

JONATHAN COSTA

ADVOCATE

OFF: 0832 - 2736412

CELL: 0091 - 9673626460

EMAIL: JONATHAN@ADVOCATECOSTA.COM

OPINION ON TITLE

1. Description of the Property:

All that portion of the larger immovable property known as VIRABATA or OZORO, along with the residential house existing thereon bearing H. No. 339/B, situated in the village of Camurlim, within the jurisdiction of the Village Panchayat of Camurlim, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which larger property is not found registered in the Land Registration Office, but is enrolled in the Taluka Revenue Office for Matriz under No. 733, which portion, disannexed from the larger property and having a separate, independent and distinct identity, is presently surveyed under **Survey No. 86/2-R** of village Camurlim, admeasures an area of **2,018 sq mts**, and is bounded at present as follows:

East : by the property bearing S. No. 86/3-A and 86/3-B of village Camurlim,

West : by the road,

North : by the public road from Margao to Ponda,

South : by the property bearing S. No. 86/2-N of village Camurlim and the remaining portion of the property bearing S. No. 86/2 of village Camurlim.

Which property shall hereinafter be referred to as the "**Said Property**".

I, **Jonathan Delduque Costa**, advocate, having my office at D-3, Colaco Residency, Block D, Rua Abade Faria, Comba, Margao, Goa, registered with the Bar Council of Maharashtra and Goa under Reg. No. MAH/2997/2008, at the request of **Mr. Abhai Angle**, sole proprietor of M/s Build Angle, have carried out an investigation of title in regard to the Said Property.



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I confirm that I have examined copies of the following documents (*not in chronological order*) concerning the Said Property:

2. Documents:

- i. Public Deed of Partition dated October 11, 1922, found recorded at folios 12 onwards of the Book No. 361 of the Notary of Salcete, preserved in the Directorate of Archives, Panaji, along with English Translation;
- ii. Public Will of Mr. Leonardo Manuel Condorcet Pereira, dated December 13, 1945, found recorded at folios 18v onwards of Book No. 25 of the Notary, Testamentos of Salcete, preserved in the Directorate of Archives, Panaji, along with English Translation;
- iii. Deed of Sale dated September 10, 1979, registered before the Sub-Registrar of Salcete at Margao, under Reg No. 75 at pages 206 to 213 of Book I, Vol No. 219 on 21-01-1980;
- iv. Survey Plan issued by the Inspector of Survey and Land Records, dated September 27, 1999;
- v. Nil Encumbrance Certificate issued by the Sub – Registrar of Salcete at Margao, in respect of the larger immovable property bearing S. No. 86/2 of Village Camurlim, for the period from November 18, 1965 to November 12, 2003, dated November 13, 2003;
- vi. Certificate of Matriz No. 733, issued by Head of Taluka Revenue Office, Salcete, Margao, pertaining to Raia village, dated November, 14, 2003;
- vii. Deed of Succession dated January 6, 2004 recorded before the Notary Public Ex – Officio of Salcete at Margao;
- viii. Form I & XIV in respect of the immovable property bearing Survey No. 86/2 of the Village of Camurlim, Taluka Salcete dated June 6, 2021;
- ix. Survey Plan of the property bearing S. No. 86/2 of village Camurlim, issued by the Directorate of Settlement and Land Records dated June 21, 2021;

