as Commercial C-2 zone & permissible



F.A.R.-150 as per ODP-2031 of Margao planning area.

15. Zoning information dated 16/01/2026, under Ref. No. SGPDA/ZON-227/1446/25-26, issued by the Office of the South Goa Planning & Development Authority, that Chalta No. 113 of P.T. Sheet No. 244 City Survey of Margao, admeasuring 222 sq. mtrs is zoned as Commercial C-2 zone & permissible F A.R.-150 as per ODP-2031 of Margao planning area.
16. Development Permission from South Goa Planning and Development Authority, Margao, under No. SGPDA/P/7062/1527/25-26, dated 04/02/2026, for carrying out the construction of commercial cum residential building in the said plots zoned as Commercial C-2 zone in O.D.P.-2031 of Margao.
17. Feasibility Certificate under No. PWD-XXI(SEW)/SDI/F.73/25-26/606, dated 13/02/2026, from the Office of the Assistant Engineer, Public Works Department, Aquem, Margao, for sewage connection for construction of residential-cum-commercial building on the said plots.



18. NOC from sanitary point of view for proposed construction of residential-cum-commercial building on the said plots from Urban Health Centre, Margao under No.DHS/2026/DHS0901/00028/12, dated 17/02/2026.
19. Water Availability Certificate under No. DDW-IV/F-2455/2015/25-26, dated 20/02/2026, from the Department of Drinking Water.
20. NOC from the Office of the Sub-Divisional Engineer, Electricity Department, Aquem, Margao under No. SDE-I/MAR/O&M/Tech-10/3343/2025-26, dated 18/03/2026, certifying that no HT/LT line is passing through the said plots and that this Department has no objection for proposed residential-cum-commercial building on the said plots.
21. NOC from the Directorate of Fire & Emergency services under No. DFES/FPNA/FES2602111/2026/18, dated 06/04/2026, giving no objection for amalgamation of the said plots and proposed construction of residential-cum-commercial building on the said plots.



22. Sanad dated 16/04/2026, under No. CCSAL01-26-53/100, issued by the office of the Collector, South Goa District, Margao-Goa, for Chalta No. 112 of P.T. Sheet No. 244 of Margao City, admeasuring an area of 630 sq. mtrs. for the purpose of Commerical use.
23. Sanad dated 18(26)/05/2026, under No. CCSAL01-26-53/2859, issued by the office of the Deputy Collector & Sub-Divisional Officer, South Goa District, Margao-Goa, for Chalta No. 113 of P.T. Sheet No. 244 of Margao City, admeasuring an area of 207 sq. mtrs. for the purpose of Commerical use.
24. Sanad dated 18(26)/05/2026, under No. CCSAL01-26-52/2860, issued by the office of the Deputy Collector & Sub-Divisional Officer, South Goa District, Margao-Goa, for Chalta No. 111 of P.T. Sheet No. 244 of Margao City, admeasuring an area of 457 sq. mtrs. for the purpose of Commerical use.
25. Construction Licence from Margao Municipal Council under No. CONSTLIC/MARGAO/2026-2027/26, dated 08/06/2026, for carrying out the proposed construction of residential-cum-commercial building on the said plots.



26. Plan approved by development permission granted subject to conditions vide Order No. SGPDA/P/7062/1527/25-26, dated 04/02/2026, by Member Secretary, S.G.P.D.A. Margao-Goa, by Municipal Engineer, Margao Municipal Council and by license issued under No. CONSTLIC/MARGAO/2026-2027/26, dated 08/06/2026, by Chief Officer, Margao Municipal Council.
27. Agreement for Development dated 18/08/2026, registered in the office of the Sub Registrar of Salcete, Margao, Book 1 Document, registration No. MGO-1-4130-2026(MGO), dated 20/08/2026, between Mr. Khimraj Tulsharam Choudhary alias Khimraj Tulsaram Choudhry, and his wife Mrs. Premidevi K Choudhary alias Premidevi Khimraj Choudhry and Mr. Narayanlal Choudhary alias Narayanlal Choudary and his wife Mrs. Jyoti Devi Choudary alias Jyotidevi N Choudhary alias Joyti Devi Choudary as the Owners and Mr. Pradutt Narayan Prabhu Lawande proprietor of M/s. Lawande Building Solutions as the Developer.
28. Nil Certificate of Encumbrance on Property, Certificate No. NEC/2/2026/1910, dated 03/08/2026, in respect of the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao for the period from 30/07/1996 to 30/07/2026.



