

TITLE SEARCH REPORT

FOR

**SETTLELAND BUILDER & DEVELOPER,
a sole proprietorship of Mr. Ilyas Dhalayat**

DRAFTED BY:

**Adv. KAPIL KALIDAS VERNEKAR & ASSOCIATES
ADVOCATES & ATTORNEYS (BGL, LL.M.)**GOA OFFICE:

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MUMBAI ADDRESS:

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Jeevan Jyoth Apts.,
18/20, Cawasji Patel Street,
Fort, Mumbai. 400 001.

Dated: 31-01-2025



To
SETTLELAND BUILDER & DEVELOPER,
 a sole proprietorship of Mr. Ilyas Dhalayat

Dear Sir,

REFERENCE: Legal Opinion in respect of the all that property known as "SOCLEM NISSIANTUM" and as per survey records "AMBAT SHET", situated at Davorlim Village, within the limits and jurisdiction of Village Panchayat of Davorlim, Taluka and Sub-District of Salcete, District of South Goa , State of Goa, described in the Land Registration Office of Salcete under No. 11168 of new series and enrolled in the Taluka Revenue office under Matríz No. 268, Surveyed under Survey No.68/8 of Village Davorlim, Salcete, Goa, admeasuring 1778 Sq. Mtrs.

PRESENT OWNERS OF THE PROPERTY: SETTLELAND BUILDER & DEVELOPER, a sole proprietorship of Mr. Ilyas Dhalayat

SCHEDULE-A

DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as "SOCLEM NISSIANTUM" and as per survey records "AMBAT SHET", situated at Davorlim Village, within the limits and jurisdiction of Village Panchayat of Davorlim, Taluka and Sub-District of Salcete, District of South Goa , State of Goa, described in the Land Registration Office of Salcete under No. 11168 of new series and enrolled in the Taluka Revenue office under Matríz No. 268, Surveyed under Survey No.68/8 of Village Davorlim, Salcete, Goa, admeasuring 1778 Sq. Mtrs.;

BOUNDS OF THE SAID PROPERTY:

On the East: By survey no. 68/9 of Mr. Narayan Kirtanye;
 On the West : By survey no. 68/7 of late Vasant Hegde;
 On the North : By Nalla; and
 On the South : By property of same name and public road.

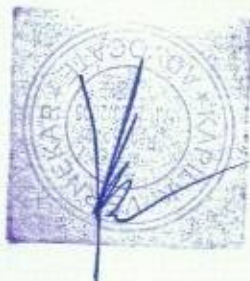


**TRACING OF TITLE AND OBSERVATION ON DOCUMENTS
PRODUCED, SCRUTINIZED AND EXAMINED:**

1. I HAVE CAREFULLY PERUSED THE FOLLOWING DOCUMENTS:-

All Photocopies:-

1. Photocopy English translated version of Portuguese Deed of Sale Dated: 17-08-1962, recorded at folio 6v to 9 of Deed Book No. 1169
2. Photocopy English translated version of Portuguese Deed of Rectification Dated: 31-07-1964, recorded at folio 94 to 95v of Book No. 1218.
3. Photocopy of translated version of Land Description Certificate.
4. Photocopy of Deed of Notarial Qualification (HABILITACAO), Drawn on 06-08-1979, at folio 53V of the book No. 1282, at Margao.
5. Photocopy of Agreement of Development, Exchange and Sale dated 14/02/1994, neither registered nor notarized
6. Photocopy of Special Civil Suit No. 323/1994/III/(O), instituted in the Court of the 3rd Additional Civil Judge, Senior Division, at Margao which subsequently came to be registered as Regular Civil Suit No. 595/2000/III(N).
7. Deed of Succession of heirship Drawn on 22-10-1998, before the office of the Notary Ex-Officio of Salcete at Margao
8. Photocopy of Will Dated: 09-04-2001, registered before the Notary Public Ex-Officio of Salcete Taluka at Margao Salcete Goa. Power of Oral Judgement Dated: 03-03-2010, passed by a First Appeal under No. 83 of 2000 by the High Court Bombay at Goa.
9. Photocopy of Deed of Consent, Dated: 09-04-2001, registered before the Notary Public Ex-Officio of Salcete Taluka at Margao Salcete Goa.
10. Photocopy of Will Dated: 07-01-2005, recorded at Book No. 322.
11. Photocopy of Will Dated: 06-06-2008, drawn on 06-06-2008, at folio 5 to 7 of Deeds/Will Book No. 350.
12. Photocopy of Deed of Succession Dated: 24-10-2007, recorded before the Notary Ex-Officio of Salcete at Margao at pages 71V to 72V of Book 1512.



