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**SEARCH REPORT (FOR NON ENCUMBRANCE
CERTIFICATE)**

I Have Inspected the Inbox record as available in the office of Sub-Registrar, Ponda, Taluka Ponda of South Goa district of State of Goa Relating to property more particularly described in schedule written hereunder.

It is stated that the above said property is Owned by M/s Devdarshan Constructions a proprietary concern through its proprietor Mr Devidas Narayan Naik to the extent of 50% share and remaining 50% share is owned by Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai, which has agreed to be developed by M/S Devdarshan Constructions.

That in terms of deed of sale dated 089/04/2024 and registered before sub Registrar Ponda and bearing registration No. PON-1-534-2024 dated 10/04/1014, said Mrs Linda Ramchondra Suria Rao Dessai @ Anandi Vissu Virginkar and her husband Mr Vissu Purshottam Virginkar sold and conveyed in favour of M/s Devdarshan Constructions, a proprietary concern through its

proprietor Mr Devidas Narayan Naik, all that undivided 50% share in the said property totally admeasuring 1200 sq. mts.

That subsequently vide Agreement for Development and sale dated 01/08/2024 and registered before Sub Registrar Ponda and bearing Registration No. PON-1-1190-2024 dated 02/08/2024, said Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai authorized and nominated the M/S Devdarshan Constructions to develop said property of which they are having 50% undivided share in the said property alongwith M/s Devdarshan Constructions who are owners of other half of the said property.

That Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai have also executed Power of Attorney dated 20/09/2024 and registered before Sub Registrar Ponda and bearing Registration No. PON-POA Register-65-2024 dated 27/09/2024 in favour of Mr Devidas Narayan Naik with respect to said property.

After making necessary search on the basis of the documents furnished and on certain inspection, I reached the following conclusion that the above said property till dated is Owned by M/s Devdarshan Constructions a proprietary concern through its proprietor Mr Devidas Narayan Naik to the extent of 50% share and remaining 50% share is owned by Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai and M/s Devdarshan Constructions has agreed to develop the said property in terms of Agreement for Development and sale dated 01/08/2024 and Power

of Attorney dated 20/09/2024 which has empowered all the development rights.

It is submitted that said property is Owned by M/s Devdarshan Constructions a proprietary concern through its proprietor Mr Devidas Narayan Naik to the extent of 50% share and remaining 50% share is owned by Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai and hence in record that above said property stand in the name of M/s Devdarshan Constructions and Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai which has empowered all the development rights and hence the said property is free from all sorts of encumbrances such as sale, gift, mortgage etc. and in record Owned by M/s Devdarshan Constructions and Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai have a clean clear and better marketable title of the above said property with all rights.

SCHUDULE

ALL THAT LANDED PROPERTY being a landed property known as "PREDIO AFORAMENTO DO TERRENO DENOMINADO BUTA" also known as "SATIYALE" situated at Bandora, Ponda Goa within the limits of village Panchayat of Bandora, Taluka and Sub district of South Goa of State of Goa, which property as whole is described in the Land Registration office (Conservatoria de Registo Predial) of Ilhas Comarca at Panaji under No. 22334 of Book B-60 (new) and registered in the Revenue Register (Matriz Predial) under No. 155 and surveyed under new survey No. 223/5 of village Bandora

Taluka Ponda admeasuring 1200 sq. mts and bounded on the East: by the Property of Panduronga Sadassiva Naique Gaundecar, on the West: by Panchayat Road which goes from Farmagudi to Queula, on the North; by the area occupied and possessed by Madeva Xanum Modvol and on the South: by the Property of Loximona Esvonta Poi Raoicar and which Property as per survey Plan is bounded as under:

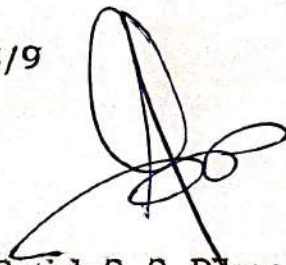
East: By Property bearing Survey No. 223/6 and partly by 223/6-A

West: By Public Road

North: By Property bearing Survey No. 223/4

South: By Property bearing Survey No. 223/9

Date: 25/06/2025



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Having been engaged by **M/S DEVDARSHAN CONSTRUCTIONS**, through its proprietor Shri Devidas Narayan Naik having office at Omkar, Varkhande, Ponda Goa hereinafter called as Developer/Promoter for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That **M/S DEVDARSHAN CONSTRUCTIONS** is Co-Owner as well as Developer/Promoter of the said property described hereunder of the project constructed on the said property.

