

G-2, Building No.4, 'ROSARY APARTMENTS',
Nalanda Colony Main Road, Miramar, Panaji, Goa 403 001

Tel. Office: 8329265025

AKA/2023-24/INV-130

Date: 16.05.2023

MR. SAILENDRA SALVADOR AFONSO
Ref: INDIAN OVERSEAS BANK
ST. ESTEVAM BRANCH
BARDEZ, GOA

SUB: LEGAL FEE FOR LEGAL TITLE REPORT (LSR 076) IN REF: Plot bearing No. 14, admeasuring 1150 sq.mts, which is forming part of the larger property known as "ABIEM COZANAVORIL BORODO", which is described in the Land Registration Office of Ilhas under No. 196 at folio 248 of Book B-3 old and the said Lote 14 is described under no. 19905 at folio 60 overleaf in Book B-53 new and enrolled in the Taluka Revenue Office under Matriz no. 12 and surveyed under old cadastral no. 20 and presently surveyed under No. 20/8 of Candola Village, situated within the limits of Village Panchayat of Candola-Betqui, Taluka and Sub District of Ponda, South Goa District in the State of Goa.

TO LEGAL FEE

RS. 2000.00

TOTAL

RS. 2000.00

(RUPEES TWO THOUSAND ONLY)

*(PAN NO. AAVPV7754R; AJAY KUMAR VALLABHANENI)

** (GST is not applicable)

** YOU CAN PAY THROUGH GPAY: 9503094492

*** OR through Debit card / Credit card

*** OR kindly deposit / remit the above amount to our following Bank account:

NAME OF THE ACCOUNT:

AJAY KUMAR AND ASSOCIATES

ACCOUNT NO:

81000000008464

ACCOUNT TYPE:

CURRENT

IFSC CODE:

SRCB0000071

NAME OF THE BANK & BRANCH:

SARASWAT BANK

SARASWAT CO-OPERATIVE BANK LTD,

MUSHTIFUND SAUNSTHA BLDG

DR. DADA VAIDYA ROAD, PANAJI, GOA 403001



Yours sincerely,

For AJAY KUMAR & ASSOCIATES

AJAY KUMAR
ADVOCATE

**G-2, Building No.4, 'ROSARY APARTMENTS', Nalanda Colony Main Road,
Miramar, Panaji, Goa 403 001)**

Tel.Office:8329265025

AKA-2023-24-LSR-076

DATE: 16.05.2023

TO

INDIAN OVERSEAS BANK

ST. ESTEVAM BRANCH

GOA

TITLE REPORT – IN REF: Plot bearing No. 14, admeasuring 1150 sq.mts, which is forming part of the larger property known as “ABIEM COZANAVORIL BORODO”, which is described in the Land Registration Office of Ilhas under No. 196 at folio 248 of Book B-3 old and the said Lote 14 is described under no. 19905 at folio 60 overleaf in Book B-53 new and enrolled in the Taluka Revenue Office under Matriz no. 12 and surveyed under old cadastral no. 20 and presently surveyed under No. 20/8 of Candola Village, situated within the limits of Village Panchayat of Candola-Betqui, Taluka and Sub District of Ponda, South Goa District in the State of Goa.

1.	Name of the borrower	MR. SAIENDRA SALVADOR AFONSO
2.	Name of his/her father/husband	s/o LUIS M. AFONSO
3.	Whether borrower is the owner of the property, if not, who is the owner and what is his/her relationship to the borrower	MR. SAIENDRA SALVADOR AFONSO as the OWNER
4.	The status of the owner of property – whether individual, HUF, Firm or Private Ltd. Or Public Limited Company or One Person Company or Limited Liability Partnership	OWNER AND POSSESSOR INDIVIDUAL
5.	Whether the Owner of the Property is a Minor? If so, whether the permission of the city civil court or a district court or a court empowered under section 4A of the Guardians and Wards Act, 1890 to mortgage the property?	NO
6.	Whether the property proposed to be mortgaged is owned by a Trust? If so, whether the Trust Deeds permits such a Mortgage? Whether permission from	NO