13. Photocopy of Judgment and Decree dated 15/07/2009, issued by the Adhoc Addl. District Judge II (FTC-II), Margao in Regular Civil Appeal No. 148/2008.
14. Photocopy of Judgment was delivered on 03/08/2015, passed in the Court of the 2nd Addl. Senior Civil Judge, at Margao, vide Regular Execution Application No. 9/2011/11.
15. Photocopy Agreement for Development and Sharing of Sole proceeds dated 19/07/2016, duly notarized before the notary A.V. Prabhu Dessai, under Reg. No. 7904/2016, on 27-07-2016.
16. Photocopy of Judgment and Order issued by the Collector of South Goa in Case No. LRC/Correction/14/2016/2756 dated 08/05/2017.
17. Photocopy of Deed of Testamentary Succession, Dated: 16-09-2020.
18. Photocopy Deed of Succession and Qualification of Heirs Dated: 31-05-2022, recorded at folio 43 to 47 of Deed/Will Book No. 754.
19. Photocopy of Form No. 1 & 14, Dated: 25-10-2023, in respect of Survey No. 68, Sub Division No. 8.
20. Photocopy of Zoning Certificate Dated: 01-11-2023, issued by the Town and Country Planning Department, Margao Goa, vide Ref. No. TPM/Zon-Infm/5276/68/8/Davorlim/2023/5919.
21. Latest Nil Encumbrance Certificate to be obtained.
22. Photocopy of Power of Attorney dated 01/02/2022 duly executed before Notary Geeta P. Kantak registered under No. 32948 dated 01/02/2022.
23. Photocopy of General Power of Attorney dated 19/02/2022 duly executed before Notary Geeta P. Kantak registered under No. 33317 dated 19-02-2022.
24. Photocopy of General Power of Attorney dated 28/01/2013 duly executed before Notary Shivprasad V. Manerker registered under No. 1018 dated 28/01/2013.
25. Photocopy of General Power Attorney dated 15/10/2012 duly executed before Notary Ashwita A. Dessai registered under No. 6872/2012 dated 15/10/2012.
26. Photocopy of Power of Attorney dated 10/04/2023 duly executed before Notary Satish S. S. Pilgaonkar registered under No. 206/23 dated 10/04/2023.
27. Photocopy Power of Attorney dated 03/04/2023 duly executed before Notary Rajendra T. Naik registered under No. 2162/2023 dated 03/04/2023.



28. Photocopy of Power of Attorney dated 17/04/2023 duly executed before Notary Jayant S. Prabhu Shanbhag registered under No. 2234/2023 dated 17/04/2023.

29. Photocopy of General Power of Attorney dated 5/12/2012 duly executed before Notary Shivprasad V. Manerker registered under No. 11404 dated 05/12/2012.

30. Photocopy of General Power of Attorney dated 28/01/2013 duly executed before Notary Shivprasad V. Manerker registered under No. 1019 dated 28/01/2013.