29. Nil Certificate of Encumbrance on Property, Certificate No. NEC/2/2026/1911, dated 03/08/2026, in respect of the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao for the period from 30/07/1996 to 30/07/2026.
30. Nil Certificate of Encumbrance on Property, Certificate No. NEC/2/2026/1912, dated 03/08/2026, in respect of the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao for the period from 30/07/1996 to 30/07/2026.

I have perused all the aforesaid documents and I am of the following opinion:

- a) There exists an immovable property known as "RUMBOLEACHEM CANTOLEACHEM BATA", situated at Aquem Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete and is bounded on the East by the property of the heirs of Francisco Barreto, presently held by C. P. D'Costa and others,



on the West by the property of Sebastiao Noronha and others,
On the North by Margao - Davorlim road and on the South by
the property of Francisco Mergulhao, presently held by
Vinaicaxete Lotlikar (Hereinafter for the sake of brevity referred
to as the **"said Property"**).

- b) The said Property was purchased in equal shares of 1/3rd each
by Mr. Miguel Fernandes, Mr. Vicente Fernandes and
Mr. Piedade Fernandes by Notarial Deed dated 18/06/1930,
drawn by the then Notary of Salcete Comarca, Mr. Miranda, at
folios 95 onwards, of Notarial Book No. 432, based on which the
same is inscribed in their names in the Land Registration
records, under Inscription of transmission No. 23232, at folio 11,
overleaf of Book G 29.
- c) In Special Civil Suit No. 135/1982, filed in the Court of the Civil
Judge Senior Division, Margao, by some of the co-owners for
partition, the Plot detached from the said Property and
bounded on the East by six meters wide road kept as access
road and by Plots A and B of the said Property, on the West by
Property of heirs of Sebastiao Noronha and others, on the North
by a 03 mts. wide passage kept between this plot and northern
portion of the said Property and on the South by Plot A and Plot



E of the said Property (Hereinafter for the sake of brevity, referred to as the "said Plot D"), among other plots were allotted to the wife of said Mr. Piedade Fernandes by name Mrs. Ana Francisca Dias Fernandes and their son, Mr. Francisco Fernandes alias Menino Francisco Fernandes married to Mrs. Jesuina Costa Fernandes.

- d) The part of said Plot D of the said Property, having an area of 457sq. mts. and forming a separate plot in itself is surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao and is hereinafter for the sake of brevity individually referred to as the "said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao".
- e) By Deed of Sale dated 30/03/1985, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 505 at pages 110 to 117, of Book No. 1, Vol. No. 333, dated 30/03/1985, Mrs. Ana Francisca Dias Fernandes and her son Mr. Francisco Fernandes alias Menino Francisco Fernandes and his wife Mrs. Jesuina Costa Fernandes, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to Mr. Anwarali Ismail Virani.



- f) By Deed of Sale dated 30/06/2009, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 3523, at pages 209 to 224, of Book No. 1, Vol. No. 3495, dated 11/08/2009, Mr. Anwarali Ismail Virani and his wife Mrs. Mumtaz Anwarali Virani, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to, Mr. Ashish Tajdin Nurani.
- g) By Deed of Sale dated 20/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao, under Book 1 Document, bearing Registration No. MGO-BK1-05188-2015, CD Number MGOD88 on 20/11/2015, Mr. Ashish Tajdin Nurani and his wife Mrs. Zohra Ashish Nurani, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary.
- h) The Form D, in respect of the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao, shows the name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary as the Holders in the origin of title.