Court or any other Authority is required for such Mortgage?			
7.	Description of property		:
Sl. No	Extent	Survey No.	Situated in (please give door/plot No. name of street, village and Dist.)
	Plot bearing No. 14, admeasuring 1150 sq.mts	property known as "ABIEM COZANAVORIL BORODO", which is described in the Land Registration Office of Ilhas under No. 196 at folio 248 of Book B-3 old and the said Lote 14 is described under no. 19905 at folio 60 overleaf in Book B-53 new and enrolled in the Taluka Revenue Office under Matriz no. 12 and surveyed under old cadastral no. 20 and presently surveyed under No. 20/8 of Candola Village.	situated at Candola Village, within the limits of Village Panchayat of Candola-Betqui, Taluka and Sub District of Ponda, South Goa District in the State of Goa
			Boundaries Said Plot North: By property surveyed under No. 20/7 of Candola Village. South: By property surveyed under no. 20/9 of Candola village. East: By road. West: By property surveyed under No. 20/4 of candola Village.
8.	Property is within the Registration District of & sub-registration District of		PONDA, South Goa District, Goa
9.	List of Title documents originally produced and proposed to be deposited with Bank- please also state whether the documents produced are original/ or Certified copy of the Registered Deed, photocopy etc.		:AS PER THE LIST ANNEXED
10	Property Card is in the name of: Whether latest tax/kist receipts have been produced? For how many preceding years tax/kist receipts are produced?		MR. SAILENDRA SALVADOR AFONSO
11	List of further documents called for and verified before rendering opinion		: NIL



History of title based on documents of title (for atleast the past 30 years from the date of giving the title report) :

1. That the said Plot bearing No. 14, admeasuring 1150 sq.mts, which is forming a part of the larger property known as "ABIEM COZANAVORIL BORODO", which is described in the Land Registration Office of Ilhas under No. 196 at folio 248 of Book B-3 old and the said Lote 14 is described under no. 19905 at folio 60 overleaf in Book B-53 new and enrolled in the Taluka Revenue Office under Matriz no. 12 and surveyed under old cadastral no. 20 and presently surveyed under No. 20/8 of Candola Village, situated within the limits of Village Panchayat of Candola-Betqui, Taluka and Sub District of Ponda, South Goa District in the State of Goa, was originally owned by Shri. Mucunda Porobo Colvalcar and his wife Xantabai Colvalcar.
2. Thereafter vide Public Deed dated 15.05.1947 drawn up by the Asst. Notary of this Comarca Singbal in Book no. 381 at folio 34 overleaf, said Shri. Mucunda Porobo Colvalcar and his wife Xantabai Colvalcar, had sold Lote 14 having an area of 1154 sq.mts to Shri. Diogo Benevolo de Menezes alias Shri. Diago Sebastiano Benevelo alias Benny Menezes alias Benedita Menezes married to Smt. Lasia Preciosa Da Costa Menezes alias Smt. Lasia Preciosa Menezes.
3. Thereafter said Shri. Diogo Benevolo de Menezes alias Shri. Diago Sebastiano Benevelo alias Benny Menezes alias Benedita Menezes was in exclusive uninterrupted possession and enjoyment of the aforesaid Lote.
4. Thereafter upon the expiry of said Shri. Diogo Benevolo de Menezes alias Shri. Diago Sebastiano Benevelo alias Benny Menezes alias Benedita Menezes, in terms of the Inventory Proceeding in the Court of Civil Judge Senior Division a Court Panaji Goa under Inventory Proceeding No. 102/2014/A and by the Order dated 15.09.2015 passed therein, it was declared that he was survived by his widow and moiety holder Smt. Lasia Preciosa Da Costa Menezes



alias Smt. Lasia Preciosa Menezes, as moiety shareholder and children namely, Mr. Jose Agostinho Menezes and his wife Mrs. Tereza Mendes alias Tereza Mendes Menezes, Mrs. Ava Maria Menezes alias Mrs. Ave Maria Menezes alias Ave Maria Gomes and her husband, Mr. Jose Arturo Gomes alias Jose Arthur Gomes, Mrs. Maria Perpetua Leonara Menezes alias Leonara Alphonso and her husband Fred Roque Intiliano Alphonso, Mr. Francisco Xavier Timoteo Menezes and his wife Mrs. Fatima Mercana Silveira as his sole and universal heirs AND further the aforesaid property was allotted to them.