2. ON RELAYING UPON INFORMATION GIVEN ARE AS TRUE I OBSERVED THAT :

1. **AND WHEREAS** the said property was owned by Pundolika Gurudas Sinai Caro, Ramanata Sinai Caro, Panduronga Sinai Garco, Sripada Sinai Garco and Vassanta Esso Edgo, who purchased the same vide Deed of Sale Dated: 17-08-1962, recorded at folio 6v to 9 of Deed Book No. 1169 and read with Deed of Rectification Dated: 31-07-1964, recorded at folio 94 to 95v of Book No. 1218, as enlisted at serial no.1 and 2 above respectively and the same property stands described in the Land registration office of Salcete under Land Registration No. 11168 and stands inscribed under No. 50324, in the name of Pudolica Gurudas Sinai Caro as can be seen from the document enlisted at serial no.3 above.
2. **And thereafter** the said Panduronga Sinai Garco, expired on 13-08-1977, without executing any will or any other deposition of his last wish leaving behind his wife Mrs. Mirabai Garce, as his moiety share holder and as his sole and universal heirs his legitimate daughter Usha Garco married to Pundalic Gurudas Kare, as also expired Mr. Gopinath Ramchadra Sinai Gharse alias Gopinata Sinai Garco, in the status of married to Shrimatibai Sinai Garco alias Srimati Sinai Garco, leaving behind him his widowed wife Shrimatibai Sinai Garco alias Srimati Sinai Garco, as his moiety sharer and the said children namely Sripada Sinai Garco married to Quixori Sripada Garco, Nalinimbai Sinai Garco alias Sudini Ramanata Soncou married to Ramanata Sinai Sancou and Comudinibai Garco alias Motibai Usno Colvalcar married to Usno Mucunda Colvalcar, as his sole and universal heirs.
3. And the fact of the above demise and declaration of heirship is witnessed by the Deed of Notarial Qualification (HABILITACAO), Drawn on 06-08-1979, at folio 53V of the book No. 1282, at Margao, as enlisted at serial no. 4 above.
4. And it transpires vide Agreement of Development, Exchange and Sale dated 14/02/1994, neither registered nor notarized, as enlisted at serial no. 5 above the said Pundolica Gurudas Sinai Caro and his wife Usha Pundalica Kare, Ramanata Gurudas Sinai Caro and his wife Kishori Ramanath Caro, Smt. Meerabai Pandurang Sinai Garco, Shri. Shripad



Gopinath Garco and his wife Smt. Kishori Shripad Garco, entered into an Agreement of Development, Exchange and Sale dated 14/02/1994 with Shri Vikas Damodar Ghodge for Development and sale of the landed property and which Agreement was further modified and renewed by the concerned parties vide Agreement for Development and Sharing of Sole proceeds dated 19/07/2016, duly notarized before the notary A.V. Prabhu Dessai, under Reg. No. 7904/2016, on 27-07-2016, as enlisted at serial no. 15 above.