- i) By a Deed of Sale dated 13/06/1984, registered in the office of the Sub-Registrar of Salcete, Margao, under No. 2110 at pages 197 to 203 of Book No. I, Vol. No. 310, Mr. Francisco Fernandes alias Menino Francisco Fernandes purchased Plot A detached from the said Property and which is bounded on the East by six meters wide road kept as access road and by Plots A and B of the said Property, on the West and North by Plot No. D of the said property and on the South by the Plot B of the said Property held by Mr. Constancio Fernandes, from its owners (Hereinafter for the sake of brevity referred to as the "said Plot A").
- j) The said Plot A of said Property and part of the said Plot D of said Property, both adjoining one another and together forming one property, have an area of 630 sq. mts, and forming a separate property is surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao and is hereinafter for the sake of brevity referred to as the "said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao".
- k) By Deed of Sale dated 22/04/1985, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 624 at pages



60 to 68 of Book No. 2, Vol. No. 334, dated 30/04/1985, Mrs. Ana Francisca Dias Fernandes, her son Mr. Francisco Fernandes alias Menino Francisco Fernandes and his wife Mrs. Jesuina Costa Fernandes, sold and conveyed the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao to a partnership firm M/s National Traders.

- l) By Deed of Sale dated 02/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao under Book 1 Document, bearing Registration No. MGO-BK1-04918-2015, CD Number MGOD87 on 02/11/2015, the said M/s National Traders, with Mrs. Shirin Tajdin Noorani and Mrs. Shirin Moez Nurani as Consenting parties, sold and conveyed the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao to Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary.
- m) The Form D, in respect of the of the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao, shows the name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary as the Holders in the origin of title.



- n) Upon death of one of the owners of the said Property, namely, Mr. Miguel Fernandes, Inventory Proceeding No. 8/1968 was instituted in the Court of the Civil Judge, Senior Division, Margao, wherein Mr. Constancio Fernandes, as one of the heir of late Mr. Miguel Fernandes, was allotted on account of his share, the right to 1/20 of 1/3 share of the said property, an equal right of the same property having been allotted to his brother Mr. Romao Fernandes.
- o) The said Romao Fernandes expired intestate in the status of a bachelor, without descendants or ascendants, thus the said Mr. Constancio Fernandes qualified himself as his sole and universal heir by competent Notarial Deed of Declaration for Succession and consequently became the owner of the right to 1/20 of 1/3 share of the said property allotted to his brother Mr. Romao Fernandes, thus becoming owner of a total right to 1/10 of 1/3 of the said property.
- p) Special Suit No. 135/1982 was instituted in the Court of the Civil Judge, Sr. Division, at Margao, for partition of the said property by metes and bounds, on account of the said right to 1/10 of 1/3 share of the said property allotted to Mr. Constancio Fernandes, a plot of land designated as the Plot B having an area of 222 sq.



mts., including 15sq. mts. gone for road widening, detached from the said Property and bounded on the East by 05 mts. wide access road, surveyed under Chalta No. 149/244, on the West by portion of Plot D, of the said Property, on the North by Plot A and on the South by Plot C held by Jose Manuel Ferrao, Gregorio Ferrao and others hereinafter for the sake of brevity referred to as the "**said Plot B**", was allotted to Mr. Constancio Fernandes.

- q) By Deed of Sale dated 06/07/1987, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 299, at pages 186 to 200, of Book No. 1, Vol. No. 33, dated 27/07/1988, Mr. Constancio Fernandes and his wife Mrs. Maria Ponciana Fichardo, sold and conveyed the said Plot B to Mr. Anwarali Ismail Virani.
- r) The said Plot B of the said Property, having an area of 222 sq. mts., including 15 sq. mts. for road widening and forming a separate property, is surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao is hereinafter for the sake of brevity referred to as the "**said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao**".



