

MR. DURGANAND RAMESH SHANKHAWALKAR
ADVOCATE

1st floor, Verlekar Mansion,
Keniwada, Mapusa – Goa 403 507.
Mobile No. 9422018566.

Date: 13/08/2025

TITLE VERIFICATION AND SEARCH REPORT

M/S. Aditya Builders a registered partnership firm having its office at 204. Second floor, Gera Imperium I, EDC Compex, Patto-Plaza, Panaji, Goa approach with documents for title verification and search report of the immovable property Surveyed under no. 184 sub division no. 1 admeasuring an area 2338 sq.mts, situated at Britona, within the limits of village Panchayat Penha De Franca Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa.

DESCRIPTION OF THE PROPERTY:

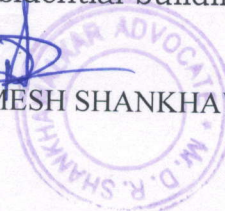
All that Immoveable property known as CBALEM ROMPULEM which is under no. 184 sub division no. 1 admeasuring an area 2338 sq.mts situated at Britona, within the limits of village Panchayat Penha De Franca Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office of Ilhas but enrolled in the Taluka Revenue Office under matriz no.163, and bounded as under: East: By property bearing Survey no. 184/3, West: By property bearing Survey no. 184/1-A, North: By property bearing Survey no. 184/2 and public road and South: By property bearing Survey no. 183/3 and public road.


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PARTICULARS OF THE DOCUMENTS SCRUTINIZED-SERIALLY AND CHRONOLOGICALLY:

1. Xerox copy of I and XIV form and survey plan of the property.
2. Original Deed of sale/Indenture dated 22/04/1977 duly registered in the office of Sub-Registrar of Ilhas, Panaji under registration no. 319 at pages 14 to 19 Book No. 1, Volume no. 116 dated 17/05/1977.
3. Original Deed of Rectification dated 29/09/1995 duly registered in the office of Sub-Registrar of Ilhas, Panaji under registration no. 1833 at pages 417 to 424 Book No. 1, Volume no. 460 dated 20/11/1995.
4. Original deed of Sale dated 13/05/2019 duly registered before the office of Sub-registrar Bardez, in Book-1 document, registration Number BRZ-1-1495 -2019 dated 28/05/2019.
5. Original conversion sanad no. RB/CNV/BAR/AC-I/30/2012/4582 dated 16/06/2022 issued by Additional collector of North Goa at Panaji Goa.
6. Original construction license NO.VP/PDF/044/2022-2023 /901/20 dated 05/07/2022.
7. Original Revised Technical clearance order no.TPB/7218/ PDF/TCP-2025/4875 dated 28/05/2025 issued by Town and country planning department, Mapusa, Bardez, Goa, for construction of residential building A, B and C (Revised plan) in the said property.
8. Original Revised construction license NO.VP/PDF/044/2025-2026/687/02 dated 09/06/2025 issued by Village panchayat of Penha de Franca, for construction of residential building A, B and C (Revised plan) in the said property.

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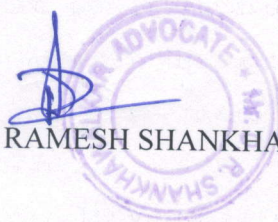
9. Nil Encumbrance Certificate No. NEC/9/2025/2183 dated 11/06/2025 issued by Sub Registrar of Bardez issued by the Sub Registrar of Bardez which shows there is no encumbrance on the Said property from 13/05/2019 to 11/06/2025.

FLOW OF TITLE OF THE PROPERTY:

All that Immovable property known as CABALEM ROMPULEM which is surveyed under no. 184 sub division no. 1 admeasuring an area 2338 sq.mts situated at Britona, within the limits of village Panchayat Penha De Franca Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office of Ilhas but enrolled in the Taluka Revenue Office under matríz no.163, and bounded as under: East: By property bearing Survey no. 184/3, West: By property bearing Survey no. 184/1-A, North: By property bearing Survey no. 184/2 and public road and South: By property bearing Survey no. 183/3 and public road hereinafter referred to as the said property.

Said Property originally belonged to Miss. Sudha Srinivassa kamat Shankawalkar, who has purchased eastern part admeasuring a area 2337.50 sq.mts from the larger property surveyed under no.184/1 by deed of sale dated 06/04/1967 duly registered in the office of Sub-Registrar of Ilhas, Panaji under registration no. 501 at pages 134 to 141 Book No. 1, Volume no. 25 dated 17/05/1967. By virtue of the said deed of sale dated 06/04/1967 said Miss. Sudha Srinivassa kamat Shankawalkar became owner of the said eastern part admeasuring a area 2337.50 sq.mts which is now surveyed under no.184/1 which is herein after called the said property.

