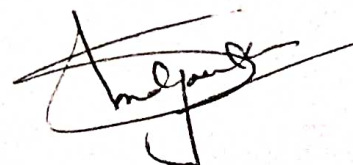


Adv. Shilpa B. Salgaonkar
B.A, LLB.
Advocate


off: House no.852/1,
Journalist Colony,
Alto Porvorim,
Bardez- Goa.
9423311843
Email: sbsalga@gmail.com

T I T L E R E P O R T

- (1) Documents Produced by : Mrs. Asifa Abbas Sheikh
r/o Reis Magos, Bardez, Goa
- (2) Documents Examined : (1) Conveyance on Sale dated
25/06/1976
(2) Deed of Sale dated
04/07/2012
(3) Deed of Sale dated
27/10/2015
(4) Affidavit by Dawood Abbas
Khan and Nagma Dawood Khan
dated 4/07/2012 before
Notary S. G. Deshprabhu
under sr. no. 6665/2012
dated 04/07/2012
(5) Affidavit by Shaikh Abdul
Gaffar alias Xec Abdul
Gaffar and Noorjahan Gaffar
Shaikh alias Noorjahan



- Shaikh dated 4/07/2012
before Notary S. G.
Deshprabhu under sr. no.
6667/2012 dated 04/07/2012.
- (6) Affidavit by Hanif Shaikh
Mohammed and Muniza Hanif
Shaikh dated 4/07/2012
before Notary S. G.
Deshprabhu under sr. no.
6666/2012 dated 04/07/2012.
- (7) Affidavit by Hafiza Jahoor
Shaikh alias Hafiza Zahoor
Shaikh and Jahoor Ahmed
Shaikh dated 4/07/2012
before Notary Pronoy Kamat
under sr. no. 3061 dated
04/07/2012.
- (8) Conversion sanad no.
RB/CNV/BAR/COLL/41/2016
dated 14/12/2016 issued by
Collector North Goa.
- (9) Form no. I & XIV of sy.no.
64/8 of Reis Magos.
- (10) Technical Clearance Order
dated 07/02/2019 ref
no. Inward 7305 dated

A handwritten signature in black ink, appearing to be 'M. G. Deshpande', written over a circular stamp or mark.

22/11/2018

- (11) NOC of Primary Health Centre
Candolim, ref no.PHCC/NOC-
CONST./2019-20/166 dated
25/04/2019.
- (12) Construction license no.
VP/RM/Fconst/6/2019-20/88
date 02/05/2019 V. P. Reis
Magos, Bardez, Goa.
- (13) Approved Plans

(3) Description of Property :

All that immovable property bearing survey no. 64/8 of village Reis Magos, admeasuring 625 sq mts forming part of the larger property known as "BETIM" alias "CATECUMEMOS" , situated at Reis Magos within the jurisdiction of sub registration district of Bardez, North Goa, Goa within the village Panchayat of Reis Magos registered under no. 16828 in Book B-44 (new) and surveyed under nos.1924 and 1925 of (old) cadastral survey Plan of Pilerne Village and registered in Taluka revenue office under Matriz no. 107, bearing sy.no. 64/8 of Reis Magos along with old ruinous house structure no. 219/2 and bounded as under:-



East : By Plot belonging to Mrs. Noorjahan Shaikh;

West : By Plot belonging to Mr. Beig;

North : By passage of Comunidade

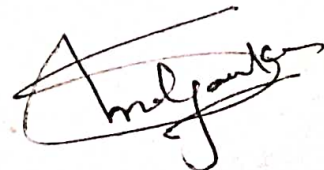
South : by Comunidade land;

The Plot is hereinafter called "the said Plot" and the larger property of which the said plot forms a part is hereinafter called "the said property".

(4) Flow of Title :-

I have examined the documents mentioned at para (2) above. From the documents examined it transpires that the entire property originally belonged to one Shri Jose Domingos Da Costa alias Jose Domingos Rosario Conceicao Da Costa who sold the said property to Mr. Shaikh Yunus Abdulla alias Shaik Yunus Abdulla alias Sheik Yunus Abdulla vide Conveyance on Sale dated 25/06/1976 duly registered with the sub registrar of Ilhas under no. 533 in Book I volume 105 from pages 155 to 160 on 02/07/1976.

That subsequent to the purchase of the said property said Shaikh Yunus Abdulla alias Shaik Yunus Abdulla alias Sheik Yunus Abdulla with the financial help of his son Mr. Anwar Shaikh Mohammed constructed a house structure on the same. That said Shaikh Yunus Abdulla alias Shaik Yunus Abdulla alias Sheik Yunus Abdulla was married to Smt Hafizabee Shaikh and both of them expired on 13/07/1989 and 28/08/2011 respectively.



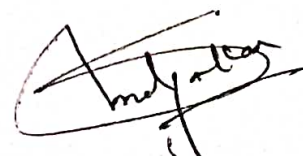
That from the Affidavit of Dawood Khan and Nagma Dawood Khan dated 4/07/2012 before Notary S. G. Deshprabhu under sr. no. 6665/2012 dated 04/07/2012

Affidavit by Shaikh Abdul Gaffar alias Xec Abdul Gaffar and Noorjahan Gaffar Shaikh alias Noorjahan Shaikh dated 4/07/2012 before Notary S. G. Deshprabhu under sr. no. 6667/2012 dated 04/07/2012.