- s) By Deed of Sale dated 02/07/2009, registered in the office of the Sub-Registrar of Salcete, at Margao under No. 3524, at pages 225 to 240, of Book No. 1, Vol. No. 3495, dated 11/08/2009 and as rectified by Deed of Rectification dated 30/11/2010, registered in the office of the Sub-Registrar of Salcete, at Margao under No. MGO-BK1-06101-2010, CD Number MGOD38, dated 02/12/2010, whereby the area of the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao was duly rectified, Mr. Anwarali Ismail Virani and his wife Mrs. Mumtaz Anwarali Virani, sold and conveyed the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 to Mr. Ashish Tajdin Nurani.
- t) By Deed of Sale dated 20/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao under Book 1 Document, bearing Registration No. MGO-BK1-05187-2015, CD Number MGOD88, on 20/11/2015, Mr. Ashish Tajdin Nurani and his wife Mrs. Zohra Ashish Nurani, sold and conveyed the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao, Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary.



- u) The Form D, in respect of the of the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao, shows the name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary as the Holders in the origin of title.
- v) Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary thus became the absolute owners of the said plots in their absolute possession.
- w) Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary intended to develop the said plots by constructing a commercial cum residential building, comprising of stilt parking and shops on the ground floor and residential flats on upper floors. Subsequently, Mr. Pradutt Narayan Prabhu Lawande, the Developer, approached them with a proposal to develop the said plots by constructing thereon a building to be named as "**The Pavilion**".
- x) Mr. Pradutt Narayan Prabhu Lawande on request of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary prepared the building plans and got the plans approved and obtained the following required development



information/ permissions / licenses/ approvals at his own cost and expense for constructing the proposed building "The Pavilion":

1. Zoning information dated 16/01/2026, under Ref. No. SGPDA/ZON-226/1445/25-26, is issued by the Office of the South Goa Planning & Development Authority, that Chalta No. 111 of P.T. Sheet No. 244 City Survey of Margao, admeasuring 457 sq. mtrs is zoned as Commercial C-2 zone & permissible F.A.R.-150 as per ODP-2031 of Margao planning area.
2. Zoning information dated 16/01/2026, under Ref. No. SGPDA/ZON-225/1444/25-26, is issued by the Office of the South Goa Planning & Development Authority, that Chalta No. 112 of P.T. Sheet No. 244 City Survey of Margao, admeasuring 630 sq. mtrs is zoned as Commercial C-2 zone & permissible F.A.R.-150 as per ODP-2031 of Margao planning area.
3. Zoning information dated 16/01/2026, under Ref. No. SGPDA/ZON-227/1446/25-26, issued by the Office of the South Goa Planning & Development Authority, that Chalta



No. 113 of P.T. Sheet No. 244 City Survey of Margao, admeasuring 222 sq. mtrs is zoned as Commercial C-2 zone & permissible F.A.R.-150 as per ODP-2031 of Margao planning area.

4. Development Permission from South Goa Planning and Development Authority, Margao, under No. SGPDA/P/7062/1527/25-26, dated 04/02/2026, for carrying out the construction of commercial cum residential building in the said plots zoned as Commercial C-2 zone in O.D.P.-2031 of Margao.
5. Feasibility Certificate under No. PWD-XXI(SEW)/SDI/F.73/25-26/606, dated 13/02/2026, from the Office of the Assistant Engineer, Public Works Department, Aquem, Margao, for sewage connection for construction of residential-cum-commercial building on the said plots.
6. NOC from sanitary point of view for proposed construction of residential-cum-commercial building on the said plots from Urban Health Centre, Margao under No.DHS/2026/DHS0901/00028/12, dated 17/02/2026.
7. Water Availability Certificate under No. DDW-IV/F-



2455/2015/25-26, dated 20/02/2026, from the
Department of Drinking Water.

8. NOC from the Office of the Sub-Divisional Engineer, Electricity Department, Aquem, Margao under No. SDE-I/MAR/O&M/Tech-10/3343/2025-26, dated 18/03/2026, certifying that no HT/LT line is passing through the said plots and that this Department has no objection for proposed residential-cum-commercial building on the said plots.
9. NOC from the Directorate of Fire & Emergency services under No. DFES/FPNA/FES2602111/2026/18, dated 06/04/2026, giving no objection for amalgamation of the said plots and proposed construction of residential-cum-commercial building on the said plots.
10. Sanad dated 16/04/2026, under No. CCSAL01-26-53/100, issued by the office of the Collector, South Goa District, Margao-Goa, for Chalta No. 112 of P.T. Sheet No. 244 of Margao City, admeasuring an area of 630 sq. mtrs. for the purpose of Commerical use.
11. Sanad dated 18(26)/05/2026, under No. CCSAL01-26-



53/2859, issued by the office of the Deputy Collector & Sub-Divisional Officer, South Goa District, Margao-Goa, for Chalta No. 113 of P.T. Sheet No. 244 of Margao City, admeasuring an area of 207 sq. mtrs. for the purpose of Commerical use.