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- x. House Tax receipt issued by the Secretary, Village Panchayat of Camorlim, Salcete, bearing No. 6 of receipt book No. 566 dated 03-08-2021 in respect of the house bearing No. 339/B;
- xi. Construction License issued by the Village Panchayat of Camurlim, Salcete, bearing No. VP/C/37/81-82 to Vishwanath R. Pai Palondicar on June 27, 1981 in respect of the construction of a new residential building on the property bearing S. No. 86/2 of village Camurlim, along with the approved plans;
- xii. NOC for proposed construction of new residential building in respect of the property bearing S. No. 86/2 of village Camurlim, Salcete, bearing No. PWD/DES/SDI/B&C(S)/Const.24/17/80-81, issued by the Assistant Engineer, PWD, on 16-04-1981;
- xiii. Conversion Sanad issued by the Office of the Collector of Goa, Panaji, bearing No. RB/CNV/915/80 dated March 16, 1981 in respect of a portion of 374 sq mts of the property bearing S. No. 86/2 of village Camurlim, along with the plan;
- xiv. Electricity Bill in respect of the residential structure bearing H. No. 339/B with Electricity Connection bearing CA No. 60004875674, Installation No. 5000478800 and Electricity Meter No. 10134;
- xv. Water Bill in respect of the residential structure bearing H. No. 339/B with water connection bearing Meter No. 06817861 and Consumer Code No. 29281307;
- xvi. NOC under Section 49(6) of the Town and Country Planning Act, 1974, issued by the Town and Country Planning Department, South Goa District Office, at Margao, under Ref. No.TPM/3841/49(6)/CAMURLIM/86/2/2021/42 dated January 4, 2022;
- xvii. Deed of Sale dated January 8, 2022 registered before the Office of the Sub – Registrar of Salcete under Reg. No. MGO-1-309-2022 on 31-01-2022;
- xviii. Digital Form I & XIV in respect of the immovable property bearing Survey No. 86/2-R of the Village of Camurlim, Taluka Salcete;
- xix. Digital Survey Plan of the property bearing S. No. 86/2-R of village Camurlim;

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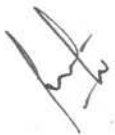
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- xx. Order of Partition passed by the Inspector of Survey and Land Records in Case No. 3/ISLR/Part/Sal/Camu/447/22 dated June 8, 2022;
- xxi. Technical Clearance Order for construction of residential building in the property bearing S. No. 86/2-R of village Camurlim, Salcete, issued by the Office of the Senior Town Planner, Town and Country Planning Department, South Goa, at Margao, under Ref. No. TPM/34496/Const/Camur/86/2R/2023/1548 dated March 23, 2023;
- xxii. Conversion Sanad issued by the Office of the Collector of South Goa, in respect of the property bearing S. No. 86/2-R of village Camurlim, Salcete, under Ref. No. CCSAL09-22-152/61 dated November 10, 2022;
- xxiii. Deed of Rectification dated August 12, 2022, duly registered before the Office of the Sub – Registrar of Salcete at Margao, under Reg. No. MGO-1-3148-2022 dated 19-Aug-2022;
- xxiv. Construction License issued by the Village Panchayat of Camurlim, under Ref. No. VPC/2023-24/08 dated January 8, 2024;
- xxv. Health NOC issued by the Primary Health Centre, Loutulim, under Ref. No. PHCL/NOC/2022-23/1441 dated 31-03-2023;

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3. General Qualifications:

- i. At the outset, it is clarified that this Opinion on Title is prepared based solely on the basis of documents furnished to me as enlisted hereinabove at Point 2. The same may be compared with their respective originals / certified copies.
- ii. For the purpose of this Opinion:
 - a. I have not carried out a negative search in respect of litigations in respect of the Said Entire Property;
 - b. I have taken the documents under which Mr. Leonardo Manuel Condorcet Pereira was the owner of the Said Entire Property, as the source of title;



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- c. I have assumed the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents, of all documents of title submitted to me at Point 2 hereinabove;
 - d. I have assumed that the documents at Point 2 hereinabove have not been tampered with or modified in any form or manner and are valid, subsisting and remain in force;
 - e. That the documents at Point 2 hereinabove have been executed per law and duly delivered by the Parties to them;
 - f. That all documents are within the capacity and powers of each Party and have been validly authorized by each Party;
 - g. That there are no pending litigations in respect of the Said Property;
 - h. The names of persons spelt differently in different documents at Point 2 hereinabove are the same person.
- iii. The accuracy of this Opinion necessary depends on the information furnished to me, and the information provided to me during the course of discussions being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
- iv. The availability of access to the Said Property and its terrain and location are not within the scope of this Opinion.
- v. This Opinion will not be binding on any Court of law or judicial or regulatory body, and the same would have to be independently satisfied despite any provision in the title documents to the contrary.

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- vi. This Opinion has been prepared in accordance with and is subject to the laws of Goa and/or India as the case maybe.

On examination of the abovementioned documents, I find the above documents to be in order as per the law prevailing in the State of Goa. On examination of all the above documents I opine the following:

3. Origin of Title and Subsequent Developments:

- i. There exists the larger immovable property known as VIRABATA or OZORO, situated at Camurlim, Raia, within the limits of the Village Panchayat of Camurlim, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which larger property is not found registered in the Land Registration Office, but is enrolled in the Taluka Revenue Office for Matriz under No. 733¹, and which property is originally bounded as follows:

East : by the property of Leonor da Cruz and children, from Raia,
West : by the property of the heirs of Paixao Mainato,
North : by the public road, and
South : by the water drain of the Comunidade of Raia.