Affidavit by Hanif Shaikh Mohammed and Muniza Hanif Shaikh dated 4/07/2012 before Notary S. G. Deshprabhu under sr. no. 6666/2012 dated 04/07/2012.

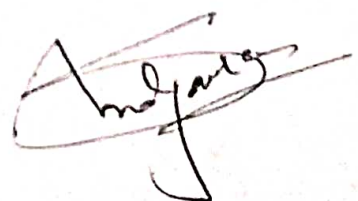
Affidavit by Hafiza Jahoor Shaikh alias Hafiza Zahoor Shaikh and Jahoor Ahmed Shaikh dated 4/07/2012 before Notary Pronoy Kamat under sr. no. 3061 dated 04/07/2012 it is declared by the said declarents that said Shaikh Yunus Abdulla and Smt. Hafizabee Shaikh are both survived by their sole and universal heirs Mrs. Noorjahan Gaffar Shaikh married to Shaikh Abdul Gaffar alias Xec Abdul Gaffar, Mr. Jahoor Ahmed Shaikh married to Mrs. Hafiza Jahoor Shaik, Mr. Hanif Shaikh Mohammed married to Mrs. Muniza Hanif Shaikh , Mrs. Nagma Dawood Khan married to Mr. Dawood Abbas Khan and Mr. Anwar Shaikh Mohammed married to Mrs. Roshan Bi Anwar Shaikh.

That as per the declaration of the said children of late Shaikh Yunus Abdulla alias Shaik Yunus Abdulla alias Sheik Yunus Abdulla and Smt. Hafizabee Shaikh they inherited the said property from their late parents and

A handwritten signature in black ink, appearing to be 'Muniza Hanif', written over a horizontal line.

were the joint owners of the said property with the house structure to the extent of 1/5th share thereof and said Mrs. Noorjahan Gaffar Shaikh married to Shaikh Abdul Gaffar alias Xec Abdul Gaffar, Mr. Jahoor Ahmed Shaikh married to Mrs. Hafiza Jahoor Shaikh, Mr. Hanif Shaikh Mohammed married to Mrs. Muniza Hanif Shaikh, Mrs. Nagma Dawood Khan married to Mr. Dawood Abbas Khan sold all their 1/5th undivided share, right, title in the said property and the house structure to their brother/ brother in law and his wife Mr. Anwar Shaikh Mohammed married to Mrs. Roshan Bi Anwar Shaikh respectively vide Deed of Sale dated 04/07/2012 duly registered in the office of sub registrar of Bardez, under no. BRZ-BK1-02971-2012 in Book I Document Cd no. BRZ D344 on 04/07/2012. As such by the virtue of the said Deed of Sale Mr. Anwar Shaikh Mohammed and his wife Mrs. Roshan Bi Anwar Shaikh became the absolute owners in possession of the said property along with the house structure.

That said Mr. Anwar Shaikh Mohammed and his wife Mrs. Roshan Bi Anwar Shaikh as vendors and one Mr. Mohsin Gaus Shaikh and his wife Mrs. Rehana Mohsin Sheikh as confirming parties sold/ conveyed the said property to Mrs. Asifa Abbas Shaikh vide Deed of Sale dated 27/10/2015 registered in Book I document under no. BRZ-BK1-08444-2015 cd no. BRZD773 on 27/10/2015 in the office of the sub registrar of Bardez, at Mapusa Goa.

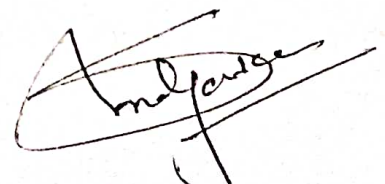


That subsequent to the said sale said Mrs. Asifa Abbas Shaikh got her name mutated in the Form no. I & XIV of survey no. 64/8 of village Reis Magos, Bardez, Goa and obtained the Necessary conversion for change in user of land from agricultural to non-agricultural under section 32(1) of Goa Daman and Diu Land Revenue Code, 1968 vide Sanad dated 14/12/2016 bearing no. RB/CNV/BAR/COLL/41/2016 issued by the Collector of North Goa at Panaji, Goa.


That Subsequently said Asifa Abbas Shaikh desirous of carrying out construction of a residential building on the said plot had got the Plans of the construction approved vide technical clearance order under no. Technical Clearance Order dated 07/12/2019 ref no. Inward 7305 dated 22/11/2018, approved Plans vide no. TPB/2554/RM/TCP-19/1045 dated 07/02/2019, NOC of Primary Health Centre Candolim, ref no. PHCC/NOC- CONST./2019-20/166 dated 25/04/2019 and Construction license no. VP/RM/Fconst/6/2019-20/88 date 02/05/2019 V. P. Reis Magos, Bardez, Goa.

(5) Legal Opinion :

I have, therefore, to opine that from the documents examined it can be said that Mrs. Asifa Abbas Shaikh is entitled to the said Plot/ property bearing survey no. 64/8, Reis Magos, Bardez, Goa and that said Mrs. Asifa



Abbas Shaikh has a clear and marketable title to the said plot/ property bearing survey no. 64/8, Reis Magos, Bardez, Goa .



Shilpa B. Salgaonkar

ADVOCATE

Place : Porvorim - Goa

Date : 09/10/2021