5. Thereafter vide Deed of Cessation/Relinquishment of Rights dated 19.11.2019 drawn before the Special Notary Officio, Ponda in Book no. 425 at pages 10 to 11V, said Mr. Fred Roque Intiliano Alphonso and Mr. Francisco Xavier Timoteo Menezes and his wife Mrs. Fatima Mercana Silveira have relinquished their right, title, interest and share in favour of Co-heirs.
6. The Occupant Column of Form I & XIV of Survey no. 20/8 of Candola Village, indicates Smt. Lasia Preciosa Menezes & others under mutation no. 26742, as its occupants.
7. Thereafter vide Power of Attorney dated 09.01.2019 reg on 10.09.2019 under Reg no. 34537 (before Notary Arun Wadkar, Panaji Goa.) the said Mr. Jose Arturo Gomes alias Jose Arthur Gomes, appointed Mrs. Ave Maria Menezes alias Ave Maria Gomes, as lawful POA holder.
8. Thereafter vide Power of Attorney dated 16.12.2019 Reg no. 05.03.2021 under Reg no. 307/2021 (before Notary Santosh K. Singh, Maharashtra) the said Smt. Lasia Preciosa Da Costa Menezes appointed Mrs. Ave Maria Menezes alias Ave Maria Gomes, as lawful POA holder.
9. Thereafter vide Power of Attorney dated 16.12.2019 Reg no. 05.03.2021 under reg no. 308/2021 (before Notary Santosh K. Singh, Maharashtra) the said Mr. Jose Agostinho Menezes and his wife Mrs. Tereza Mendes alias Tereza Mendes Menezes appointed Mrs.



Ave Maria Menezes alias Ave Maria Gomes, as their lawful POA holders.

10. Thereafter vide Power of Attorney dated 17.02.2020 reg on 05.03.2021 under Reg no. 306/2021 (before Notary Santosh K. Singh, Maharashtra) the said Mrs. Maria Perpetua Leonara Menezes alias Leonara Alphonso appointed Mrs. Ave Maria Menezes alias Ave Maria Gomes as lawful POA holder.
11. Thereafter said Smt. Lasia Preciosa Da Costa Menezes alias Smt. Lasia Preciosa Menezes along with others, have converted the said Plot of Land from Agricultural purpose to Residential use vide Sanad issued by the Additional Collector of Ponda in case No. AC/PON/SG/CONV/12/2020/553 dated 09.11.2020
12. Thereafter vide Deed of Sale dated 07.04.2021 under Book-1 Doc Registration No. PON-1-624-2021, duly registered in the Office of the Sub Registrar of Ponda on 12.04.2021, said 1.Smt. Lasia Preciosa Da Costa Menezes alias Smt. Lasia Preciosa Menezes and 2.Mr. Jose Agostinho Menezes and his wife 3.Mrs. Tereza Mendes alias Tereza Mendes Menezes, 4.Mrs. Ava Maria Menezes alias Mrs. Ave Maria Menezes alias Ave Maria Gomes, and her husband 5.Mr. Jose Arturo Gomes alias Jose Arthur Gomes and 6.Mrs. Maria Perpetua Leonara Menezes alias Leonara Alphonso, ALL ARE represented by their POA holder Mrs. Ava Maria Menezes alias Mrs. Ave Maria Menezes alias Ave Maria Gomes, as VENDORS, sold Plot bearing No. 14, admeasuring 1150 sq.mts, which is forming a part of the larger property known as "ABIEM COZANAVORIL BORODO", which is described in the Land Registration Office of Ilhas under No. 196 at folio 248 of Book B-3 old and the said Lote 14 is described under no. 19905 at folio 60 overleaf in Book B-53 new and enrolled in the Taluka Revenue Office under Matriz no. 12 and surveyed under old cadastral no. 20 and presently surveyed under No. 20/8 of Candola Village to said Mr. Sailendra Salvador Afonso, as Purchaser.
13. The Occupant Column of Form I & XIV of Survey



no. 20/8 of Village Candola indicates the name of Sailendra Salvador Afonso under mutation no. 37164, as its occupant.

