

JONATHAN COSTA

ADVOCATE

OFF: 0832 - 2736412

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CERTIFICATE OF TITLE

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This is to certify that Mr. Ratnakar Vithal Raikar and his wife, Mrs. Kanchan R. Raikar have a clear and marketable title, free from any encumbrances in the Said Property, being Plot E of the larger immovable property denominated as MADLEM or MARLEM, situated at Borda, Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which larger property is not found described in the Land Registration Office of Salcete, but is enrolled in the Land Revenue Office of Salcete for Matriz under No. 651, which Plot admeasures an area of about 2540 sq mts, is surveyed under Chalta No. 22 (part) of P. T. Sheet No. 193 and is bounded as follows:

East : by the Borda Hill -

West : by the Plot C of the same property

North : by the property of Pedro Andrade, and

South : by the property of Venancio Sebastiao Soares and the 6 meters road.

M/s Raycon Builders also have a valid and subsisting Agreement for Development and Sale with the said owners, Mr. Ratnakar Vithal Raikar and his wife Mrs. Kanchan R. Raikar. The said Mr. Ratnakar Vithal Raikar and his wife Mrs. Kanchan R. Raikar have also obtained the necessary statutory approvals for the development of the Said Property and construction of residential villas and apartments thereon, in accordance with and subject to the above said approvals and permissions.



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I state further, that I have inspected the documents of title pertaining to the Said Property described hereinabove, and my Title Report dated November 15, 2020 issued to Mr. Rayesh Ratnakar Raikar, sole proprietor of M/s Raycon Builders, certifies the same.

Margao, December 1, 2020.


JONATHAN COSTA
Advocate

