

SEARCH AND TITLE REPORT

This search and title report is drawn at the request of Mr. Gaurang Suctancar, Designated Partner of Risara Properties LLP, a limited liability partnership firm, having its office at Risara House, Vasudev Dempo Marg, Tonca, Panaji, Goa, who are developing and constructing a project in the property bearing survey no. 92/1-A, admeasuring 1602 sq. mtrs. situated at Tonca, Taleigao, Tiswadi, North Goa, Goa (herein referred as “the Said Property”).

(a) DESCRIPTION OF THE SAID PROPERTY:

The Said Property is a distinct and self-contained parcel of land admeasuring 1602 sq. mtrs. falling in the jurisdiction of Village Panchayat of Taleigao, Goa and bearing survey no. 92/1-A and is a part of the larger known as ‘Metade Palmer Tonca Bhat’, situated at St. Inez, Tiswadi Taluka, North Goa District, State of Goa, described in the office of Land Registration Ilhas under no. 1446 of Book B-17 old and enrolled in the Revenue Register (Matriz Predial) under no. 54, surveyed in the survey records under No. 92 sub-division 1 of village Taleigao Village, totally admeasuring 11,100 sq.mts. (referred as the ‘Entire Property’).

(b) LIST OF DOCUMENTS SCRUTINISED:

1. Photocopy of the Certificate of Land Description no. 1446 of Book B-17 old.
2. Photocopy of the Matriz Certificate no. 54.



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3. Photocopy of the Inventory Proceedings no: 93/1978 initiated before the Court of Civil Judge Senior Division at Panaji.
4. Photocopy of the Deed of Partition dated 08/06/1982 registered under no. 394 of volume 180 of book no. I dated 18/06/1983 before the Sub Registrar of Ilhas.
5. Photocopy of the Deed of Rectification dated 02/04/1986 registered under no. 61 at pages 12 to 32 of Book No. 1 Volume 239 dated 08/06/1988 before Sub Registrar of Ilhas.
6. Photocopy of the Deed of Succession dated 15/11/2002, drawn in Book no. 677 at page 68 onwards before Sub Registrar Ilhas on 09/01/2003 of Vassudev Vassanta Pai, along with Certificate of death of Vassudev Vassanta Poi, Certificate of marriage no. 5307 of Vassudev Poi and Lalita Poi and Certificate of birth of Vaishali Vasudev Pai.
7. Photocopy of the Judgment and Order dated 13.08.1998 passed by Joint Mamlatdar-I of Tiswadi Taluka, Panaji in Case no: MND/JM-I/Pur/21/94.
8. Original Agreement for Sale dated 4th July 2019, registered with the Sub-Registrar of Ilhas under no. PNJ-1-1329-2019, Book 1, document serial no. 2019-PNJ-1366 dated



08/07/2019 executed Lalita Vassudev Pai and Risara Properties LLP.

9. Original Agreement for Sale dated 4th July 2019, registered with the Sub-Registrar of Ilhas under no. PNJ-1-1328-2019, Book 1, document serial no. 2019-PNJ-1367 executed between Vaishali Pravesh Prabhu, Pravesh Waman Prabhu and Risara Properties LLP.
10. Original Zoning certificate dated 09.04.2021, issued by the Greater Panaji Planning and Development Authority.
11. Original Order dated 13.05.2020 (Ref No: GPPDA/435/TAL/31/2020) issued by Greater Panaji Planning and Development Authority.
12. Original NOC for Proposed Construction of Commercial Cum residential Building and Compound wall dated 26.05.2020, (Ref No: PHC/Chimbel/NOC-Const/2020-21/404) issued by Primary Health Centre Chimbel, Goa.
13. Original NOC for Proposed Construction of Commercial Cum residential Building and Compound wall dated 26/05/2020, (Ref No: SDE-II(U)/PNJ/20-21/Tech-46/208) issued by Asst. Engineer Elect. Sub. Div-II (U) Panaji, Goa.
14. Original NOC for Sewage Connection point of view dated 28/05/2020 (Ref No: F.65/20-



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21/PWD/WDIII/SDII/(ADM)/85), issued by Asst. Engineer,
S.D. II, W.D.III, PHE, Public Works Dept., Tonca,
Caranzalem, Goa.

15. Original Partition Order dated 12.11.2020 under case no. LND/PART/241/2019 with respect to the said property bearing survey no. 92/1-A.
16. Original Construction Licence dated 07.09.2021, (Ref no: VP/TLG/CONST.LIC. /23/2021-22/1483), issued by Village Panchayat of Taleigao.
17. Original Conversion Sanad dated 14.09.2021, (Ref No. RB/CNV/TIS/COLL/24/2019/2448) issued by Collector, North Goa, Panaji, Goa.
18. Approved sanction plan dated 30.12.2019 (Plan no. 1 – Floor plans, Sections, Elevations, location plan).
19. Approved sanction plan dated 30.12.2019 (Plan no. 2 – Floor plan with area calculation, area statements and compound wall, details, elevations and sections, site plan)
20. Form I&XIV of Survey No: 92, Sub Division No. 1-A of Village Taleigao, Taluka Tiswadi, North Goa, Goa.