14. Thereafter the said Mr Sailendra Salvador Afonso obtained the following permissions from the concerned authorities for the development of the said plot and construction thereon:

- a. Order dated 05.01.2022 for infrastructure tax from the Town and Country Planning Department
- b. Technical Clearance Order dated 16.02.2022 for construction from the Town and Country Planning Department along with approved plans
- c. NOC dated 29.04.2022 from Directorate of Health Services for proposed construction
- d. Construction Licence dated 26.05.2022 from the Village Panchayat Betqui-Candola
- e. No Objection Certificate dated 13.10.2022 to release the temporary electricity connection, from the Office of the Village Panchayat Betqui-Candola
- f. No Objection Certificate dated 13.10.2022 to release the temporary water connection, from the Office of the Village Panchayat Betqui-Candola
- g. Certificate of availability of water dated 21.01.2023 from PWD
- h. NOC for road cutting dated 25.01.2023 from PWD
- i. Installation of the water connection and the bills thereto dated 20.01.2023 from PWD

15. Thus the said MR. SAILENDRA SALVADOR AFONSO along with his wife (if married under the Regime of Communion of assets) acquired a legal, valid and marketable title to the Said Plot bearing No. 14, admeasuring 1150 sq.mts, which is forming part



	of the larger property known as "ABIEM COZANAVORIL BORODO", which is described in the Land Registration Office of Ilhas under No. 196 at folio 248 of Book B-3 old and the said Lote 14 is described under no. 19905 at folio 60 overleaf in Book B-53 new and enrolled in the Taluka Revenue Office under Matriz no. 12 and surveyed under old cadastral no. 20 and presently surveyed under No. 20/8 of Candola Village, situated within the limits of Village Panchayat of Candola-Betqui, Taluka and Sub District of Ponda, South Goa District in the State of Goa, as described above as its absolute owners and possessors.	
13.	Whether the mortgagor is intending to mortgage the lease-hold rights of the property? If so, what is the residual period of lease? Whether specific NOC from the lessor is submitted?	NOT APPLICABLE
14.	In whose name the patta stands – In the name of the present owner or predecessor in title?	MR. SAILENDRA SALVADOR AFONSO
15.	Details of encumbrances, if any and if so, how they are discharged (EC for minimum of 30 years to be verified in case of advances above Rs.5 Cr. and EC for minimum of 13 years to be verified in case of all other advances)	Party has to obtain Nil Certificate of Encumbrance on Property from SRO-PONDA for the period from 07.04.2021 to date
16.	Whether any minor interest litigation/attachment/ charge is involved in the property as evidenced in the title deeds/documents/EC?	: NIL
17.	In case of Agricultural Lands, whether Chitta 10(i) extract / Adangal or any such equivalent Revenue Record Extract as per the respective State practice verified?	: NOT APPLICABLE
18.	If property is building, is the plot in approved layout?	: YES
19.	Has the building been constructed after approval of plan by relevant authorities and assessed to tax?	: UNDER CONSTRUCTION AND THE PLANS APPROVED
20.	Is there any excess/ vacant land attracting provisions of the applicable Land Ceiling Acts?	: NO
21.	Is the property affected by Urban Land Ceiling and Regulation Act, if so, whether permission of relevant authority been obtained for creating encumbrance?	: NO
22.	Is the title and possession of the party to the property clear, absolute and marketable and valid mortgage by deposit of title deeds could be created:	: YES