Which property shall hereinafter be referred to as "**the Said Entire Property**";

- ii. The Said Entire Property originally belonged to Mr. Jose Reinerio da Piedade Pereira and his wife Mrs. Maria da Gloria Albuquerque e Pereira;

¹ Certificate of Matriz No. 733, issued by Head of Taluka Revenue Office, Salcete, Margao, pertaining to Raia village, dated November, 14, 2003.

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- iii. The said Mr. Jose Reinerio da Piedade Pereira and his wife Mrs. Maria da Gloria Albuquerque e Pereira expired, without making a will or any other final wish or testament, leaving behind as their sole and universal heirs, their seven children namely;
- a. Fr. Caetano Piedade Pereira;
 - b. Mr. Leandro Xavier Pereira, married to Mrs. Lilia Helena da Piedade Colaco Pereira;
 - c. Mrs. Maria da Natividade Pereira Mascarenhas, married to Mr. Pedro Francisco Lauriano Maria Mascarenhas;
 - d. Mr. Antonio Filipe Pereira, unmarried;
 - e. Mrs. Maria Joaquina Sofia Pereira, unmarried;
 - f. Mr. Liberio Felix Pereira, unmarried and
 - g. Mr. Leonardo Manuel Condorcet Pereira, unmarried.
- iv. The said Fr. Caetano Piedade Pereira also expired without a will or final testament, leaving behind his six siblings as mentioned hereinabove, as his sole and universal heirs;
- v. Upon the death of Mr. Jose Reinerio da Piedade Pereira and his wife Mrs. Maria da Gloria Albuquerque e Pereira, and Fr. Caetano Piedade Pereira, the abovementioned six heirs and their respective spouses partitioned amongst themselves, the assets and estate left behind by their parents and brother / brother in law;
- vi. Vide a Public Deed of Partition dated October 11, 1922, the Said Entire Property was allotted to Mr. Leonardo Manuel Condorcet Pereira²;
- vii. The Said Entire Property thus devolved solely and absolutely upon Mr. Leonardo Manuel Condorcet Pereira;

² Public Deed of Partition dated October 11, 1922, found recorded at folios 12 onwards of the Book No. 361 of the Notary of Salcete, preserved in the Directorate of Archives, Panaji, along with English Translation.

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- viii. Vide a Public Will dated December 13, 1945³, Mr. Leonardo Manuel Condorcet Pereira, who was a bachelor, instituted as his heir, his nephew and god-child, Mr. Jose Reinerio Pereira alias Reinerio Pereira, son of his brother, Mr. Leandro Xavier Pereira, to whom, Mr. Leonardo Manuel Condorcet Pereira bequeathed the Said Entire Property;
- ix. On the death of Mr. Leonardo Manuel Condorcet Pereira, the Said Entire Property devolved upon Mr. Jose Reinerio Pereira, in terms of the said Will and Final Testament, who became the sole and absolute owner in possession of the Said Entire Property;
- x. Vide a Deed of Sale dated September 10, 1979⁴, the said Mr. Jose Reinerio Pereira alias Reinerio Pereira and his wife Mrs. Maria Jose Ermelinda Berta Monteiro e Pereira alias Berta Monteiro e Pereira, sold the Said Entire Property to Mr. Visvonata Poi Palondicar;
- xi. Mr. Visvonata Poi Palondicar alias Vishwanath Panandikar alias Vishwanath R Panandikar alias Vishwanath R Pai Panandikar and his wife Mrs. Mangallabai Naique alias Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar thus were the sole and absolute owners in possession of the Said Entire Property;
- xii. Mr. Vishwanath Panandikar alias Visvonata Poi Palondicar alias Vishwanath R Panandikar alias Vishwanath R Pai Panandikar, expired on December 1, 2003 at Margao, leaving behind his wife, the said Mrs. Mangallabai Naique changed to Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar as his moiety sharer, and as his sole and universal heirs, his two children, namely:
- a. Mrs. Shanti Vishwanath Panandikar, married to Mr. Mukund Keshav Kamat, and
 - b. Mr. Rajesh Vishwanath Pai Panandikar, married to Mrs. Priya Panandikar

³ Public Will of Mr. Leonardo Manuel Condorcet Pereira, dated December 13, 1945, found recorded at folios 18v onwards of Book No. 25 of the Notary, Testamentos of Salcete, preserved in the Directorate of Archives, Panaji, along with English Translation.