5. **And thereafter** died the said Smt. Meerabai Pandurang Sinai Garco, at Margao on 02-06-1998, without executing any will leaving behind her sole and universal heir her legitimate daughter Usha Garco married to Pundalik Gurudas Kare witness by Notarial Deed of Succession of heirship Drawn on 22-10-1998, before the office of the Notary Ex-Officio of Salcete at Margao, as enlisted at serial no. 6 above.
6. **And thereafter** the said Shri Vasant Yeshwant Hegde alias Vassanta Esso Edgo and his wife Smt. Sarita Hegde, filed a Special Civil Suit No. 323/1994/ III/(O), in the Court of the 3rd Additional Civil Judge, Senior Division, at Margao, which subsequently came to be registered as Regular Civil Suit No. 595/2000/III(N), as enlisted at serial no. 6 above, against Shri Pundalik Gurudas Sinai Caro and other, which resulted in passing of the Judgment and Decree dated 15/07/2009 by the Adhoc Addl. District Judge II (FTC-II), Margao in Regular Civil Appeal No. 148/2008, as enlisted at serial no. 13 above, that impugned Judgment and Decree is set aside and subsequent to which Shri Pundalik Gurudas Sinai Caro and others filed Regular Execution Application No. 9/2011/11 in the Court of the 2nd Addl. Senior Civil Judge, at Margao and Judgment was delivered on 03/08/2015 that decree holder shall directly approached and apply to the collector for correcting survey records according to the report of the commissioner confirmed by the Court.
7. **And thereafter** vide Judgment and Order issued by the Collector of South Goa in Case No. LRC/Correction/14/2016/2756 dated 08/05/2017, as enlisted at serial no. 16 above, filed by Usha Pundalik Kare and others as the area of survey no. 68/8 of Davorlim village was corrected to 1778 sq. mts. after necessary site inspection.
8. **And thereafter** the said Shri Pundalik Gurudas Sinai Caro, expired on 17/11/2013, leaving behind his wife the said Smt. Usha Pundalik Kare alias Usha Caro, as his moiety Share holder and as his sole and universal heirs his three children namely Audhut Caro alias Audhuth Pundalik Kare married to Sapna Audhut Caro, Shailaja Pundalik Kare alias Shailaja Shashikant Sardesai married to Dr. Shashikant Shivaji Prataprao Sardesia and Varsha Pundolika Caro alias Varsha Pundalik Kare alias Varsha Manguirish Pai Raikar married to Manguirish Naracinva Pai Raikar, as witnessed by the Deed of Testamentary



Succession, Dated: 16-09-2020, as enlisted at serial no. 17 above and leaving a Public Will Dated: 09-04-2001, registered before the Notary Public Ex-Officio of Salcete Taluka at Margao Salcete Goa, as enlisted at serial no. 8 above, as disposition of his last wish whereby he instituted all his three children as stated above, as his heirs bequeathing all his shares in all his estates, assets and properties in favour of his said three children, whereupon the SAID SUBJECT PROPERTY described under Schedule-A hereinabove stood specifically allotted/Bequaethed in 50-50%(equal Proportions) to both his daughters namely Mrs. Shailaja Pundalik Kare married to Mr. Srikant Shivaji Prataprao Sardessai and Mrs. Varsha Pundalik Kare married to Mr. Manguirish Pai Raikar and the only son namely Mr. Avdhut Caro was bequeather other properties, therein in the manner described in the said Public Will and the Deed of Consent given by the said Mr. Pundalik and his wife Mrs. Usha Kare, as enlisted at serial no. 9 above .

9. **And thereafter** the said Usno Mucunda Colvalcar, expired on 13-08-2007, without executing any wish/will or any other disposition of his last wish, leaving behind his widow, Comudinibai Garco alias Motibai Usno Colvalcar, as his moiety share holder and as his sole and universal heirs his two daughters namely Smt. Sandy Colvalcar alias Sandya Yoguesh Poi Cuchelcar and Kallyan Usno Colvalcar alias Nishita Rajnish Tadkodkar, as witnessed by the Deed of Succession Dated: 24-10-2007, recorded before the Notary Ex-Officio of Salcete at Margao at pages 71V to 72V of Book 1512, as enlisted at serial no.12 above.
10. And subsequently also the said Kumudin Usno Parab Kolwalkar alias Cumudinim usno alias Comudinibai Garco alias Mtibai Usno Colvalcar, expired on 18-06-2019 and vide Deed of Succession and Qualification of Heirs Dated: 31-05-2022, recorded at folio 43 to 47 of Deed/Will Book No. 754, as enlisted at serial no. 18 above, left behind her as his sole and universal heirs her two daughters namely Smt. Sandy Colvalcar alias Sandya Yoguesh Poi Cuchelcar married to Shri Yogesh Mohandas Poi Cuchelkar and Kallyan Usno Colvalcar alias Nishita Rajnish Tadkodkar married to Shri. Rajnish Todkodkar.
11. During our the search it is learnt that the said Sripada Gopinath Sinai Garse and his wife Kishori Shripad Garse apparently expired, however no Deed of Succession or Inventory order are placed before me for scrutiny in order to establish their heirs. Although the said Sripada Gopinath Sinai Garse and his wife Kishori Shripad Garse, have expired leaving behind two Wills Dated: 07-01-2005 & 06-06-2008 respectively, as enlisted at serial no. 10 & 11 above, whereby they instituted all their heirs i.e nephews/nieces/cousins/relatives, as their heirs bequeathing all their shares in all their estates, assets and properties in favour of the legatees, in the manner described in the said Public Wills, as stated above.