<p>The list of additional documents like "NIL" E.C. for subsequent perfect affidavit indemnity required to be obtained by the bank</p>	<p>Party has to obtain Nil Certificate of Encumbrance on Property from BRO-PONDA for the period from 07.04.2021 to date</p>
<p>24. Any other remark which the lawyer rendering title deed opinion wishes to make that may be relevant for the Bank to decide on the acceptability of the referred immovable property as Security</p>	<p>: NIL</p>
<p>25. Whether there is any indication or doubt to show that the land belongs to Govt. or it is under acquisition proceedings of the Govt.?</p>	<p>: NO</p>
<p>26. Is there any bar for mortgaging the lands as per any local law? Eg. Prohibition for offer of agricultural lands as security for borrowing outside the State or Commercial / Non agricultural borrowings</p>	<p>: NO</p>
<p>27. Whether the bank has right to enforce SARFAESI after creation of mortgage by deposit of title</p>	<p>YES</p>
<p>28. Whether the immovable property offered as security is properly demarcated</p>	<p>YES</p>
<p>29. Whether the property is identifiable (Yes/No)</p>	<p>YES</p>
<p>30. If the referred Immovable Property is accepted as a Security by the Bank, subsequent to mortgage by Deposit of Title Deeds, what are the procedural formalities to be completed by the Branch and the respective timelines? Please advise. [For Example: Registered Memorandum, CERSAI Registration, R.O.C. Charge Registration etc.]</p>	<p>The Bank has to ensure that the following documents are submitted after acceptance of the said property as a Security, subsequent to mortgage by deposit of title deeds: CERSAI Registration</p>
<p>31. Certification: I personally visited the Registrar Office, searched the records for a period of 30 years and ensured the correctness of the entries in the Register and there is no omission of any encumbrances in the EC.</p>	
<p>32. I also certify that the said Deed of Sale dated 07.04.2021 under Book-1 Doc Registration No. PON-1-624-2021, duly registered in the Office of the Sub Registrar of Ponda on 12.04.2021, has been registered in the Sub- Registrar Office in the name of the MR. SAIENDRA SALVADOR AFONSO and the document is genuine and can be acted upon.</p>	
<p>33. I certify that the documents listed by me in Column 9 and 23 above are perfect evidence of title to the immovable property proposed to be offered as security; along with the original said Deed of Sale dated 07.04.2021 under Book-1 Doc Registration No. PON-1-624-2021, duly registered in the Office of the Sub Registrar of Ponda on 12.04.2021.</p>	
<p>34. I have carefully gone through the original title deeds and other documents of the immovable</p>	



property proposed to be offered as Security before giving my report on the title to the property as mentioned above.

LIST OF ORIGINAL TITLE DEEDS TO BE DEPOSITED BY THE MORTGAGORS NAMEDLY MR. SAILENDRA SALVADOR AFONSO ALONG WITH HIS WIFE (IF MARRIED UNDER THE REGIME OF COMMUNION OF ASSETS) WITH INDIAN OVERSEAS BANK FOR CREATING EQUITABLE MORTGAGE BY DEPOSIT OF TITLE DEEDS IN FAVOUR OF THE BANK:

- A. ORIGINAL Deed of Sale dated 07.04.2021 under Book-1 Doc Registration No. PON-1-624-2021, duly registered in the Office of the Sub Registrar of Ponda on 12.04.2021.
- B. ORIGINAL Sanad issued by the Additional Collector of Ponda in case No. AC/PON/SG/CONV/12/2020/553 dated 09.11.2020.
- C. Original FORM I & XIV of survey no. 20/8 of Village Candola.
- D. Original Power of Attorney dated 09.01.2019 reg on 10.09.2019 under Reg no. 34537 (before Notary Arun Wadkar, Panaji).
- E. Original Power of Attorney dated 16.12.2019 Reg no. 05.03.2021 under Reg no. 307/2021 (before Notary Santosh K. Singh, Maharashtra).
- F. Original Power of Attorney dated 16.12.2019 Reg no. 05.03.2021 under reg no. 308/2021 (before Notary Santosh K. Singh, Maharashtra).
- G. Original Power of Attorney dated 17.02.2020 reg on 05.03.2021 under Reg no. 306/2021 (before Notary Santosh K. Singh, Maharashtra).
- H. Original Survey Plan of said Plot.
- I. Notarised true copy of Deed of Cessation/Relinquishment of Rights dated 19.11.2019