⁴ Deed of Sale dated September 10, 1979, registered before the Sub-Registrar of Salcete at Margao, under Reg No. 75 at pages 206 to 213 of Book I, Vol No. 219 on 21-01-1980.

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As evidenced vide a Deed of Succession dated January 6, 2004 executed before the Office of the Notary Public Ex – Officio of the Judicial Division of Salcete⁵;

xiii. As such, the said Mrs. Mangallabai Naique alias Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar, Mrs. Shanti Vishwanath Panandikar, Mr. Mukund Keshav Kamat, Mr. Rajesh Vishwanath Pai Panandikar, and Mrs. Priya Panandikar are the sole and absolute owners in possession and title to the Said Entire Property;

xiv. The said Mrs. Mangallabai Naique alias Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar, Mrs. Shanti Vishwanath Panandikar, Mr. Mukund Keshav Kamat, Mr. Rajesh Vishwanath Pai Panandikar, and Mrs. Priya Panandikar and before them, their predecessor in title, Mr. Vishwanath Panandikar alias Visvonata Poi Palondikar alias Vishwanath R Panandikar alias Vishwanath R Pai Panandikar have sold portions of the Said Entire Property to various third parties from time to time;

xv. The said Mrs. Mangallabai Naique alias Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar, Mrs. Shanti Vishwanath Panandikar, Mr. Mukund Keshav Kamat, Mr. Rajesh Vishwanath Pai Panandikar, and Mrs. Priya Panandikar have disannexed a portion of the Said Entire Property, which portion, as a separate, independent and distinct entity, admeasured an area of about 2205 sq mts, and was bounded⁶ as follows:

East : by the property bearing S. No. 86/3-A and 86/3-B of village Camurlim,
West : by the property bearing S. No. 86/1 of village Camurlim,
North : by the public road from Margao to Ponda,
South : by the property bearing S. No. 86/2-N of village Camurlim and the remaining portion of the property bearing S. No. 86/2 of village Camurlim.

Which portion is herein referred to as the "**Said Property**";

⁵ Deed of Succession dated January 6, 2004 recorded before the Notary Public Ex – Officio of Salcete at Margao.

⁶ Survey Plan of the property bearing S. No. 86/2 of village Camurlim, issued by the Directorate of Settlement and Land Records dated June 21, 2021.

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- xvi. The Form I & XIV Record of Rights⁷ in respect of the Said Entire Property was found recorded, *inter alia*, in the name of Mrs. Mangallabai Naique alias Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar, Mrs. Shanti Vishwanath Panandikar, Mr. Mukund Keshav Kamat, Mr. Rajesh Vishwanath Pai Panandikar, and Mrs. Priya Panandikar, who were the sole and absolute owners in possession of the Said Property;
- xvii. During his lifetime, the said Mr. Vishwanath Panandikar alias Visvonata Poi Palondicar alias Vishwanath R Panandikar alias Vishwanath R Pai Panandikar obtained all the necessary statutory permissions for the construction of a residential house on the Said Property, including but not limited to:
- a. Construction License issued by the Village Panchayat of Camurlim⁸;
 - b. NOC for construction from the PWD⁹;
 - c. Conversion Sanad issued by the Office of the Collector of Goa, Panaji¹⁰;
- xxvi. The said residential structure constructed on the Said Property, is found assessed to tax and recorded in the Village Panchayat of Camurlim, Salcete under House No. 339/B¹¹. Further, the same is fitted with an electricity¹² and water connection¹³, running till date;
- xxviii. Vide a Deed of Sale dated January 8, 2022¹⁴, the said Mrs. Mangallabai Naique alias Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar, Mrs. Shanti Vishwanath Panandikar, Mr. Mukund Keshav Kamat, Mr. Rajesh Vishwanath Pai Panandikar, and Mrs.

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⁷ Form I & XIV in respect of the immovable property bearing Survey No. 86/2 of the Village of Camurlim, Taluka Salcete dated June 6, 2021.

