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TITLE REPORT

Having been engaged by **Shri Sameer Anil Salgaocar, R/o H. No. 4311, Nr. Chowgule College, Cupangali, Gogol, Fatorda, Margao-Goa**, hereinafter called as Owner 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 Mr Sameer Anil Salgaocar and his wife Mrs Sonali Sameer Salgaocar (hereinafter referred to as Owners) are Owners of the said property described hereunder of the project constructed on the said property.
2. That the owners have acquired the title by virtue of following documents:
 - a) Deed of Sale dated 30/11/2004
 - b) Order dated 14/3/1990
 - c) Survey Records
 - d) Records and Proceedings in Inventory Proceedings No. 44/2005/C
 - e) Conversion Sanad dated 2/5/2008
 - f) Land Registration Certificate (Inscription and Description of the property)
 - g) Land Revenue Records (Matriz Certificate)

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- h) Development Permission from South Goa Planning and Development Authority dated 20/10/2010, 26/10/2017, 24/3/2021 and 19/9/2022
 - i) Construction License issued by Ponda Municipal Council dated 12/02/2007 which is renewed dated 18/8/2021.

3. The title history of the property is as under

That vide Deed of Sale dated 30/11/2004 and registered before Sub Registrar Ponda and bearing Registration No. 707 at pages 254 to 263 of Book I Volume 825 dated 29/4/2005, the Owners herein acquired are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land known as SODAR MIXTO alias SODRY or SODRE admeasuring 3350 sq. mts. situated at Ponda City, opposite Our Lady of Carmo Chapel, within the limits of Ponda Municipal Council and described as whole in the Land Registration of Illhas Goa under No. 11917 of Book B-31 (New) and enrolled in the Taluka Revenue Office under Matriz No. 553 and Survey No. 4/1 of Village Ponda, Ponda Taluka for consideration and on terms and conditions therein contained. That said property is more particularly described in the Schedule hereunder written and shown in red colour boundary in the plan hereto annexed (hereinafter referred to as "**the said Property**").

That by Order dated 14/3/1990 made in Company Petition No. 1 of 1983, the High Court of Judicature at Bombay (Goa Bench) at Panaji, Goa, disposed of the Petition in accordance with Compromise terms filed by the parties thereto and in pursuance of the Compromise Decree dated 14/3/1990 the property described in the Schedule hereunder was ordered and Decreed to stand conveyed, assigned and transferred to Mr Sameer A Salgaocar upon payment of Rs. 83,947/-.

That said Shri Sameer A Salgaocar took possession of the said property on 14/03/1990 pending payment of consideration and has since been in exclusive possession and enjoyment thereof.

That form I & XIV in respect of the said property stands in the name of the Owners.

The Owners have Converted said property to Non Agricultural use vide Sanad bearing No. RB/CNV/PON/03/2008 dated 02/05/2008 having issued by the Office of the Collector, North Goa District at Panaji.

The Owners have obtained development permission from the South Goa Planning and Development Authority vide Order bearing No. SGPDA/P/2484/247/10-11 dated 20/10/2010, SGPDA/P/2484/103/17-18 dated 26/10/2017, SGPDA/P/2484/240/20-21 dated 24/03/2021 which has been renewed vide Order bearing No. SGPDA/P/2434/119/22-23 dated 19/09/2022.

The Owners have obtained Construction License from Ponda Municipal Council bearing No. 86/2006-2007 dated 12/02/2007 Renewal License No. 13/2021-22 dated 18/08/2021 for construction of building on the said property as per the approved Plans.

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 Owned by Mr Sameer Anil Salgaocar and his wife Mrs Sonali Sameer Salgaocar.



6. 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.

7. 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.

8. 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.

9. 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.

10. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said Plot is Owned by Mr Sameer Anil Salgaocar and his wife Mrs Sonali Sameer Salgaocar.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land known as SODAR MIXTO alias SODRY or SODRE admeasuring 3350 sq. mts. situated at Ponda City, opposite Our Lady of Carmo Chapel, within the limits of



Ponda Municipal Council and described as whole in the Land Registration of Illhas Goa under No. 11917 of Book B-31 (New) and enrolled in the Taluka Revenue Office under Matriz No. 553 and Survey No. 4/1 of Village Ponda, Ponda Taluka. The said piece of land is bounded as follows:

On or towards the North: By Public Road beyond which lies the
Police Station

On or towards the South: By property belonging to heirs of Jose
Xavier de Azavedo

On or towards the East: By Public Road and

On or towards the West: By Public Road

Date: 24/02/2025



Satish S. S. Pilgaonkar
Advocate.