12. Sanad dated 18(26)/05/2026, under No. CCSAL01-26-52/2860, issued by the office of the Deputy Collector & Sub-Divisional Officer, South Goa District, Margao-Goa, for Chalta No. 111 of P.T. Sheet No. 244 of Margao City, admeasuring an area of 457 sq. mtrs. for the purpose of Commerical use.
13. Construction Licence from Margao Municipal Council under No. CONSTLIC/MARGAO/2026-2027/26, dated 08/06/2026, for carrying out the proposed construction of residential-cum-commercial building on the said plots.
14. Plan approved by development permission granted subject to conditions vide Order No. SGPDA/P/7062/1527/25-26, dated 04/02/2026, by Member Secretary, S.G.P.D.A. Margao-Goa, by Municipal Engineer, Margao Municipal Council and by license issued under No. CONSTLIC/MARGAO/2026-2027/26, dated 08/06/2026, by



Chief Officer, Margao Municipal Council.

- y) Agreement for Development dated 18/08/2026, registered in the office of the Sub Registrar of Salcete, Margao, Book 1 Document, registration No. MGO-1-4130-2026(MGO), dated 20/08/2026, has been entered between the aforesaid Mr. Khimraj Tulsharam Choudhary alias Khimraj Tulsaram Choudhry, and his wife, Mrs. Premidevi K Choudhary alias Premidevi Khimraj Choudhry, and Mr. Narayanlal Choudhary alias Narayanlal Choudary, and his wife, Mrs. Jyoti Devi Choudary alias Jyotidevi N Choudhary alias Joyti Devi Choudary, as the Owners (Names as per PAN card, Aadhaar card and Election card as required by the office of the Sub-Registrar) and Mr. Pradutt Narayan Prabhu Lawande proprietor of M/s. Lawande Building Solutions, as the Developer, whereby the Developer was authorised to enter into the said plots for the purpose of development of the said plots as per the approved plans and/or as per revised plans as he thinks fit and proper in respect of said development by constructing the said proposed building named as "The Pavilion" exclusively at the cost of the Developer and whereby it was agreed that the entire agreed consideration shall be paid by the Developer to the Owners in kind i.e. by constructing for the OWNERS, three



shops and eleven flats in the proposed building "The Pavilion" more particularly described in Schedule – D to the said Agreement free of cost, as therein stated and on terms and conditions therein appearing.

- z) From the Nil Certificate of Encumbrance on Property, Certificate No. NEC/2/2026/1910, dated 03/08/2026, in respect of the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao for the period from 30/07/1996 to 30/07/2026, Nil Certificate of Encumbrance on Property, Certificate No. NEC/2/2026/1911, dated 03/08/2026, in respect of the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao for the period from 30/07/1996 to 30/07/2026 and Nil Certificate of Encumbrance on Property, Certificate No. NEC/2/2026/1912, dated 03/08/2026, in respect of the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao for the period from 30/07/1996 to 30/07/2026, it is observed that there is no act or encumbrances affecting the said plots.



CERTIFICATE

On the basis of the title deeds, revenue records, development information/permissions/licenses/approvals and the Nil Certificate of Encumbrance on Property, I certify the following:

- (i) Mr. Khimraj Tulsharam Choudhary alias Khimraj Tulsaram Choudhry married to Mrs. Premidevi K Choudhary alias Premidevi Khimraj Choudhry and Mr. Narayanlal Choudhary alias Narayanlal Choudary married to Mrs. Jyoti Devi Choudary alias Jyotidevi N Choudhary alias Joyti Devi Choudary, as the owners have clear and marketable title, free from encumbrance to the said plots viz. (i) Plot surveyed under **Chalta No. 111 of P.T. Sheet No. 244 City Survey of Margao**, admeasuring an area of 457 sq. mts., forming part of the said Plot D (ii) Plot surveyed under **Chalta No. 112 of P.T. Sheet No. 244 City Survey of Margao**, admeasuring an area of 630 sq. mts., formed by the joining of a portion of the Plot D and of entire Plot A, and (iii) Plot surveyed under **Chalta No. 113 of P.T. Sheet No. 244 City Survey of Margao**, admeasuring an area of 222 sq. mts. (including 15 sq. mts. which is stated as gone for road widening), namely Plot B, forming part of the property known as "RUMBOLEACHEM CANTOLEACHEM BATA", situated at Aquem



Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete. All three plots are adjoining each other and as one single property are bounded on the East by 8 mt. wide road, on the West by property bearing Chalta No. 73 of P.T. Sheet No. 244 of city survey of Margao, on the North by property bearing Chalta No. 110 of P.T. Sheet No. 244 of city survey of Margao, and on the South by property bearing Chalta No. 149 of P.T. Sheet No. 244 of city survey of Margao.

- (ii) By virtue of an Agreement for Development dated 18/08/2026, Mr. Pradutt Narayan Prabhu Lawande, proprietor of M/s. Lawande Building Solutions as the Developer is duly authorized to develop the above referred said plots comprised of (i) Plot surveyed under **Chalta No. 111 of P.T. Sheet No. 244 City Survey of Margao**, forming part of the said Plot D (ii) Plot surveyed under **Chalta No. 112 of P.T. Sheet No. 244 City Survey of Margao**, formed by the joining of a portion of the Plot D and of entire Plot A, and (iii) Plot surveyed under **Chalta No. 113 of P.T. Sheet No. 244 City Survey of Margao**, namely Plot B, in all admeasuring an area of **1294 sq. mts.**



(excluding 15 sq. mts. which is stated as gone for road widening), forming part of the property known as "RUMBOLEACHEM CANTOLEACHEM BATA", situated at Aquem Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete. All three plots are adjoining each other and as one single property are bounded on the East by 8 mt. wide road, on the West by property bearing Chalta No. 73 of P.T. Sheet No. 244 of city survey of Margao, on the North by property bearing Chalta No. 110 of P.T. Sheet No. 244 of city survey of Margao, and on the South by property bearing Chalta No. 149 of P.T. Sheet No. 244 of city survey of Margao (viz. the "Project Land") by constructing the building "The Pavilion" thereon in accordance with the sanctioned plans and the statutory approvals.

- (iii) The shops, flats and the parking spaces as detailed in the Agreement for Development dated 18/08/2026, agreed to be allotted to the Owners constitute consideration in kind payable to them. Subject thereto, the Developer is authorized to sell and



(excluding 15 sq. mts. which is stated as gone for road widening), forming part of the property known as "RUMBOLEACHEM CANTOLEACHEM BATA", situated at Aquem Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete. All three plots are adjoining each other and as one single property are bounded on the East by 8 mt. wide road, on the West by property bearing Chalta No. 73 of P.T. Sheet No. 244 of city survey of Margao, on the North by property bearing Chalta No. 110 of P.T. Sheet No. 244 of city survey of Margao, and on the South by property bearing Chalta No. 149 of P.T. Sheet No. 244 of city survey of Margao (viz. the "**Project Land**") by constructing the building "**The Pavilion**" thereon in accordance with the sanctioned plans and the statutory approvals.

- (iii) The shops, flats and the parking spaces as detailed in the Agreement for Development dated 18/08/2026, agreed to be allotted to the Owners constitute consideration in kind payable to them. Subject thereto, the Developer is authorized to sell and



convey the remaining flats and shops in his own name and to allot the remaining parking spaces to persons of his choice, subject to the Real Estate (Regulation and Development) Act, 2016 and the rules framed there under and other applicable laws.

This certificate shall be read as an integral part of the title and search report.

Place : Panaji, Goa.

Date : 10/09/2026.

Mr. Santosh Bharne.
Advocate.

Enrollment No. MAH/2080/1993.