⁸ Construction License issued by the Village Panchayat of Camurlim, Salcete, bearing No. VP/C/37/81-82 to Vishwanath R. Pai Palondicar on June 27, 1981 in respect of the construction of a new residential building on the property bearing S. No. 86/2 of village Camurlim, along with the approved plans.

⁹ NOC for proposed construction of new residential building in respect of the property bearing S. No. 86/2 of village Camurlim, Salcete, bearing No. PWD/DES/SDI/B&C(S)/Const.24/17/80-81, issued by the Assistant Engineer, PWD, on 16-04-1981.

¹⁰ Conversion Sanad issued by the Office of the Collector of Goa, Panaji, bearing No. RB/CNV/915/80 dated March 16, 1981 in respect of a portion of 374 sq mts of the property bearing S. No. 86/2 of village Camurlim, along with the plan.

¹¹ House Tax receipt issued by the Secretary, Village Panchayat of Camurlim, Salcete, bearing No. 6 of receipt book No. 566 dated 03-08-2021 in respect of the house bearing No. 339/B.

¹² Electricity Bill in respect of the residential structure bearing H. No. 339/B with Electricity Connection bearing CA No. 60004875674, Installation No. 5000478800 and Electricity Meter No. 10134.

¹³ Water Bill in respect of the residential structure bearing H. No. 339/B with water connection bearing Meter No. 06817861 and Consumer Code No. 29281307.

¹⁴ Deed of Sale dated January 8, 2022 registered before the Office of the Sub – Registrar of Salcete under Reg. No. MGO-1-309-2022 on 31-01-2022.

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Priya Panandikar sold, transferred and conveyed the Said Property, then admeasuring an area of 2205 sq mts, along with the residential house existing thereon bearing H. No. 339/B to Mr. Abhai Ashok Poi Angle, sole proprietor of M/s Build Angle;

- xix. Upon completion of mutation, the name of Mr. Abhai Ashok Poi Angle was also found recorded in the Occupants column of the revenue records, Form I and XIV of the Said Property;
- xx. Vide partition proceedings under Section 61 of the Land Revenue Code, the Said Property, was partitioned and separated from the remainder of the Said Entire Property, vide Judgment and Order passed by the Inspector of Survey and Land Records, Salcete – Goa¹⁵;
- xxi. Upon partition of the Said Property as described hereinabove, it was found that the actual area at loco, sold to Mr. Abhai Ashok Poi Angle, corresponding to the Said Property was in fact, only 2,018 sq mts;
- xxii. Accordingly, vide a Deed of Rectification dated August 12, 2022¹⁶, the principal Deed of Sale dated January 8, 2022 was duly rectified to record, that the area of the Said Entire Property sold to Mr. Abhai Ashok Poi Angle, and corresponding to the Said Property, admeasured an area of 2,018 sq mts, and not 2,205 sq mts;
- xxiii. As such, the Said Property, which admeasures an area of 2,018 sq mts, is presently surveyed under S. No. 86/2-R of village Camurlim, and is bounded¹⁷ at site at present as under:
- East : by the property bearing S. No. 86/3-A and 86/3-B of village Camurlim,
- West : by the road,

¹⁵ Order of Partition passed by the Inspector of Survey and Land Records in Case No. 3/ISLR/Part/Sal/Camu/447/22 dated June 8, 2022

¹⁶ Deed of Rectification dated August 12, 2022, duly registered before the Office of the Sub – Registrar of Salcete at Margao, under Reg. No. MGO-I-3148-2022 dated 19-Aug-2022.

¹⁷ Digital Survey Plan of the immovable property bearing Survey No. 86/2-R of the Village of Camurlim, Taluka Salcete.

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North : by the public road from Margao to Ponda,

South : by the property bearing S. No. 86/2-N of village Camurlim and the remaining portion of the property bearing S. No. 86/2 of village Camurlim.

xxiv. The revenue records, Form I and XIV in respect of the Said Property is also found recorded exclusively in the name of Mr. Abhai Ashok Poi Angle, as the sole Occupant thereof¹⁸;

xxv. The said Mr. Abhai Ashok Poi Angle, sole proprietor of M/s Build Angle, is thus the sole and absolute owner in possession and title to the Said Property;