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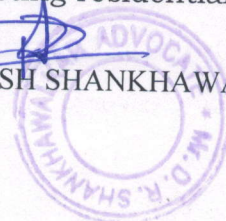


Miss. Sudha Srinivassa kamat Shankawalkar thereafter sold the said property to Mr. Francisco Nicolav Fernandes by Deed of sale/Indenture dated 22/04/1977 duly registered in the office of Sub-Registrar of Ilhas, Panaji under registration no. 319 at pages 14 to 19 Book No. 1, Volume no. 116 dated 17/05/1977 and since there in the said were Deed of sale/Indenture dated 22/04/1977 area was not types therefore a Deed of Rectification dated 29/09/1995 duly registered in the office of Sub-Registrar of Ilhas, Panaji under registration no. 1833 at pages 417 to 424 Book No. 1, Volume no. 460 dated 20/11/1995 was executed between Miss. Sudha Srinivassa kamat Shankawalkar the vendor and Mr. Francisco Nicolav Fernandes the purchaser. By virtue of said Deed of sale/Indenture dated 22/04/1977 and Deed of Rectification dated 29/09/1995, said Mr. Francisco Nicolav Fernandes became owner of the said property along with his wife Mrs. Amelina Francisco Matilda Fernandes being moiety holder.

Thereafter said Mr. Francisco Nicolav Fernandes along with his wife Mrs. Amelina Francisco Matilda Fernandes sold the said property to M/S. Aditya Builders a registered partnership firm by deed of Sale dated 13/05/2019 duly registered before the office of Sub-registrar Bardez, in Book-1 document, registration Number BRZ-1-1495-2019 dated 28/05/2019 and the name of M/S. Aditya Builders is mutated in the form I and XIV as against survey no. 184 of sub-division 1 of village Penha de Franca. By virtue of deed of Sale dated 13/05/2019 M/S. Aditya Builders a registered partnership firm became owner of the said property.

Said M/S. Aditya Builders a registered partnership firm obtained conversion sanad no. RB/CNV/BAR/AC-I/30/2012/4582 dated 16/06/2022 issued by Additional collector of North Goa at Panaji Goa for development of the said property by constructing residential building A, B and C in the said property

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Said M/S. Aditya Builders a registered partnership firm now intended to do construction of residential building A, B and C in the said property and accordingly they have obtained following permissions

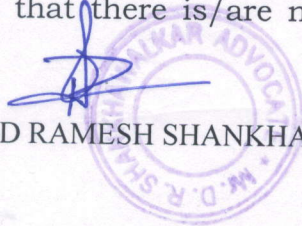
1. Original construction license NO.VP/PDF/044/2022-2023 /901/20 dated 05/07/2022 issued by Village panchayat of Penha de Franca, for construction of residential building A, B and C in the said property.
2. Original Revised Technical clearance order no.TPB/7218/PDF/TCP-2025/4875 dated 28/05/2025 issued by Town and country planning department, Mapusa, Bardez, Goa, for construction of residential building A, B and C (Revised plan) in the said property.
3. Original Revised construction license NO.VP/PDF/044/2025-2026/687/02 dated 09/06/2025 issued by Village panchayat of Penha de Franca, for construction of residential building A, B and C (Revised plan) in the said property.

I have carried out search in the office of sub registrar of Tiswadi and Bardez and found that all title deeds referred above in my report are registered in the said sub registrar offices.

M/S. Aditya Builders a registered partnership firm obtained Nil Encumbrance Certificate No. NEC/9/2025/2183 dated 11/06/2025 issued by Sub Registrar of Bardez issued by the Sub Registrar of Bardez which shows there is no encumbrance on the Said property from 13/05/2019 to 11/06/2025.

From the above documents it is reveal that there is/are no tenant or Mundkar in the said property.

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The Urban Ceiling Act is not applicable to the State of Goa.

Said property is free from encumbrance and there is no charge of whatsoever on the said property. The said property is having good and clear marketable right and title. Therefore M/S. Aditya Builders a registered partnership firm is having clear and marketable title on the said property.

By virtue of deed of Sale dated 13/05/2019 duly registered before the office of Sub-registrar Bardez, in Book-1 document, registration Number BRZ-1-1495-2019 dated 28/05/2019 said M/S. Aditya Builders a registered partnership firm can proceed with development of the said property by constructing residential building project in the Said Property.

There is no Minor's interest is not involved in the said property.

Based on the documents produced before me of last more than 30 years, I found and I opine that said M/S. Aditya Builders a registered partnership firm having its office at 204. Second floor, Gera Imperium I, EDC Compex, Patto-Plaza, Panaji, Goa are owner in exclusive possession and they have a clear and marketable title to the Immovable property surveyed under no. 184 sub division no. 1 admeasuring an area 2338 sq.mts situated at Britona, within the limits of village Panchayat Penha De Franca Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa.


(SHRI. DURGANAND RAMESH SHANKHAWALKAR)
Advocate

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