12. And it transpires vide Zoning Certificate Dated: 01-11-2023, issued by the Town and Country Planning Department, Margao Goa, vide Ref. No. TPM/Zon-Infm/5276/68/8/Davorlim/2023/5919, as enlisted at serial no. 20 above, the said property moerfully described in Schedule-A hereinabove, falls under settlement zone.
13. Thus by virtue of the documents elaborated above, the following are the previous owners of the said property, morefully described in Schedule-A hereinabove;
- 1) Mr. Ramnata Sinai Caro alias Ramnath Sinai Caro alias Ramnata Sinai Caro and his wife;
 - 2) Mrs. Kishori Ramnata Caro;
 - 3) Mrs. Usha Pundalik Kare.
 - 4) Mrs. Shailaja Shashikant Sardessai and her husband;
 - 5) Mr. Shashikant Shivaji Sardesai alias Shashikant Shivaji Sardessai.
 - 6) Mrs. Varsha Manguirish Pai Raikar and her husband;
 - 7) Mr. Manguirish Naracinha Pai Raikar alias Manguirish Narasinha Pai Raiker.
 - 8) Mr. Naracinha Ramakant Shenvi Sankow and his wife;
 - 9) Mrs. Sufala Naracinva Shenvi Saankow alias Laxmibai Naracinva Shenvi Sankow.
 - 10) Mr. Dattaraj Ramakant Sancow alias Dattaraj Ramakant Shenvi Sankow alias Dattaraj Ramakant Sinai Sancou and his wife;
 - 11) Mrs. Shobha Dattaraj Sancow alias Shobha Dattaraj Shenvi Sankow;
 - 12) Mr. Anish D. Sancow alias Anish Dataraj Sinai Sancou alias Anish Dattaraj Shenvi Sankow and his wife;
 - 13) Mrs. Prajakta Sandeep Nigalye
 - 14) Pradip Sarvottam Kudchadker and his wife;
 - 15) Mrs. Kiran Pradip Kudchadker.
 - 16) Mr. Vishvambhar Chittaranjan Sinai Kenkare and his wife;
 - 17) Mrs. Vinaya Vishvambhar Sinai Kenkare.
 - 18) Mrs. Sandhya Yogesh Pai Kuchelkar and her husband;
 - 19) Mr. Yogesh Mohandas Pai Kuchelkar.
 - 20) Mrs. Nishita Rajnish Tadkodkar alias Nishita Rajaneesh Tadkodkar and her husband;
 - 21) Mr. Rajnish Shashikant Tadkodkar alias Rajaneesh Shashikant Tadkodkar.