2. That the Owners and Developer has acquired the title by virtue of following documents:

- a) Land Registration Certificate (Inscription and Description of the property)
- b) Matriz Certificate
- c) Form 1&XIV of Survey No. 223/5 of village Bandora
- d) Deed of Partition dated 05/05/1983,
- e) Deed of Partition dated 7/10/1994,



- f) Records and Proceedings in Inventory Proceedings No. 59/2023/C,
- g) Deed of Sale dated 08/04/2024,
- h) Agreement for Development and sale dated 01/08/2024
- i) Power of attorney dated 20/09/2024
- j) Conversion Sanad dated 10/04/2023,
- k) Technical Clearance from Town and Country Planning Department, Ponda dated 30/09/2024,
- l) Construction License issued by Village Panchayat of Bandora dated 26/10/2024 alongwith approved Plans
- m) Certificate of Nil Encumbrance

3. The title history of the property is as under

That there exists a landed property known as "PREDIO AFORAMENTO DO TERRENO DENOMINADO BUTA" also known as "SATIYALE" situated at Bandora, Ponda Goa within the limits of village Panchayat of Bandora, Taluka and Sub district of South Goa of State of Goa, which property as whole is described in the Land Registration office (Conservatoria de Registo Predial) of Ilhas Comarca at Panaji under No. 22334 of Book B-60 (new) and registered in the Revenue Register (Matriz Predial) under No. 155 and surveyed under new survey No. 223/5 of village Bandora Taluka Ponda admeasuring 1200 sq. mts and bounded on the East: by the Property of Panduronga Sadassiva Naique Gaundecar, on the West: by Panchayat Road which goes from Farmagudi to Queula, on the North; by the area occupied and possessed by Madeva Xanum Modvol and on the South: by the Property of Loximona Esvonta Poi Raoicar and which property is more particularly described in Schedule-I written hereunder and hereinafter referred to as "**SAID PROPERTY**".

That said property is bounded as per Survey Plan is as under:

East: By Property bearing Survey No. 223/6 and partly by 223/6-A,

West: By Public Road,

North: By Property bearing Survey No. 223/4,

South: By Property bearing Survey No. 223/9,

That in terms of Deed of Partition dated 5/05/1983 and registered before Sub Registrar Ponda and bearing Serial No. 232/83 dated 19/05/1983 and Registration No. 578 at pages 42 to 53 of Book I Volume 93 dated 18/10/1985, said property was allotted to Late Ramchandra Bascora Suria Rao Dessai and his wife Annapurna Suriarau Dessai @ Anapurna bai Ramachondra Suriarau Dessai who were in exclusive ownership and possession of the said property.

That Late Ramchandra Bascora Suria Rao Dessai and his wife Annapurna Suriarau Dessai @ Anapurna Bai Ramachondra Suriarau Dessai, both expired on 11/10/2023 and 16/02/2011 Respectively and upon their death Inventory Proceedings were initiated before the Civil Judge Junior Division at Ponda bearing Inventory Proceedings No. 59/2023/C, wherein Vendors herein alongwith Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar were declared as legal Heirs of the deceased and the said Property was allotted to Mrs Linda Ramchondra Suria Rao Dessai @ Anandi Vissu Virginkar and her husband Mr Vissu Purshottam Virginkar alongwith Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai in equal Shares in terms of Judgment dated 5/01/2024.