LIST OF ADDITIONAL DOCUMENTS TO BE SUBMITTED TO THE BANK (not a part of EMD):

1. Nil Certificate of Encumbrance on Property from SRO-PONDA for the period from 07.04.2021 to date
2. Self attested copies of:
permissions from the concerned authorities for the development of the said plot and construction thereon:
 - a. Order dated 05.01.2022 for infrastructure tax from the Town and Country Planning Department
 - b. Technical Clearance Order dated 16.02.2022 for construction from the Town and Country Planning Department along with approved plans
 - c. NOC dated 29.04.2022 from Directorate of Health Services for proposed construction
 - d. Construction Licence dated 26.05.2022 from the Village Panchayat Betqui-Candola



- e. No Objection Certificate dated 13.10.2022 to release the temporary electricity connection, from the Office of the Village Panchayat Betqui-Candola
- f. No Objection Certificate dated 13.10.2022 to release the temporary water connection, from the Office of the Village Panchayat Betqui-Candola
- g. Certificate of availability of water dated 21.01.2023 from PWD
- h. NOC for road cutting dated 25.01.2023 from PWD
- i. Installation of the water connection and the bills thereto dated 20.01.2023 from PWD
- j. **At a later date:** 1. Copy of occupancy certificate; 2. House tax receipt and 3. Electricity bill

For AJAY KUMAR AND ASSOCIATES



AJAY KUMAR.V
ADVOCATE

ANNEXURE:
LIST OF DOCUMENTS PROVIDED BY THE BORROWER FOR THE PERUSAL/SCRUTINY
OF THE ADVOCATE FOR THE TITLE REPORT:

Sr no.	Date of the Document	Regn/Ref no. of the document	Nature and particulars of the document	Original/Xerox/ Certified copy
1.	01.09.1949		Inscription and Description	Photocopy
2.	15.09.2015	Inventory Proceedings No. 102/2014/A	Order passed in the Court of the Civil Judge Senior Division at Panaji.	Photocopy
3.	09.01.2019 reg on 10.09.2019	Reg no. 34537	Power of Attorney (before Notary Arun Wadkar) executed by Mr. Jose Arturo Gomes alias Jose Arthur Gomes, in favour of Mrs. Ave Maria Menezes alias Ave Maria Gomes, as lawful POA holder	Original
4.	19.11.2019	Drawn at pages 10 to 11v of Notarial Book Deeds no. 425	Deed of Cessation/Relinquishment of Rights	Notarised
5.	16.12.2019 Reg no. 05.03.2021	Reg no. 307/2021	Power of Attorney (before Notary Santosh K. Singh Maharashtra) executed by Smt. Lasia Preciosa Da Costa Menezes in favour of Mrs. Ave Maria Menezes alias Ave Maria Gomes, as lawful POA holder.	Original
6.	16.12.2019 Reg no. 05.03.2021	reg no. 308/2021	Power of Attorney (before Notary Santosh K. Singh Maharashtra) executed by Mr. Jose Agostinho Menezes and his wife Mrs. Tereza Mendes alias Tereza Mendes Menezes in favour of Mrs. Ave Maria Menezes alias Ave Maria Gomes, as their lawful POA holders.	Original
7.	24.12.2019	Survey no. 20/8	Form I & XIV in the name of Smt. Lasia Preciosa Menezes & others under mutation no. 26742.	Photocopy
8.	26.12.2019	Survey No. 20/8	Survey Plan	Original
9.	17.02.2020 reg on 05.03.2021	Reg no. 306/2021	Power of Attorney (before Notary Santosh K. Singh Maharashtra) executed by Mrs. Maria Perpetua Leonara Menezes alias Leonara Alphonso in favour of Mrs. Ave Maria Menezes alias Ave Maria Gomes as	Original