- 14. And it is seen that** the previous owner no. 1 herein is represented by his son MR. GURUDAS RAMNATH CARO ALIAS GURUDAS RAMNATA CARO, by virtue of General Power of Attorney dated 01/02/2022 duly executed before Notary Geeta P. Kantak registered under No. 32948 dated 01/02/2022 which is valid and not revoked.
- 15. And it is seen that** the previous owner no. 2 herein is represented by his son MR. GURUDAS RAMNATH CARO ALIAS GURUDAS RAMNATA CARO, by virtue of General Power of Attorney dated 19/02/2022 duly executed before Notary Geeta P. Kantak registered under No. 33317 dated 19-02-2022 which is valid and not revoked.
- 16. And it is seen that** the previous owner no. 9 herein is represented by her husband i.e. the VENDOR NO. 8 herein, by virtue of General Power of Attorney dated 28/01/2013 duly executed before Notary Shivprasad V. Manerker registered under No.1018 dated 28/01/2013 which is valid and not revoked.
- 17. And it is seen that** the previous owner no 10 and 11 herein are represented by their brother/brother-in-law i.e. the Owner No. 8 herein, by virtue of General Power Attorney dated 15/10/2012 duly executed before Notary Ashwita A. Dessai registered under No. 6872/2012 dated 15/10/2012 which is valid and not revoked.
- 18. And it is seen that** the previous owner no. 12 and 13 herein are represented by their uncle i.e. the previous owner no. 8 herein, by virtue of, Power of Attorney dated 10/04/2023 duly executed before Notary Satish S. S. Pilgaonkar registered under No.206/23 dated 10/04/2023 which is valid and not revoked.
- 19. And it is seen that** the previous owner no 14 and 15 herein are represented by their brother-in-law/brother i.e. the previous owner no 8 herein, by virtue of Power of Attorney dated 03/04/2023 duly executed before Notary Rajendra T. Naik registered under No. 2162/2023 dated 03/04/2023 which is valid and not revoked.
- 20. And it is seen that** the previous owner nos. 16 and 17 herein are represented by their brother-in-law/brother i.e. the previous owner no. 8 herein, by virtue of Power of Attorney dated 17/04/2023 duly executed before Notary Jayant S. Prabhu Shanbhag registered under No. 2234/2023 dated 17/04/2023 which is valid and not revoked.



21. And it is seen that the previous owner no 19 herein is represented by his wife i.e. the previous owner no 18 herein, by virtue of General Power of Attorney dated 5/12/2012 duly executed before Notary Shivprasad V. Manerker registered under No. 11404 dated 05/12/2012 which is valid and not revoked.
22. And it is seen that the previous owner nos. 20 and 21 herein are represented by their sister/sister-in-law i.e previous owner no 18 herein, by virtue of General Power of Attorney dated 28/01/2013 duly executed before Notary Shivprasad V. Manerkei registered under No. 1019 dated 28/01/2013 which is valid and not revoked.
23. And it is seen from the document enlisted at serial no. 19 above, i.e. the Form No. I & XIV, in respect of Survey No. 68, Sub Division No. 8 of Village Davorlim, stands recorded in the name of Mr. Ramnata Sinai Caro, Mrs. Usha Pundalik Kare, Mrs. Shailaja Shashikant Sardessai, Mr. Shashikant Shivaji Sardessai, Mrs. Varsha Manguirish Pai Raikar, Mr. Manguirish Naracinha Pai Raikar, Mr. Naracinha Ramakant Shenvi Sankow, Mrs. Sufala Naracinva Shenvi Saankow, Mr. Dattaraj Ramakant Shenvi Sankow, Mr. Anish D. Sankow, Pradip Sarvottam Kudchadker, Mrs. Vinaya Vishvambhar Kenkare., Mr. Vishvambhar Chittaranjan Kenkare, Mrs. Sandhya Yogesh Pai Kuchelkar, Mr. Yogesh Mohandas Pai Kuchelkar, Mrs. Nishita Rajnish Tadkodkar & Mr. Rajnish Tadkodkar.
24. **And thereafter** the said above previous owners as mentioned above sold the said Property morefully described in Schedule-A hereinabove, to the present Owner namely SETTLELAND BUILDER & DEVELOPER, a sole proprietorship of Mr. Ilyas Dhalayat, by virtue of Deed of Sale Dated: 01-03-2024, duly registered in the Office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-1248-2024, Book:- 1 Document, on 06-03-2024, who thus became the absolute owner in possession of the said Property morefully described in Schedule-A hereinabove.

The title history of more than 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents and from the Village Panchayat of Davorlim, South Goa Planning and Development Authority, Taluka and Sub-District of Salcete.

