



V. K. Harmalkar

ADVOCATE & NOTARY

E-101, First Floor, Saldanha Business Towers, At Court Circle, Altinho, Mapusa - Goa, 403 507.

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E-mail : advharmalkarassociates@gmail.com / vickyharmalkar@yahoo.com

Dated: 31/12/2020

To,

M/S. ANAND SAGAR HOMES,

a partnership firm registered under the Partnership Act before the registrar of firms under no. 27/2017, dated 27/01/2017, holding Pan Card bearing no. _____ having its registered office at 161/5, Anand Sagar, Mapusa, Bardez - Goa, duly represented herein by its Partners; (1) MR. RAGHAV M. SHETTY, Son of Muddana Shetty, 52 years of age, married, business, Indian National, bearing Pan card No. _____, Contact No.9860386883, resident of H. No.149/4, Acoi, Bardez Goa; and (2) MR. GOWTHAM SHETTY, Son of Manjayya Shetty, 33 years of age, married, business, Indian National, bearing Pan card No. _____, Contact No.7020460589, resident of 1-19-Hindelsu House Naikambli, Chittoor Post Kundapura Talluk, Chittoor, Vandse, Udupi, Karnataka 576233;

V. K. Harmalkar

...2/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

Dear Sir,

The present title search report concerns the following Property.

An Immovable property known as "KUMER", admeasuring 1,125 sq. meters, surveyed under survey no.367 of Sub division no.6 of Thivim Village, situated at Thivim, within the limits of Village Panchayat of Thivim, Taluka & Sub District of Bardez, District of North Goa and State of Goa, which property is not found described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue office of Bardez Taluka, although the house is shown in the survey plan the said house is demolished and presently not existing. The same is hereinafter to be referred to as "SAID PROPERTY" for the sake of brevity referred to as the "SAID PROPERTY".

The SAID PROPERTY was originally bounded as under:

NORTH: By property bearing Survey No. 367/2

SOUTH: By Road

EAST: By Property bearing survey No. 367/2

WEST: By Road



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...3/-

THE FOLLOWING DOCUMENTS HAVE BEEN FURNISHED FOR
SCRUTINY:

1. Form III
2. Form 9
3. Manual Form I and XIV of the property survey no.367 of Sub division no.6 of Thivim Village.
4. Deed of Sale, dated 16th March 2012, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-BK1-01228-2012, CD No. BRZD298 on 19/03/2012.
5. Inventory Proceedings no. 27/2012/B, initiated in the Court of the Civil Judge Junior Division (“B” Court) at Bicholim.
6. Irrevocable Power of Attorney by Mr. Ferdinand Lobo and his son Mr. Jayant Lobo dated 01/11/2011.
7. Irrevocable Power of Attorney Mrs. Irene Maria Teresa Lobo alias Irene Miranda dated 01/11/2011.
8. Irrevocable Power of Attorney Mr. Philip Angelo Lobo alias Philip Lobo dated 01/11/2011.

...4/-



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9. Deed of Succession dated 14/10/2010, duly registered before the Sub Registrar of Bardez, under book No730 at pages 5.V to 7.V dated 14/10/2010.
10. Computerized form I and XIV of the property survey no.367 of Sub division no.6 of Thivim Village.
11. Survey Plan survey no. 367 of Sub division no.6 of Thivim Village.
12. Death Certificate of Mr. Gonzaga Lobo.
13. Death Certificate of Mrs. Leopoldina Lobo.
14. Death Certificate of Mrs. Usha Ferdinand Lobo.
15. Death Certificate of Mr. John Francis Miranda.
16. Death Certificate of Mr. Victora Lobo.
17. Conversion Sanad No. 4/225/CNV/AC-III/2019/913 dated 21/10/2020 issued by Additional Collector-III of North Goa District, Mapusa and along with Plan vide Case No. 4/225/CNV/AC-III/2019/261, dated 17/02/2020, issued by office of Directorate of Settlement and land Records, Mapusa-Goa.