4. Conclusion:

- i. Therefore based on the above, I conclude and certify that Mr. Abhai Ashok Poi Angle, sole proprietor of M/s Build Angle, has a clear and marketable title, free from any encumbrances to the Said Property, being a portion of the larger immovable property known as VIRABATA alias OZORO, along with the residential house existing thereon bearing H. No. 339/B, situated in the Village of Camurlim, within the jurisdiction of the Village Panchayat of Camurlim, Taluka and Sub District of Salcete, Goa, South District, which larger property is not found registered in the Land Registration Office, but enrolled in the Taluka Revenue Office for Matriz under No. 733, which portion, disannexed from the Said Entire Property, as a separate, independent and distinct entity, admeasures an area of about 2018 sq mts, is surveyed under S. No. 86/2-R of village Camurlim, and is bounded at present on the East by the property bearing S. No. 86/3-A and 86/3-B of village Camurlim, on the West by the road, on the North by the public road from Margao to

¹⁸ Digital Form I & XIV in respect of the immovable property bearing Survey No. 86/2-R of the Village of Camurlim, Taluka Salcete.

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Ponda, and on the South by the property bearing S. No. 86/2-N of village Camurlim and the remaining portion of the property bearing S. No. 86/2 of village Camurlim.

- ii. The documents scrutinized as aforementioned sufficiently evidence the devolution of title in respect of the Said Property from Mr. Jose Reinerio da Piedade Pereira and his wife Mrs. Maria da Gloria Albuquerque e Pereira, to its crystallization in favour of Mrs. Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar, Mrs. Shanti Vishwanath Panandikar, Mr. Mukund Keshav Kamat, Mr. Rajesh Vishwanath Pai Panandikar and Mrs. Priya Panandikar, and thereafter Mr. Abhai Ashok Poi Angle, who, along with their predecessors in title have been in the open, peacefully and continuous possession of the same since 1979. In any event, the title of Mrs. Mangal Vishvonath Poi Palondikar alias Mangala V. Panandikar, Mrs. Shanti Vishwanath Panandikar, Mr. Mukund Keshav Kamat, Mr. Rajesh Vishwanath Pai Panandikar and Mrs. Priya Panandikar to the Said Property stood prescribed in their favour.

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- iii. The said Deed of Sale dated January 8, 2022 has been executed in favour of Mr. Abhai Ashok Poi Angle, after having obtained the necessary NOC¹⁹ from the Town and Country Planning Department, South Goa District Office, at Margao, under Section 49(6) of the said Act, for the purpose of sale of the Said Property;
- iv. In order to develop the Said Property and construct thereon a residential building to be known as THE ENCLAVE, Mr. Abhai Ashok Poi Angle, sole proprietor of M/s Build Angle has obtained all the necessary statutory approvals, including but not limited to:
- a. Conversion Sanad²⁰,
 - b. Technical Approval²¹,

¹⁹ NOC under Section 49(6) of the Town and Country Planning Act, 1974, issued by the Town and Country Planning Department, South Goa District Office, at Margao, under Ref. No.TPM/3841/49(6)/CAMURLIM/86/2/2021/42 dated January 4, 2022

²⁰ Conversion Sanad issued by the Office of the Collector of South Goa, in respect of the property bearing S. No. 86/2-R of village Camurlim, Salcete, under Ref. No. CCSAL09-22-152/61 dated November 10, 2022.

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c. Health NOC²²,

d. Construction License²³,

- v. As such, the Promoter, Mr. Abhai Ashok Poi Angle, sole proprietor of M/s Build Angle, has a clean, clear and marketable title to the Said Property and described hereinabove, and further, has obtained all the necessary statutory permissions and licenses to develop the Said Property by constructing a residential building thereon to be known as THE ENCLAVE;



JONATHAN COSTA

Advocate

Margao, July 7, 2024

²¹ Technical Clearance Order for construction of residential building in the property bearing S. No. 86/2-R of village Camurlim, Salcete, issued by the Office of the Senior Town Planner, Town and Country Planning Department, South Goa, at Margao, under Ref. No. TPM/34496/Const/Camur/86/2R/2023/1548 dated March 23, 2023.

²² Health NOC issued by the Primary Health Centre, Loutulim, under Ref. No. PHCL/NOC/2022-23/1441 dated 31-03-2023.

²³ Construction License issued by the Village Panchayat of Camurlim, under Ref. No. VPC/2023-24/08 dated January 8, 2024.