

AMEY A. SHETYE

ADVOCATE
1st Floor Melquides Bld.
Fr. Joseph Vaz Road,
Vasco da Gama, Goa
Mob:-9822381919

Date: 6/6/2024

TITLE REPORT

This Title Report is submitted at the request of **SIDDHARTH CONSTRUCTIONS**, proprietorship concern of **MR. MILIND SUBHEDAR**, son of Sharad Krishnarao Subhedar, residing at Housing board Colony, Baina, Vasco Da Gama, Goa

SUBJECT MATTER

The subject matter of this Title Report is all that property known as **CHALMULALEM**, situated at Baina, Vasco da Gama, within the jurisdiction of Mormugao Municipal Council, Mormugao Taluka, South Goa District, State of Goa, not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz No. 1438 admeasuring an area of 917 sq. mts surveyed under chalta No. 38 P.T.Sheet No. 153 of Vasco City and is bounded as under:-

North: by the property surveyed under chalta No. 37 P.T.Sheet No. 153

South: by the property surveyed under chalta No. 39 P.T.Sheet No. 153

East: by 10 mtrs ODP Road beyond which lies public road

West: by chalta No. 42 of P.T.Sheet No. 195 of Vasco City

DERIVATION OF TITLE

The said Property originally belonged to Confraria De Bom Jesus E.S. Almas Da Igreja De Vasco.

The Confraria De Bom Jesus E.S. Almas Da Igreja De Vasco obtained authorization from Secretariat of Confraternities Archbishop House, Panjim to M/s Anand Bose Constructions.

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By Deed of Sale Deed of Sale dated 13/7/2009 duly registered with the Sub Registrar of Mormugao under registration No. 858 at pages 148 to 168 Book I volume 975 the Confraria De Bom Jesus E.S. Almas Da Igreja De Vasco sold and conveyed the said property admeasuring 917 sq. mts surveyed under chalta No. 38 of P.T.Sheet No. 153 of Vasco City to M/s Anand Bose Constructions Pvt. Ltd. thus the title in respect of the said property vest in M/s Anand Bose Constructions Pvt. Ltd whose title to the said property is clear and marketable.

By Deed of Sale 17/10/2016 registered with the sub registrar of Mormugao under registration No. MOR-BK1-01899-2016 M/s Anand Bose Constructions Pvt. Ltd sold the said property admeasuring 917 sq. mts surveyed under Chalta No. 38 P.T.Sheet No. 153 of Vasco City to Saney Josef at Barreto whose title to the said property is clear and marketable. The Deed of Sale dated 17/10/2016 is valid and can be legally acted upon.

After purchasing the said property surveyed under Chalta No. 38 P.T.Sheet No. 153 of Vasco City, Saney Josef at Barreto obtained Development permission from Mormugao Planning & Development Authority dated 14/3/2019, construction license dated 17/10/2019 from Mormugao Municipal Council, Sanand dated 5/9/2018 from the office of the Collector South Goa, Letter from Directorate of Fire and Emergency Service dated 7/2/2020 and NOC dated 1/8/2023 from the Flag Commanding Officer for putting up a construction of a residential building on the said property. However the permissions have to be renewed if necessary for putting up construction on the said property as some of the permissions have lapse.

ENCUMBRANCE IF ANY

After carrying out a due search in the office of the Sub-registrar of Mormugao, and the Land Registration Office at Mormugao for last 30 years I did not find any recorded encumbrances affecting


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the said property . Therefore I find is that the said property is free from encumbrances.

DOCUMENTS EXAMINED:-

1. Copy of NOC for construction of residential building dated 1/8/2023 from Flag Commanding Officer
2. Copy of Affidavit cum Declaration executed before Notary Public Suraj Kumar Naik bearing registration No. 12318/2019.
3. Copy of Sanad dated 5/9/2018 issued by the Collector South Goa Margao along with Site Plan.
4. Copy of construction License bearing No. 20/2019 dated 7/10/2019 issued by Mormugao Municipal Council
5. Copy of Development Permission dated 14/3/2019 issued by Mormugao Planning and Development Authority.
6. Copy of Letter from Directorate of Fire and Emergency Services dated 7/2/2020
7. Copy of Form D of the property bearing survey No. 38 of P.T.Sheet No. 153 of Vasco City
8. Copy of survey Plan of property bearing survey No. 38 of P.T.Sheet No. 153 of Vasco City
9. Copy of approved plan of the building
10. copy of Matriz Certificate
11. copy of Order for appointment of Governing Council of Confraria De Bom Jesus E.S. Almas Da Igreja De Vasco dated 12/5/2007
12. letter dated 29/3/2009 from Confraria De Bom Jesus E.S. Almas Da Igreja De Vasco to Anand Bose
13. Order dated 14/1/2009 by the Secretariat of Confraternities Archbishop House, Panjim
14. Copy of Deed of Sale dated 13/7/2009 duly registered with the Sub Registrar of Mormugao under registration No. 858 at pages 148 to 168 Book I volume 975
15. Copy of Deed of Sale 17/10/2016 registered with the sub registrar of Mormugao under registration No. MOR-BK1-01899-2016.



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16. Copy of Nil Encumbrance Certificate issued by Sub Registrar of Mormugao.

OPINION:-

Subject to the documents perused, I certify that Saney Josef Barreto has got clear and marketable title to property known as CHALMULALEM, situated at Baina, Vasco da Gama, within the jurisdiction of Mormugao Municipal Council, Mormugao Taluka, South Goa District, State of Goa, not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz No. 1438 admeasuring an area of 917 sq. mts surveyed under chalta No. 38 P.T. Sheet No. 153 of Vasco City.

I further certify that urban land ceiling Act is not applicable in the State of Goa & there is no legal bar to mortgage the said property.



(Amey Anand Shetye)

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