...5/-



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18. Construction License bearing No. VP/TIV/BAR/F./2020-21/1784 dated 09/11/2020, issued by Village Panchayat of Tivim, Bardez-Goa.
19. Deed of Sale, dated 24th December 2019, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-1-4151-2019, on 24/12/2019.
20. NOC from Directorate of Health Service, Primary Health Centre, Colvale, Bardez - Goa, dated 18/08/2020, bearing no.PHC Colvale/NOC/2020-21/493.
21. Order from Senior Town Planner, Town and Country Planning Department, North Goa District office, dated 29/04/2020, bearing Reference No.TPB/5416/TIV/TCP-20/1584.
22. Structural liability certificate, from Rajesh Mahambrey & Associates dated 04/01/2021.
23. Certificate of Conformity with Regulations, from ASHWINIKUMAR PRABHU of STUDIO ARCHE'TYPE
24. Nil Encumbrance Certificate dated 29/12/2020.



...6/-

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I HAVE CAREFULLY PERUSED THE DOCUMENTS FURNISHED
FOR SCRUTINY AND OPINE AS UNDER:

That the said original property, belonged to late Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo, whose name is figuring in the Occupant Column in Form III of Index of Lands issued by the Talathi of Thivim.

The said Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo expired on 21/12/1983 at Shushrusha Hospital, leaving behind his moiety holder and half sharer his wife Mrs. Leopoldina Lobo and his four children namely:

- 1) Mrs. Irene Maria Teresa Lobo alias Irene Miranda.
- 2) Mr. Philip Angelo Lobo alias Philip Lobo.
- 3) Mr. Ferdinand Lobo alias Firdinend Lobo and
- 4) Mr. Victor Lobo alias Victora Lobo.

The said facts were confirmed vide Deed of Succession dated 14/10/2010, duly registered before the Sub Registrar of Bardez, under book No730 at pages 5.V to 7.V dated 14/10/2010.


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...7/-

The said Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo and his wife Mrs. Leopoldina Lobo both expired on 21/12/1983 and 19/03/2006 respectively.

Upon the death of Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo and his wife Mrs. Leopoldina Lobo initiated Inventory Proceedings no. 27/2012/B, in the Court of the Civil Judge Junior Division ("B" Court) at Bicholim and SAID PROPERTY was described as the sole Item or Item no.1.

In the said Inventory Proceedings no. 27/2012/B, the said property was allotted to 1) Mrs. Irene Maria Teresa Lobo alias Irene Miranda married to Mr. John Francis Miranda (Died on 19/02/2010) 2) Mr. Philip Angelo Lobo alias Philip Lobo Married to Mrs. Lourdes Lobo 3) Mr. Ferdinand Lobo married to Mrs. Usha Ferdinand Lobo (Died on 08/05/2003) and her Son 4) Mr. Jayant Lobo and 5) Mr. Victor Lobo alias Victora Lobo (Died on 29/07/1999) in the status of Bachelor, the said allotment was confirmed and made absolute by final order, dated 22/05/2012, passed by the Hon'ble Court of the Civil Judge Junior Division ("B" Court) at Bicholim.

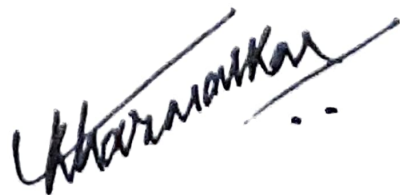


...8/-

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The Said 1) Mrs. Irene Maria Teresa Lobo alias Irene Miranda, 2) Mr. Ferdinand Lobo, 3) Mr. Jayant Lobo, 4) Mr. Philip Angelo Lobo alias Philip Lobo and 5) Mrs. Lourdes Lobo sold the Said Property to MRS. MARIA ANTONIETA UMBELINA MENEZES EDIAS alias MARIA DIAS alias MARIA ANTONIETA UMBELINA MENEZES E DIAS, and her husband MR. CARACIOLO CASSIANO DIAS alias CASSIANO DIAS vide Deed of Sale, dated 16th March 2012, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-BK1-01228-2012, CD No. BRZD298 on 19/03/2012.

