

# PRASAD S. NAIK

ADVOCATE & NOTARY

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*Chamber:*

*R-6, Marelda Residency,  
Laymati, Davorlim,  
Margao, Salcete, Goa.*

Date: 28/11/2022

## **SEARCH REPORT AND CERTIFICATE OF TITLE**

This Report and Certificate of Title is given at the request of Mrs. **TASMIYA BANU KUKNOOR**, Mr. **KHAJA MAINUDDIN MULLA** and Mr. **RIYAZ ABDUL KHADAR TAMBAK**, all resident of Margao, Goa, in respect of the PLOT described herein below:-

### **DESCRIPTION OF THE PLOT:**

All that **PLOT NO. D-14**, admeasuring 400.00 Sq. mts forming an independent and a separate unit in itself but forming part of the larger property described hereinbelow and being one of the Plot in the development scheme "VASANT NAGAR" and is bounded as under:

East: By Plot No. F-3 of the Colony;

West: By 10 mts wide road of the Colony.

North: By Plot No. F-4 of the Colony.

South: By Plot No. D-15 of the Colony.

### **DESCRIPTION OF THE LARGER PROPERTY:**

One Half of the following property:

All that landed property known as "AZULIANCHI GALLY" or "GOGOLLA", situated at Gogol, Margo, Goa, within the limits of Margo Municipality, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 458 at folio 31 of Book B-2 new and bounded as under:

East & North: By a hillock.

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West: By the property Gogolla of Comunidade of Margao.

South : By the property Azulizanchi Tolly of Madeva Sinai Caro.

One Third of the following property:

Property known as "AZULIANCHI GALLY" or "GOGOLLA", situated at Gogol, Margo, Goa, within the limits of Margo Municipality, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 459 and bounded as under:

East: By a hillock.

West, North & South: By the property Azulizanchi Tolly of Madeva Sinai Caro.

The said properties registered under No. 458 and No. 459 have been enrolled in the Taluka Revenue Rolls (Matriz) as parts of Matriz Nos. 1085 and 1087 respectively.

Both the above-described parts have been compositely allotted Chalta nos. 1 and 2 of P.T. Sheet No. 122 of city Survey of Margao and taken together are bounded as under:

North: By boundary of Raia village.

East: By Chalta No. 1 of P.T. Sheet No. 121.

West: By boundary of Raia village.

South: By Paddy field of Prabhakar Kare & Others.

**II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:**

(Towards scrutiny, I have perused photocopies of below mentioned documents)

1. From the **Deed of Sale dated 15/12/1986, registered in the Office of Sub-Registrar of Salcete under Registration No. 971 at pages 382 to 394 of Book No. I, Vol. No. 12 dated 17/12/1986**, it can be seen that Mrs. Laxmibai Vasant

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Kare, Vaikunth alias Ajit Vassant Kare, Mrs. Shanta Vaikunth Kare, Mr. Shrivallabh Vassant Kare, Mrs. Indira Shrivallabh Kare along with Alcon Real Estates Private Limited have sold in favour of Mr. Manish Govind Sadekar the said Plot No. D-14.

2. From the **Deed of Sale dated 21/08/2020, registered in the Office of Sub-Registrar of Salcete under Registration No. MGO-1-2255-2020 dated 01/09/2020**, it can be seen that Mr. Manish Govind Sadekar alias Maneesh Govind Sadekar and his wife Mrs. Priya Manessh Sadekar alias Priya Maneesh Govind Sadekar have sold and transferred in favour of SUA CONSTRUCTION the said Plot No. D-14.
3. From the **Agreement for Sale dated 01/12/2021, registered in the Office of Sub-Registrar of Salcete under Registration No. MGO-1-3893-2021 dated 06/12/2021**, it can be seen that Sua Constructions have agreed to sale in favour of Mrs. Tasmiya Banu Kuknoor the said Plot.
4. From the **Deed of Sale dated 04/03/2022, registered in the Office of Sub-Registrar of Salcete under Registration No. MGO-1-793-2022 dated 07/03/2022**, it can be seen that Sua Constructions have sold in favour of Mrs. Tasmiya Banu Kuknoor, Mr. Khaja Mainuddin Mulla and Mr. Riyaz Abdul Khadar Tambak the said Plot.
5. From the **Sanad dated 20/03/1987, issued by the Office of the Dy. Collector, Margao**, it can be seen that permission is granted for change in use of land for residential purpose of property surveyed under Chalta No. 1 of P.T. Sheet No. 122 of Margao City.



6. From the **Development Permission dated 16/12/2021 issued by South Goa Planning & Development Authority**, it can be seen that Permission is granted for construction of building in said Plot No. D-14.
7. From the **Order dated 27/07/2022, issued by South Goa Planning & Development Authority**, it can be seen that Development permission dated 16/12/2021 is transferred from the name of Sua Construction to Mr. Khaja Mainudddin Mulla, Mrs. Tasmiya Banu Kuknoor and Mr. Riyaz Ahmed Tambak.
8. From the **Construction Licence bearing No. A/70/2021-2022 dated 28/03/2022 issued by Margao Municipal Council, Margao-Goa**, it can be seen that licence is granted for construction of residential building comprising stilt floor, upper ground floor + 3 floors and compound wall in the said plot.

#### **IV. OPINION:**

*(Note: The present Opinion is given based on documents which are set out hereinabove and which were perused by me and which I believe to be genuine and not modified in any manner and further that all signatories to each and every documents have signed/executed the same in their legal capacity and such signatures are original and not forged in any manner and the present Opinion is in accordance with the applicable laws in India and in the event any of the documents are forged/inaccurate and/or in the event any false information is submitted, I shall not be liable in any manner for such false information and/or inaccurate document.)*


From the scrutiny of the abovementioned documents, I have to report and certify as under:-

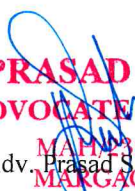
- (a) That the said Plot of land identified as **PLOT NO. D-14** is jointly owned by Mr. Khaja Mainudddin Mulla, Mrs. Tasmiya Banu

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Kuknoor and Mr. Riyaz Ahmed Tambak and their title to the same is clean, clear, valid, absolute and marketable and the same can be traced for a period of last more than 30 years.

- (b) As owners the said Mr. Khaja Mainudddin Mulla, Mrs. Tasmiya Banu Kuknoor and Mr. Riyaz Ahmed Tambak have proposed to develop the said Plot by way of Construction and towards such construction they have obtained the required Development Permission from the South Goa Planning and Development Authority and Construction Licence from the Margao Municipal Council.

  
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