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TITLE REPORT

Having been engaged by **DYNA DEVELOPER** through its Prop. Mr Baptista Fernandes alias Batista Fernandes, having its office at Shop No.2, Febama Apartments, Dhavali, Ponda Goa hereinafter called as Developer/Promoter for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That **DYNA DEVELOPER** is Developer/Promoter of the said property described hereunder of the project constructed on the said property.
2. That the Owners and Developer has acquired the title by virtue of following documents:
 - a) Land Registration Certificate (Inscription and Description of the property)
 - b) Deed of Sale dated 02/06/1984,
 - c) Deed of Partition dated 24/08/1995,
 - d) Deed of Qualification of Heirs dated 15/09/2021,
 - e) Agreement of Sale and Development dated 19/02/2022,
 - f) Power of Attorney datd 19/02/2022,
 - g) Form I & XIV and Survey Plan,

- h) N.A. Sanad dated 22/11/2016,
- i) Technical Clearance from Town and Country Planning Department dated 28/03/2022
- j) NOC from Urban Health Centre dated 5/4/2022
- k) Construction License issued by Village Panchayat of Se-Old-Goa dated 12/5/2022 alongwith approved Plans
- l) Certificate of Nil Encumbrance dated 6/6/2022

3. The title history of the property is as under

That there exists a landed property being 1/3rd right to the property known as "RUINAS DE IGREJA DE S. LAZARES COM SEU ADRE" or as per new survey records as "ADRA" admeasuring 3262 sq.mts, situated at Ella of Old Goa, sub district of Ilhas, district of North Goa of state of Goa situated within the jurisdiction of Village Panchayat of Se Old Goa, described in the office of the Land Registration office of Ilhas Goa under No. 12731 at pages 156 of Book B-33 New and bearing Matriz No 1853 at pages 38 and presently surveyed under new survey No. 81/1-A to 1-I of village Ella Taluka Tiswadi, which property is more particularly described in Schedule-I written hereunder and hereinafter referred to as "SAID PROPERTY".

That Said Property came to the Ownership of Owner No.1 Shri Shripad Naik in terms of Deed of Sale dated 02/06/1984 and registered before Sub Registrar of Tiswadi and bearing Registration No. 131/84 of Book I Volume 236 dated 15/6/1988.

That in terms of Deed of Partition dated 24/08/1995 and registered before Sub Registrar at Tiswadi and bearing Registration No. 76 at pages 36 to 78 of Book I Volume 570 dated 21/01/1997, Owner No.1 alongwith his wife got his 1/3rd portion partitioned from the remaining part of the larger property and subsequently partitioned under section 61 of the Land Revenue Code in terms of

Order dated 1/11/2007 passed by the Deputy Collector, Tiswadi and accordingly said Property was allotted new survey No. 81/1-A to 81/1-F.

That wife of Owner No. 1 Vijaya Shripad Naik expired on 11/01/2021 and in terms of Deed of Succession and Qualification of Heirs dated 14/07/2021 recorded at Folio 81 to 85 of Deed of Book No. 749, Owner No.1 Shripad Naik is declared as moiety holder/half sharer and Owner No. 2,4 and 6 as universal legal heirs. That Owner No. 3, 5 and 7 and wife of Owner No. 2, 4 and 6 respectively and accordingly are Co-Owners of said property as per law of communion of assets as is applicable in the State of Goa.

That the Owners have offered to the developer to develop the said PROPERTY admeasuring 3262 sq.mts. and bearing New Survey No. 81/1-A of village Ella of Tiswadi taluka and in lieu of the cost of development payable by the OWNERS has offered to permit the developer to retain and/or sell certain premises and appropriate the proceeds thereof towards the cost of development of the said PROPERTY.

That in terms of Agreement for Development and Sale dated 10/02/2022 and Registered before Notary Shri Manohar C Adpaikar at Ponda and bearing Registration No. 1032/2022 dated 19/2/2022, Owners and Developer herein have entered into agreement to develop the said property, wherein the developer shall develop and construct on the said plot and shall allot constructed premises as described in the said Development Agreement to the owners as consideration and shall retain the balance area of the constructed area as his development cost as agreed in the said Agreement dated 10/02/2022.

That the Owners have also executed Power of Attorney in favour of Mr Baptista Fernandes alias Batista Fernandes, proprietor of Dyna

Developer with Powers of obtain various Licenses and to do the needful for the purpose of development of the said property.

That said property is converted to Non Agricultural use vide Sanad dated 22/11/2016 bearing No. RB/CNV/TIS/COLL/23/2015 issued by the Office of the District Collector North Goa at Panaji.

That the Developer with the intention of developing the said property has obtained Technical Clearance Order dated 28/03/2022 bearing No. TIS/8459/ELLA/TCP/2022/511 issued by the Town and Country Planning Department, Tiswadi, Panaji Goa and has also obtained No Objection Certificate from Primary Health Centre, Corlim bearing No. PHC/CORLIM/NOC/2022-23/48 dated 05/04/2022.

That Village Panchayat Se-Old-Goa, Old Goa, Tiswadi Goa has issued Construction License bearing No. VP/SOG/TIS/2022-23/237 dated 12/05/2022 for construction of Residential Building, Row Houses Villa and compound wall.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.
5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is agreed to be developed by Dyna Developer in terms of Agreement for Development and Sale dated 19/02/2022.
6. By virtue of Agreement for Development and Sale dated 6/4/2018 said property is exclusively possessed by Dyna Developer for the purpose of development and is authorised to develop the same.

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is Owned by Shri Shripad Yesso Naik, Mr Siddesh Shripad Naik, Mrs Swanupa Siddesh Naik, Mr Saiesh Shripad Naik, Mrs Pratiksha Saiesh Naik, Mr Yesso Shripad Naik alias Yogesh Shripad Naik, Mrs Yukta Yesso Naik alias Yukta Yogesh Naik alias Aditi Ganesh Gaonkar and Dyna Developer has agreed to develop the said property in terms of Agreement for Development and Sale

dated 19/02/2022 which has empowered all the development rights.

SCHUDULE

All that 1/3rd right to the property known as "RUINAS DE IGREJA DE S. LAZARES COM SEU ADRE" or as per new survey records as "ADRA" admeasuring 3262 sq.mts, situated at Ella of Old Goa, sub district of Ilhas, district of North Goa of state of Goa situated within the jurisdiction of Village Panchayat of Se Old Goa, described in the office of the Land Registration office of Ilhas Goa under No. 12731 at pages 156 of Book B-33 New and bearing Matriz No 1853 at pages 38 and presently surveyed under new survey No. 81/1-A to 1-I of village Ella Taluka Tiswadi, and bounded as under:

On the east: By property bearing survey No. 81/1,

On the West: By Property bearing survey No. 82/2

On the North: By Property bearing survey No. 82/2

On the South: By Road

Date: 01/07/2022

Satish S. S. Pilgaonkar
Advocate.