(c) **FLOW OF TITLE**

I have perused and scrutinized all the aforementioned documents furnished to me and from the scrutiny and analyses of the above referred documents, it is seen that:

1. There exists an immovable property known as 'Metade Palmer Tonca Bhat', situated at St. Inez, Tiswadi Taluka, North Goa District, State of Goa, described in the office of Land Registration Ilhas under no. 1446 of Book B-17 old and enrolled in the Revenue Register (Matriz Predial) under no. 54.(herein referred as "the entire property") which was originally belonging to Vassanta Subraia Pai.
2. The said Vassanta Subraia Pai was married to Loximibai Vassanta Pai.
3. Upon the demise of Vassanta Subraia Pai on 1st December 1968, Loximibai Vassanta Pai initiated Inventory Proceedings in the Court of the Civil Judge Senior Division at Panaji under no. 93/78. The estate of Vassanta Subraia Pai as mentioned in the List of Assets, including the Entire Property was auctioned in the said Inventory Proceedings on 23rd March 1981 and the Entire



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property listed as Item no. 1 along with other properties listed as Item no. 2 and 4 were taken in auction by the interested parties being, Shantaram Vassant Pai, Vassudev Vassant Pai, Mala Yeshwant Naik Khaute, Manohar Vasant Pai, Subraya Vasant Pai and Laxmibai Vassant Pai

4. Vide the Deed of Partition dated 8th June 1982, registered under No. 394 of volume 180 of Book No. I, on 18.06.1983, before the Sub-Registrar of Ilhas and a Deed of Rectification dated 02.04.1986 registered under No. 61 at pages 12 to 32 of Book I Volume no: 239 on 08.06.1988 before the Sub-registrar of Ilhas, the aforesaid interested parties mutually agreed to partition the properties allotted to them vide the said Inventory Proceedings and pursuant to the same, an area of 2029 sq. mtrs. identified as sub-division no. 8 in the said Deed of Partition and Deed of Rectification, bearing survey no. 92 sub-division 1 of village Taleigao was allotted to Mr. Vassudev Vassant Pai.



5. Upon the demise of Vassudev Vassant Pai on 25/09/2002, a deed of Succession was drawn on 15/11/2002 in Book No. 677 at page 68 onwards before the Sub-registrar of Ilhas on 09/01/2003 and the Entire Property devolved onto his widow and moiety holder Lalita Vassudev Pai and his only daughter Vaishali Vassudev Pai, who is married to Pravesh Waman Prabhu (herein referred to as 'the owners').
6. By Order dated 13.08.1998 passed by the Joint Mamlatdar-I, Tiswadi Taluka in case no: MND/JM-I/Pur/21/94, a portion of the Said Entire Property admeasuring 300 sq.mts is purchased by the Mundkar Smt. Sitabai Rama Satardekar Mundkar.
7. Further it is seen from the two Agreements for Sale registered with the Sub-Registrar of Ilhas under no. PNJ-1-1329-2019, Book 1, document serial no. 2019-PNJ-1366 dated 08/07/2019 and no. PNJ-1-1328-2019, Book 1, document serial no. 2019-PNJ-1367, both dated 4th July 2019, Lalita Vassudev Pai and Vaishali Pravesh Prabhu along with her husband Pravesh Waman Prabhu,



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agreed to sell a portion admeasuring 1602 sq. mtrs. in the property surveyed under 92/1 of Taleigao to Risara Properties LLP. (herein referred to as '**the Said Property**').

8. The Said Property was subsequently partitioned from survey no. 92/1 of Village Taleigao and by order dated 12.11.2020, issued by the Dy. Collector & SDO, Tiswadi, Panaji, Goa, in case no. LND/PART/24/12019, a distinct and separate sub-division no. 1-A of Survey no. 92/1 was allotted to the Said Property.
9. The Owners have mutated their name in the survey records with respect to survey no. 92/1-A of village Taleigao.
10. Risara Properties LLP have on behalf of the owners, obtained the following approvals/permissions/licences for development and construction of the project in the Said Property.



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- i) Zoning certificate dated 09.04.2021 issued by Member Secretary, Greater Panaji Planning and Development Authority.
- ii) Order dated 13.05.2020 under Ref No: GPPDA/435/TAL/31/2020 issued by the Greater Panaji Planning and Development Authority.
- iii) NOC to issue construction license for proposed Construction of Commercial Cum Residential Building and Compound wall dated 26.05.2020 under Ref No: SDE-II(U)/PNJ/20-21/Tech-46/208 issued by the Asst. Engineer Elect. Sub. Div-II (U) Panaji, Goa.
- iv) NOC for Proposed Construction of Commercial Cum Residential Building and Compound wall dated 26.05.2020 under Ref No: PHC/Chimbel/NOC-Const/2020-21/404 issued by Medical Officer, Primary Health Centre, Chimbel.
- v) NOC for Sewage Connection point of view dated 28.05.2020 under Ref No. F.65/20-



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21/PWD/WDIII/SDII/(ADM)/85 Issued by Asst.
Engineer-II W.D. III, PHE, Public Works Dept. Tonca,
Caranzalem, Goa.

vi) Construction Licence dated 07.09.2021 under Ref no:
VP/TLG/CONST.LIC. /23/2021-22/1483 issued by
Village Panchayat of Taleigao.

vii) Conversion Sanad dated 14.09.2021 vide Order Ref
No. RB/CNV/TIS/COLL/24/2019/2448 issued by
Collector of North Goa, Goa.

The construction of the building '**SOUTHERN CREEK
RESIDENCES**' shall be undertaken on the basis of the
aforesaid approvals.

In view of the above documents, I hold that Risara Properties
LLP are entitled to develop and construct the said project in
the Said Property.

Panaji, Goa.
Dated: 06-10-2021



Shivan S. Desai
(Advocate)