

Mahesh Vasant Kudchadkar

B.A., L.L.B.

ADVOCATE - HIGH COURT

Offi./Resi.:

"Laxmi", Marutighad Road,

Curchorem, Goa. 403706

Ph.: 2650226, Mob.: 9096112607

Date : 9.8.2019

TITLE REPORT

I perused the following documents:-

1. Deed of Sale dated 18-12-2018 executed by Mr. Francis P. Fernandes and his wife Mrs. Purcina Fernandes in favour of M/s Nirmal Estates, a partnership firm registered in the Office of the Sub-Registrar, Quepem under No.QPM-122-2018 in respect the plot admeasuring 911.00 sq. metres being part of the property " Xeldevadi or Xeldevaddy or Xeldevade ", situated at Xeldem in Quepem Taluka, being part of the property described in the Land Registration Office, Quepem under No.4318, at page 66 of Book B-14, Matriz No.197 and which plot bears Survey No.122/1-H of Xeldem village and the said plot is bounded:

On the East - by P.W.D. Road,

On the West - by remaining part of same property,

On the North - by remaining part of same property,

On the South - by 10.00 metres wide reserved road.

2. Deed of Sale dated 13.2.1991 registered in the Office of the Sub-Registrar, Quepem under No.55 at pages 570 to 582

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Date : 9.8.2019

village.

3. Land Registration Certificate dated 6.8.2010 issued by the Sub-Registrar, Quepem pertaining to the property under Land Registration No.4318 in respect of the property known as Xeldeavaddy situated at Xeldem bounded:

On the East - by the paddy Davod-Xetta of Jose Francisco Furtado;

On the West - by top of the hill;

On the North by the paddy field Zamblimolla of Ambagy Gaunco and by Mordy; and

On the South - by the paddy field Zogleagalle of Rogu Nillu Naique.

As per the Inscription No.7788 the said property is inscribed in the name of Jose Francisco Thome Furtado being allotted to him in the Inventory Proceedings that proceeded upon the death of Jose Francisco Furtado and Jose Estevam Furtado of Navelim, Goa. The Matriz No.197 was recorded in the names of Jose Francisco Furtado of Navelim and Jose Francisco Tome Furtado of Navelim to the extent of one-half each.

5. The partition proceedings being case No.LRC/PART/QPM/XEL/308/2018 filed by Francisco P. Fernandes before the Deputy Collector & Sub Divisional Officer, Quepem wherein the said Jose Francisco Furtado and other occupants of Survey No.122/1 of Xeldem village show that the Plot admeasuring 911 sq. metres has been partitioned by Judgement & Order dated 9th October, 2018 and the said piece of land admeasuring 911 sq. metres is given the new holding No.122/1-H of Xeldem village

6. The promulgated survey records of Survey No.122/1-H of Xeldem village shows that pursuant to the Mutation Proceedings No.31720 the said survey holding is surveyed in the name of Nirmal Estates as the sole occupant which holding was earlier in the name of Francis P. Fernandes under denomination Xeldevide.

7. The Sanad bearing No.LRC/CONV/5/19/90 dated 17-9-1990 issued by the Dy. Collector, Quepem shows that survey No122/1, 121/1,2,3 & 4 are permitted to be converted for non-agricultural purpose to an extent of 23908 sq. metres.

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No.MGO-F246-2013 dated 31.10.2013 having office at Shop No. F-23, Nirmal Residency, Tilamol, Quepem, Goa under PAN No. AAMFNO693G.

I hereby certify that I have searched and verified the information given in this Title Report, have compared the title deeds given to me with the records/copy of it in the Office of the Sub-Registrar, Quepem and has found them tallying with eachother. I further certify that that there is a chain of title in favour of M/s Nirmal Estates in respect of the Survey holding under No.122/1-H being part of the property under Land Registration No.4318 under denomination " Xeldevide " situated at Xeldem in Quepem Taluka of Goa. I also certify that M/s Nirmal Estates have got a valid, clear, absolute and marketable title to the land under survey No.122/1-H of Xeldem village free of any encumbrances, charge or claims.


(MAHESH VASSANT KUDCHADKAR)

ADVOCATE