That in terms of deed of sale dated 089/04/2024 and registered before sub Registrar Ponda and bearing registration No. PON-1-534-2024 dated 10/04/1014, said Mrs Linda Ramchondra Suria Rao Dessai @ Anandi Vissu Virginkar and her husband Mr Vissu Purshottam Virginkar sold and conveyed in favour of M/s Devdarshan Constructions, a proprietary concern through its proprietor Mr Devidas Narayan Naik, all that undivided 50% share in the said property totally admeasuring 1200 sq. mts.

That subsequently vide Agreement for Development and sale dated 01/08/2024 and registered before Sub Registrar Ponda and bearing Registration No. PON-1-1190-2024 dated 02/08/2024, said Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai authorized and nominated the M/S Devdarshan Constructions to develop said property of which they are having 50% undivided share in the aidnproperty alongwith M/s Devdarshan Constructions who are owners of other half of the said property.

That Mr Sandipa Ramachondra Suria Rao Dessai and his wife Mrs Dipti Devidas Sunctancar @ Dipti Sandipa Suria Rao Dessai have also executed Power of Attorney dated 20/09/2024 and registered before Sub Registrar Ponda and bearing Registration No. PON-POA Register-65-2024 dated 27/09/2024 in favour of Mr Devidas Narayan Naik with respect to said property.

That M/s Devdarshan Constructions got the said property admeasuring 1200 sq.mts. converted to Non Agricultural Use vide Sanad issued by the Office of the Additional Collector III Ponda bearing No. CAD3PON01-23-2/250 dated 10/04/2023.

That M/s Devdarshan Constructions has prepared the plan, for construction of building on said Property and the plan of the same has been approved by Town and country Planning Department, Ponda vide Development Permission bearing No. TPP/679/Bandora/223/5/2024/2101 dated 30/09/2024 and Village panchayat of Bandora has issued construction License bearing License No. VPB/Const./2024-2025/17/635 dated 26/10/2024.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is partly Owned by M/s Devdarshan Constructions vide Deed of Sale dated 08/04/2024 and has further agreed to be developed in terms of Agreement for Development and Sale dated 01/08/2024 and Power of Attorney dated 20/09/2024.

6. By virtue of Deed of Sale dated 08/04/2024 and Agreement for Development and Sale dated 01/08/2024 and Power of Attorney dated 20/09/2024 said property is exclusively owned and possessed by M/S M/S Devdarshan Constructions for the purpose of development and is authorized to develop the same.

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is Owned by M/s Devdarshan Constructions to the extent of 50% undivided share and have agreed to develop remaining portion of the said property alongwith his share and M/s Devdarshan Constructions has agreed to develop the said property in terms of Agreement for Development and Sale dated 01/08/2024 and Power of Attorney dated 20/09/2024 which has empowered all the development rights.

SCHUDULE

ALL THAT LANDED PROPERTY being a landed property known as "PREDIO AFORAMENTO DO TERRENO DENOMINADO BUTA" also known as "SATIYALE" situated at Bandora, Ponda Goa within

the limits of village Panchayat of Bandora, Taluka and Sub district of South Goa of State of Goa, which property as whole is described in the Land Registration office (Conservatoria de Registo Predial) of Ilhas Comarca at Panaji under No. 22334 of Book B-60 (new) and registered in the Revenue Register (Matriz Predial) under No. 155 and surveyed under new survey No. 223/5 of village Bandora Taluka Ponda admeasuring 1200 sq. mts and bounded on the East: by the Property of Panduronga Sadassiva Naique Gaundecar, on the West: by Panchayat Road which goes from Farmagudi to Queula, on the North; by the area occupied and possessed by Madeva Xanum Modvol and on the South: by the Property of Loximona Esvonta Poi Raoicar and which Property as per survey Plan is bounded as under:

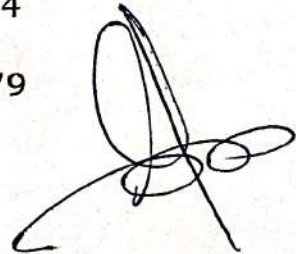
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