			lawful POA holder.	
10.	09.11.2020	No. AC/PON/SG/CONV/12/20 20/553	Sanad for conversion of land bearing survey no. 20/8 of Village Candola, admeasuring 1150 sq.mts, issued by the Office of the Add. Collector-III, Ponda Goa.	Original
11.	07.04.2021 registered on 12.04.2021	Book-1 Doc Registration No. PON-1-624-2021	Deed of Sale between Smt. Lasia Preciosa Da Costa Menezes alias Smt. Lasia Preciosa Menezes and Mr. Jose Agostinho Menezes and his wife Mrs. Tereza Mendes alias Tereza Mendes Menezes, Mrs. Ava Maria Menezes alias Mrs. Ave Maria Menezes alias Ave Maria Gomes, and her husband Mr. Jose Arturo Gomes alias Jose Arthur Gomes and Mrs. Maria Perpetua Leonara Menezes alias Leonara Alphonso, ALL ARE represented by their POA holder Mrs. Ava Maria Menezes alias Mrs. Ave Maria Menezes alias Ave Maria Gomes hereinafter called as "Vendors" sold said Plot No. 14, admeasuring 1150 sq.mts, bearing surevy no. 20/8 of Candola Village to said Mr. Sailendra Salvador Afonso, hereinafter called as "Purchaser"	Original
12.	08.06.2022	Survey no. 20/8	Form I & XIV in the name of Sailendra Salvador Afonso under mutation no. 37164.	Photocopy
13.			14. Permissions obtained permissions from the concerned authorities for the development of the said plot and construction thereon: a. Order dated 05.01.2022 for infrastructure tax from the Town and Country Planning Department b. Technical Clearance Order dated 16.02.2022 for construction from the Town and Country Planning Department along with approved plans	Originals



			<p>c. NOC dated 29.04.2022 from Directorate of Health Services for proposed construction</p> <p>d. Construction Licence dated 26.05.2022 from the Village Panchayat Betqui-Candola</p> <p>e. No Objection Certificate dated 13.10.2022 to release the temporary electricity connection, from the Office of the Village Panchayat Betqui-Candola</p> <p>f. No Objection Certificate dated 13.10.2022 to release the temporary water connection, from the Office of the Village Panchayat Betqui-Candola</p> <p>g. Certificate of availability of water dated 21.01.2023 from PWD</p> <p>h. NOC for road cutting dated 25.01.2023 from PWD</p> <p>i. Installation of the water connection and the bills thereto dated 20.01.2023 from PWD</p>	
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SEARCH REPORT:


I certify that as per the instructions from your Bank, I have got verified with the office of the Sub Registrar of PONDA on 14.06.2022 vide Receipt no. 50/5 for the period of 30 years from 1992 to 2022 and on 16.05.2023 vide Receipt no.92/02 for the period of one year from 2022 to 2023 in their books as regards the contents of the above-referred said Deed of Sale dated 07.04.2021 under Book-1 Doc Registration No. PON-1-624-2021, duly registered in the Office of the Sub Registrar of Ponda on 12.04.2021 in the name of the said MR.SAILENDRA SALVADOR AFONSO in respect of the Said PLOT as the OWNER and found the said property free from all encumbrances..

I confirm that the said documents were registered in the books of the Sub Registrar of PONDA Goa.

I further confirm that

1. The transactions covering the title deeds are perfect in all respects and suffer no legal impediments and the said land is neither that of Comunidade nor that of the Government.
2. All the particulars in the title deeds are in conformity with the records of the Sub Registrar of assurance as evidenced.
3. The title deeds are genuine and found no variance between the document submitted to the Bank and the Document as registered with the office of the Sub Registrar, PONDA.
4. The Provisions of the SARFAESI Act, 2002 are applicable to the subject property.

For AJAY KUMAR AND ASSOCIATES


AJAY KUMAR.V
ADVOCATE