

PRASAD S. NAIK

ADVOCATE & NOTARY

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Chamber:

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

Date: 14/12/2024

**SEARCH REPORT
AND
CERTIFICATE OF TITLE**

This Report and Certificate of Title is given at the request of LOTUS DEVELOPER, a duly registered Partnership Firm, having its office at Flat No. T-3, Diamond Building, Fatorda, Margao, Goa, in respect of the property described herein below:-

All that property known as Aforamento in Dagualy alongwith old residential house, admeasuring about 725 sq. mts. situated at Village Raia, within the area and jurisdiction of Village Panchayat of Raia, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 23923 of Book G-19, surveyed under Survey No. 325/7 of Village Raia and the same is bounded as under:

East: By Survey No. 325/8 and 325/11 of Raia Village;

West: By Survey No. 325/6 of Raia Village;

North: By Road

South: By Survey No. 325/12, 325/9 (part) and 325/11 of Raia Village

II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:

1. From the English Translation of the Land Registration Records pertaining to land described under no. 23923 of Book G-19, it can be seen that the same stands inscribed in

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favour of Miguel Jeronimo Fernandes and usufruct thereof was inscribed in favour of Caitano Fernandes alias Mourao and his wife Rosario Fernandes.

2. From the Records and Proceedings of the Inventory Proceedings No. 111/2012/B before the Court of the Adhoc Senior Civil Judge at Panaji, it can be seen that said Inventory was initiated upon death of Minguel Jeronimo Fernandes and his wife Maria Giumar alias Giomar Vaz. In the said Inventory the said property was listed at Item No. 3 and the same was allotted to Fortunato Bruno Jose Maria Fernandes.
3. From the Deed of Sale dated 10/08/2023 registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-1-3332-2023 dated 11/08/2023, it can be seen that Fortunato Bruno Jose Maria Fernandes and his wife Kushuma Filomena Fernandes have sold and transferred the said property in favour of Lotus Developer.
4. From the Form I & XIV of the property bearing Survey No. 325/7 of Village Raia, it can be seen that same stands recorded in name of Lotus Developer.

DETAILS OF LICENCES/PERMISSION OBTAINED FOR CONSTRUCTION PURPOSE:

1. From the Sanad dated 25/06/2024 under Ref. No. CAD2SAL02-24-33/212 issue by the Office of the Collector, South Goa District, Margao, it can be seen that permission is


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granted for change in use of land bearing Survey No. 325/7 of Village Raia for residential use only.


2. From the Technical Clearance Order dated 09/10/2024 under Ref. No. TPM/35/65/Const/Raia/325/7/2024/7708 issued by the Office of the Senior Town Planner, Town and Country Planning Department, Margao, it can be seen that technical clearance is granted for construction of residential building and compound wall.
3. From the Building/Construction Licence No. VP/R/2024-25/37 dated 15/11/2024 issued by the Village Panchayat of Raia, it can be seen that licence is granted for construction of residential building and compound wall on said property.

III. OPINION:

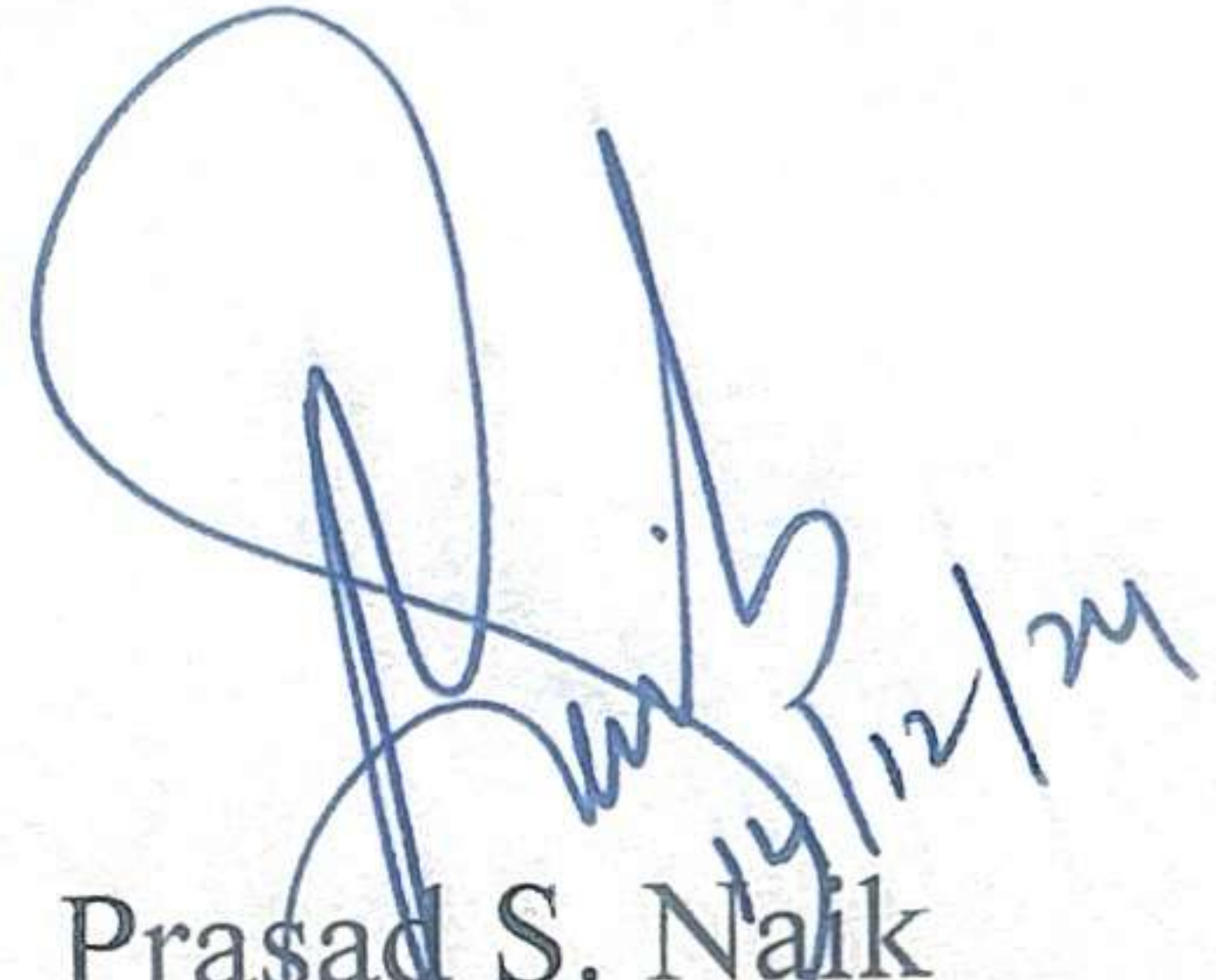
(Note: The present Opinion is given based on documents which are set out hereinabove and of which photocopies were perused by me and which I believe to be genuine and not modified in any manner and further that all signatories to each and every documents have signed/executed the same in their legal capacity 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 property bearing bearing Survey No. 325/7 of Village Raia is owned by M/s. LOTUS DEVELOPER a duly registered Partnership Firm 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


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- (b) The said M/s. LOTUS DEVELOPER have obtained required Development Permission from Office of the Senior Town Planner, Town and Country Planning Department, Margao, Goa and Construction Licence from Village Panchayat of Raia for the purpose of constructing residential building thereon.


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