The Said MRS. MARIA ANTONIETA UMBELINA MENEZES EDIAS alias MARIA DIAS alias MARIA ANTONIETA UMBELINA MENEZES E DIAS, and her husband MR. CARACIOLO CASSIANO DIAS alias CASSIANO DIAS sold the said Property to M/S. ANAND SAGAR HOMES, a partnership firm registered under the Partnership Act before the registrar of firms under no. 27/2017, dated 27/01/2017, Pan Card bearing no. ABJFA9398K, having its registered office at 161/5, Anand Sagar, Mapusa, Bardez - Goa, duly represented herein by its Partners; (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY, vide 24th December 2019, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-1-4151-2019, on 24/12/2019.



...9/-

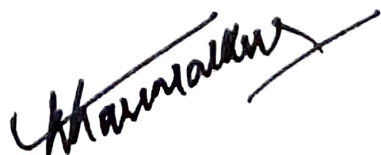
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It is further observed from the latest Form I and XIV the name of M/S. ANAND SAGAR HOMES is appearing in the Occupants column with respect to the said Property

That the said M/S. ANAND SAGAR HOMES, Represented by its proprietor (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY for the purpose of development have obtained the following permissions, Approvals, licenses and NOC's mentioned herein below:

- a) Construction License bearing No. VP/TIV/BAR/F./2020-21/1784 dated 09/11/2020, issued by Village Panchayat of Tivim, Bardez-Goa.
- b) Conversion Sanad No. 4/225/CNV/AC-III/2019/913 dated 21/10/2020 issued by Additional Collector-III of North Goa District, Mapusa and along with Plan vide Case No. 4/225/CNV/AC-III/2019/261, dated 17/02/2020, issued by office of Directorate of Settlement and land Records, Mapusa-Goa.
- c) NOC from Directorate of Health Service, Primary Health Centre, Colvale, Bardez - Goa, dated 18/08/2020, bearing no.PHC Colvale/NOC/2020-21/493.
- d) Order from Senior Town Planner, Town and Country Planning Department, North Goa District office, dated 29/04/2020, bearing Reference No.TPB/5416/TIV/TCP-20/1584.
- e) Structural liability certificate, from Rajesh Mahambrey & Associates dated 04/01/2021.

...10/-



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NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA.

e) Certificate of Conformity with Regulations, from
ASHWINIKUMAR PRABHU of STUDIO ARCHE'TYPE


I have also gone through the Nil Encumbrance certificate issued by Sub Registrar of Mapusa and as such I found that the said property is unencumbered and upon making search as on today in the sub registrar of Mapusa, I did not find any encumbrances over the said property registered in the said office and therefore the above said property is free from all encumbrances and charges.

Accordingly, the link in chain of transactions for last over 30 years has been properly established till this date.

All the relevant documents of title which have been mentioned hereinabove in connection with the said property which are placed before me are originals and certified copies.

I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said property is transferable and the transferors have right to transfer the said Property.

I hereby certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up to date.

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STATE OF GOA - INDIA

I have also verified that the said property is not attached by court of law as per the inspections carried out by me in the respective offices.

No tenancy laws and no minor's interest are involved in the said Property which exclusively belongs to M/S. ANAND SAGAR HOMES, Represented by its proprietor (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY and there title is clean, clear and marketable.



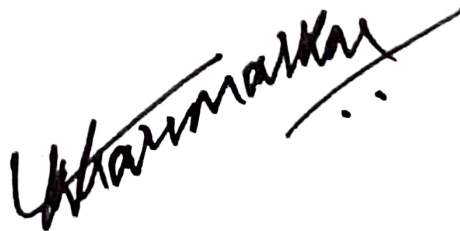
...12/-

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STATE OF GOA - INDIA

CERTIFICATE

I, therefore certify that the title of M/S. ANAND SAGAR HOMES, Represented by its proprietor (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY to the above said property is clean, clear and marketable and there are entitled to enter into agreement for sale.

This certificate is made in favour of M/S. ANAND SAGAR HOMES, Represented by its proprietor (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY based on the documents placed and produced before me which are originals and the same are compared in Sub- Registrar and found the same are genuine.



