

ADV. PANDURANG N. PARAB

M.COM. L.L.B.

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1st Floor, Opp. ICICI Bank,
Curchorem Goa.403706,
Mobile : 9421307722.

Date:-10/04/2025

TO WHOMSOEVER IT MAY CONCERN

Ref: Legal Scrutiny and title clearance report in respect of Plot No.B,
bearing survey No. 144/1-J, of Village Cacora, Taluka Quepem Goa,

At the request of **M/S. CHANDRAKANTA DEVELOPERS AND BUILDERS**, a partnership firm represented by its Partner represented by one of the partner **SHRI. SANDEEP CHANDRAKANT NAIK**, Son of late Shri. Chandrakant Naik, aged about 41 yrs, married, Business, r/o kanta apartment, Curchorem Goa 403706, I have carried out the necessary scrutiny of the documents of the title Deeds and the search of the relevant records in respect of the Said of Plot, as described herein below and has to give my legal scrutiny report thereon as under:-

DESCRIPTION OF THE PLOTS:-


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ALL THAT Plot-B admeasuring 1522.00 Sq mtrs, which is distinct and separated part of the bigger property known as "**MORDI NOINGALIVORIL**" situated at Cacora with in the area and jurisdiction of Curchorem Cacora Municipal Council of the Taluka and Sub District of Quepem district of South Goa in the State of Goa which property wholly Described in the Land Registration office of Quepem under Land Registration Description No 16729 and enrolled in the Revenue office of Quepem under Matríz No 667, which is part of the property surveyed under survey No 144/1-J of village Cacora of Taluka Quepem, and the **SAID PLOT** bounded are as under:-

On the East : By Plot boundaries.

On the West : By survey no.144/1 of cacora village

On the North : By survey no.144/1 of cacora village

On the South : By survey no.144/1 of cacora village

Sr No.	Date	Description of Documents	Weather original or Xerox Copy
1.	26-07-2022,	Arbitration Award dated 26-07-2022,	Xerox Copy
2.	21/08/2024,	Power of Attorney	Xerox Copy
3.	07-08-2023	Partition Order	Xerox Copy
4.	21/08/2024	Agreement for development,	Xerox Copy
5.		Inscription Descriptions of Land	Xerox Copy
6.		Matriz Certificate	Xerox Copy

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7.	31/01/2024,	Sanad	Xerox Copy
8.	23/09/2024	Technical Clearance order	Xerox Copy
9.	09/01/2025,	Construction Licence	Xerox Copy
10.		I & XIV Form under survey no. 144/1-J of Cacora Village	Xerox Copy
11.		Nill Encumbrance Certificate	Xerox Copy

TRACING OF THE PARTIES TITLE TO THE PROPERTY

That the **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** is the owners in possession of a sub divided plot of land identified as Plot-B admeasuring 1522.00 Sq mtrs, which is distinct and separated part of the bigger property known as "**MORDI NOINGALIVORIL**" situated at Cacora with in the area and jurisdiction of Curchorem Cacora Municipal Council of the Taluka and Sub District of Quepem district of South Goa in the State of Goa which property wholly Described in the Land Registration office of Quepem under Land Registration Description No 16729 and enrolled in the Revenue office of Quepem under Matriz No 667, which is part of the property surveyed under survey No 144/1 of revenue village Cacora of Taluka Quepem, hereinafter referred to as **SAID PLOT**.

That the **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** ,acquired rights to the **SAID PLOT** pursuant to the Arbitration


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Award dated 26-07-2022, passed by the Sole Arbitrator Shri R G Ramani of Panaji in the matter of Arbitration between Sandeep Ganapati Naik Karmali, Mr Pundalik Vinayak Naik Karmali, Ashok Vinayak Naik Karmali and **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI**.

That upon allotment of the **SAID PLOT** under the Arbitration Award, the **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** , applied for the partition of the **SAID PLOT** from the entire property and by Order dated 07-08-2023 passed in Case No PIQUE02-23-230 by the Inspector of Survey and Land Records, Quepem, the Said Plot was partition and sub divided and is ordered to be surveyed under survey No 144/1-J of Cacora Village admeasuring 1522.00 sq meters.

That the **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** , represented to the **M/S. CHANDRAKANTA DEVELOPERS AND BUILDERS** , that have

- (a) That the **SAID PLOT** is free from all encumbrances, charges, liens, or defects i. e title of whatsoever nature.
- (b) That the **SAID PLOT** is not subject to any Mundkarial rights, agriculture tenancy rights or any other rights from any other person or persons.


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That **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** ,herein are sole owners and possessors of the **SAID PLOT** and no other person or persons have any right or interest in the **SAID PLOT** of whatsoever nature. The **SAID PLOT** is not subject to any attachment from any court of law, nor any litigation and/or proceedings pending in respect of **SAID PLOT** in any court of law.

That the **M/S. CHANDRAKANTA DEVELOPERS AND BUILDERS** , and "owner of the plot, **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** ,entered into agreement for development, and exchange, Reg before the sub registrar office Quepem ,Under Registration No-QPM-1-711-2024,Book -1,dated 21/08/2024 to undertake the construction of residential cum commercial multistoried buildings in the **SAID PLOT** as per the terms and condition their in. and owner had issued irrevocable power of attorney in favors of **M/S. CHANDRAKANTA DEVELOPERS AND BUILDERS** , Reg before the sub registrar office Quepem ,Under Registration No-QPM-POA-Register-9-2024, ,dated 21/08/2024.

That accordingly **M/S. CHANDRAKANTA DEVELOPERS AND BUILDERS** , obtained Sanad No.CCQUE 11-23-223/44,dated 31/01/2024,from the Office of the Collector South Goa District, Margao Goa, of conversation of the **SAID PLOT**, and Technical clearance order No. TPQ/CT/7889/Q-Cacora/144/1-J/2024/2319,dated 23/09/2024, from Dy. Town Planner, Town and Country Planning Quepem Goa, and obtained the


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construction licence, under No. CONST LIC/CCMC/2024-2025/20, dated 09/01/2025, from Curchorem Cacora Municipal Council Curchorem Goa, and approved plan of multi-storeyed building in the **SAID PLOT** .

That in according with all the permission ,license and approval given by the concern department as stated above **M/S. CHANDRAKANTA DEVELOPERS AND BUILDERS** , have carried out construction of multi storied building in the **SAID PLOT** , name and style "**KANTA RADIANCE**" consisting of Ground Plus Three Floor and the said building carried out of Shops, Office and Flats etc.

CERTIFICATE OF TITLE AND ENCUMBRANCE

As per the Scrutiny of the Documents, the title deeds and such of available records revels that **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** ,is the exclusive legal owner in possession of the **SAID PLOT, Plot-B**, admeasuring 1522.00 Sq mtrs, bearing survey No 144/1-J of Village Cacora ,of Taluka Quepm Goa.

I have caused necessary searches in the office of Sub-Registrar of Quepem, and it is found that the **SAID PLOT**, is free from encumbrances, charges, liens whatsoever and there appears no any registered mortgaged in the aforesaid office.


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OPINION

On the basis of the Scrutiny of the documents, I certify that **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** ,is is the absolute owner in possession and enjoyment of the **SAID PLOT**.

That **MR. ASHISH BHANUDAS KARMALI** alias **ASHISH BHANUDAS NAIK KARMALI** , and **MRS. RESHA ASHISH KARMALI** alias **RESHA A KARMALI** ,is have got a valid, clear and absolute and marketable title over the **SAID PLOT**, shown above .

Date:-10/04/2025.

Thanking You,

Yours faithfully

Advocate

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