

SATISH PILGAONKAR & ASSOCIATES

Advocate

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SEARCH REPORT AND LEGAL OPINION

Having been engaged by M/S H.M. BUILDERS AND DEVELOPERS, having office at Upper Bazar, Ponda Goa for preparing the title Verification and Search Report for the property to be mortgaged for security for securing the financial assistance to, I Satish S. S. Pilgaonkar, advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That the Borrower is entitled to deal with the property ie. and described in Schedule.
2. That the borrower shall acquire the title by virtue of following documents/transaction,
 - a) Deed of Sale dated 9/08/1995
 - b) Agreement for Construction and Sale dated 13/6/1995
 - c) N.A Sanad dated 1/08/2015
 - d) Form 1&XIV of survey No. 172/6-A of village Ponda
 - e) Construction License dated 22/2/2017
3. The title history of last 30 years from this date shows the following chain of Transaction.

That there exists a landed property being plot being Plot No.12 admeasuring 930 sq. mts. forming part of the property "LOCONDIEM" PREMEIRA ADICAO consisting of two sub-divisions or Gleba the first named as LOCONDIEM and second gleba named as 'CUMBAROATA situated in village of Quela within the

limits of Ponda Municipal Council, taluka Sub-District of Ponda District of North Goa, State of Goa described as a whole in the land Registration Office of Ilhas under the number 299 of the Book B-1 new enrolled in the land Revenue role under the matriz no. 1032. The first Gleba known as 'LOCONDIEM being bounded as under :

EAST: By limits of corrente Taboleiros,

WEST: By Pimpol trees,

NORTH: By property of Verenkar,

SOUTH: By the limits of Quartela do oitavo de companhia.

And the said property is surveyed as under no. 172/6 & 183/1 of village and Taluka Ponda.

And which plot is hereinafter referred to as **"SAID PROPERTY"** and more particularly described in schedule-II written hereunder.

That said property is owned and possessed by Shri Sitaram Atmaram Dangui and his wife Smt Chaya Sitaram Dangui which they came into ownership and possession of the said property vide Deed of Sale dated 9/8/1995 and registered before Sub Registrar Ponda and bearing Registration Nos. 1036 at pages 282 to 295 of Book I volume 615 dated 31/7/2002.

That said Shri Sitaram Dangui after purchase of said property have partitioned the same from larger property and is now a independent Plot bearing new survey No. 172/6-A of village and taluka Ponda.

That in terms of Agreement for Construction and Sale dated 11/01/2012 and registered before Notary Shri Satish Pilgaonkar and bearing Registration No. 06/12 dated 11/01/2012 said Shri Sitaram Atmaram Dangui and his wife Smt Chaya Sitaram Dangui have agreed to sell the said property for development to M/S H.M. Builders and Developers, through its proprietor Shri Saiyed Jabbar.

That M/S H.M. Builders and Developers on behalf of Shri Sitaram Atmaram Dangui and his wife Smt Chaya Sitaram Dangui have obtained Sanad for Non Agricultural use of Land from the office of Additional Collector Ponda bearing No. RB/CONV/PON/AC-1/04/2013 DATED 11/08/2015.

That M/S H.M. Builders and Developers on behalf of Shri Sitaram Atmaram Dangui and his wife Smt Chaya Sitaram Dangui have thereafter obtained Development Permission from the Office of the South Goa Planning and Development Authority bearing No. SGPDA/P/3038/53/16-17 dated 26/05/2016 and construction License from the office of the Ponda Municipal Council bearing No. 86/2016-2017 dated 22/02/2017.

4 The links in the chain of title have been properly established. All the transaction has been duly verified from relevant records of sub Registrar, Municipal Council, Land Survey Department, Town and Country planning.

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

6. On the basis of searches made by me and the documents placed before me, I certify that the said property is owned and possessed by Shri Sitaram Atmaram Dangui and his wife Smt Chaya Sitaram Dangui in terms of Deed of Sale dated 9/08/1995, and in terms of Agreement for construction and Sale dated 11/01/2012 said property is in possession of M/S H.M. Builders and Developer for the purpose of development.

7. That all the relevant documents of title placed before me are copies only. 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 transferors 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 have perused the mentioned herein above. The said document adequately safeguards the interest of borrower and the Bank, and there is nothing which is prejudicial or undesirable in the said document.

11. 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.

12. In result I have to state that I have made necessary searches of the concerned sub registrar office upto date and as the result of such searches I am satisfied that the title of the borrower would be clear and marketable.

CERTIFICATE

I have scrutinized the copies of title deeds intended to be deposited relating to the property/ies to be offered as security by way of equitable mortgage/registered mortgage etc. and that the documents to title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage/registered mortgage etc. is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage/registered mortgage. The Borrower should be directed to deposit the following documents in original. The Owners Shri Sitaram Atmaram Dangui and his wife Smt Chaya Sitaram Dangui shall have to mortgage the property with the bank alongwith M/S H.M. Builders and Developers.

SCHEDULE-I

ALL THAT property "LOCONDIEM" PREMEIRA ADICAO consisting of two sub-divisions or Gleba the first named as LOCONDIEM and second gleba named as 'CUMBAROATA situated in village of Quela within the limits of Ponda Municipal Council, Taluka Sub-District of Ponda District

of North Goa, State of Goa described as a whole in the land Registration Office of Ilhas under the number 299 of the Book B-1 new enrolled in the land Revenue role under the matríz no. 1032 the first Gleba known as 'LOCONDIEM being bounded as under :

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NORTH: By property of Verenkar,

SOUTH: By the limits of Quartela do oitavo de companhia and the said property is surveyed as under no. 172/6 & 183/1.

SCHEDULE-II

ALL THAT PLOT NO.12 being portion of agricultural property surveyed under no. 172/6 (part) of village and taluka Ponda and forming part of property described in schedule-I and admeasuring 930 sq. mts and demarcated as plot no. 12, bounded on :

East : by plot no. 11,

West: by plot no. 13,

North: Kutcha road going to Shantinagar,

South : Road leading to Ponda Belgaum highway,

Date: 25/07/2018

Satish S. S. Pilgaonkar
Advocate.