(Adv. V. K. Harmalkar)

Advocate

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

**FORM I & XIV**

Date : 09/12/2020

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Page 1 of 1

Taluka BARDEZ

Survey No. 367

तालुका

सर्वे नंबर

Village Tivim

Sub Div. No. 6

गांव

हिस्सा नंबर

Name of the Field Kumer

Tenure

शेताचें नांव

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.07.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.07.25

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.03.75	0000.00.25	0000.04.00	0000.11.25

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/s. Anand Sagar Homes		74441	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.





(11)

OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA

No. 4/22:5/CNV/AC-III/2019/913

Dated: - 21/10/2020

Read: Application dated Nil received from Mrs. Maria Antonieta Umbelina Menezes e Dias alias Maria Dias, R/o. Sangolda-Bardez, Goa received u/s 32 of LRC 1968.

SANAD

SCHEDULE-II

(See Rule 7 of the Goa Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules. 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa Land Revenue Code, 1968 (hereinafter referred to as "the said code which expression shall, where the context so admits include the rules and orders thereunder by Mrs. Maria Antonieta Umbelina Menezes e Dias alias Maria Dias, R/o. Sangolda-Bardez, being the occupant of the plot registered under Survey No. 367 Sub Div No. 6 Situated at Tivim Village, Bardez Taluka (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part Survey No. 367/6 admeasuring 1125 Sq. Mtrs be the same a little more or less for the purpose of Residential with 80 F.A.R.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assessment - The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicant contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6. (a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules there under.



- 2 -
APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
25.00 Mts	46.50 Mts	1125	Survey No. 367 Sub Div. No. 6	S. No. 367 Sub Div No. 2	ROAD	S. No. 367 Sub Div No. 2	ROAD	

Village : Tivim
Taluka : Bardez

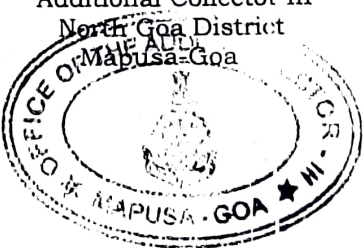
Remarks:-

1. The applicant has paid conversion fees of Rs. 202500/- (Rupees Two Lakhs Twenty Five Thousand Only) vide e-challan No. 202000810478 dated 12/10/2020
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No TPB/5416/TIV/TCP-19/4289 dated 17/08/2019 with the following conditions:
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-365/DCFN/TECH/2019-20/1043/1994 dated 22/01/2020.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv./2019/3438 dated 16/08/2019.
5. This Sanad is issued for conversion of an area for residential purpose only. The development /construction in the plot shall be governed as per laws/rules in force.
6. Traditional access, passing through the plot, if any shall be maintained..
7. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa by **Mrs. Maria Antonieta Umbelina Menezes e Dias alias Maria Dias, R/o. Sangolda-Bardez** here also hereunto set his hand on this 21st day of October, 2020.

Maria A. U. Menezes e Dias
(Maria Antonieta Umbelina Menezes alias Maria Dias)
Applicant

Mahadev J. Araundekar
(Mahadev J. Araundekar)
Additional Collector III
North Goa District
Mapusa-Goa



Signature and Designation of Witnesses

1. *Nagesh G. Anonkar* Anonkar
2. *Vishal P. Soral* Soral

Complete address of Witness

1. H.No 1736, DCS, MACAR, Sangolda
2. H.No 100/12, Chicalim Bardez, Goa

We declare that Mrs. Maria Antonieta Umbelina Menezes e Dias alias Maria Dias, who have signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

1. *Nagesh G. Anonkar* Anonkar
2. *Vishal P. Soral* Soral

- To,
1. The Town Planner, Town and Country Planning Department Mapusa
 2. The Mamlatdar of Bardez Taluka.
 - 3 The Inspector of Survey and Land Records, Mapusa - Goa
 4. The Sarpanch, Village Panchayat Tivim, Bardez -Goa.