ABOUT CONVERSION:

The present Owner shall have to obtain a Conversion Sanand from a Collector permitting the non agricultural use age which shall make the property loanable in nature.



3. CONCLUSION:-

From the scrutiny of the documents enlisted hereinabove in the list of documents, and search of relevant records, I have found and contended that the title of the applicant and the rights of the vendor, in respect of the property described in the Schedule A above is in accordance with the Plans and terms and conditions approved and contemplated by the S.G.P.D.A. and the Town and Country Planning Department and therefore the present Owner/Developer, is having a clean, clear valid and readily marketable title and the owners can and are entitled for selling/disposing/alienating the Said build up premises along with the proportionate share in the land to any prospective Purchaser/s and the owners/developers have an absolute and every right to transfer and dispose off the said property along with the Bilt Up premises to whomsoever.

The Present prospective Purchasers/Applicants of the present Owner/Developer, can create a valid subsisting Equitable Mortgage in favour of any Financial Institutions by depositing the Following Original Documents and Compliance.

- 1. Original Registered Deed of Sale proposed to be executed between the said Present Owner/Developer and the present prospective Purchasers alongwith its T-Form.**
- 2. Latest Nil Encumbrance Certificate to be obtained.**

4. FINAL CERTIFICATE:

As per my observations:

- a) There are no claims of minors or any other person/persons, institutions, firms or companies in respect of the said Property;
- b) There are no liabilities created by any person or persons on the said Land of whatsoever kind or nature.
- c) Assessment of Land Revenue Tax as per the present Land Revenue Code in force is not yet finalized in Goa and that it will take its own time for completion.
- d) Provisions of Urban Land Ceiling Act are not applicable in Goa and the ownership of the said land by the Owners in accordance with the provisions of the Land Reforms Act.
- e) There are no prior mortgages, charges, claims, encumbrances, and liens of whatsoever nature in respect of the said property.
- f) There is no Act nor any law in force in the State of Goa which prohibits creation of a charge in form of mortgage in respect of the nature and kind of the said land or otherwise, situated in the State of Goa.



FURTHER CERTIFY THAT:

i) I certify that I have taken the necessary searches of the registration before the Sub-Registrar of Salcete, Survey Office of Davorlim, South Goa Planning and Development Authority and Village Panchayat of Davorlim, in respect of the Said Property under description in Schedule-A above.

ii) I am satisfied and confirm hereby that the above said Property along with the Built-up premises standing thereupon are perfectly heritable and transferable and the transferors/owners/developers/vendors have every right to transfer the same. All the necessary parties have been joined in the documents perused by me and the same stand duly executed and validly registered before the appropriate authorities as envisaged by the law in force pertaining to transfer of properties, registration and stamp duties have the desired effect. Thereby the facts and event material to the title have been subjectively and satisfactorily proved, and can be kept as security by way of equitable Mortgage and the documents of Title referred hereinabove are perfect and conclusive proof of evidence of Title and if Said Equitable Mortgage is created in the manner required in Law it would satisfy the requirement of creation of Equitable Mortgage in favour of any Financial Institutions.

iii) From the detailed study of all the title documents placed before me, I certify and endorse that the owner/developer have got a clean, clear, valid and perfectly marketable title to the said Built up premises and therefore the present applicants shall derive a valid clear marketable and unencumbered Title to the Said Built up Premises as stated hereinabove.

I HAVE CONDUCTED THE SEARCH OF THE CONCERNED REGISTRATION BEFORE THE RESPECTIVE AUTHORITIES IN RESPECT OF THE SAID PROPERTY AND THE SAID BUILT UP PREMISES AND ISSUED THE PRESENT TITLE REPORT AT THE REQUEST OF THE CLIENT.

The File and papers forwarded by you to me are returned herewith, kindly acknowledge the receipt thereof.

Place: Margao, Goa.

Date: 04-02-2025



**Kapil K. Vernekar
(ADVOCATE)**

