

Sandeep Adpaikar (35) 15

# ASHVETA A. RAIKAR, Advocate

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## CERTIFICATE OF TITLE

**Ref: File of: MR. SANDIP ROHIDAS ADPAIKAR, MR. SANJAY SINHA**

### **I. DESCRIPTION OF DOCUMENTS SCRUTINIZED:-**

1. Photocopy of Approved Plan
2. Photocopy of Land Registration office of Salcete under number. 30,306 & 30,307 New Series
3. Photocopy of Matriz Certificate number. 633 & 623
4. Photocopy Will / Testament drawn in his favour by Shri. Jose Ludgero Antonio Misquita, Bachelor hailing from Benaullim and recorded at pages 13 onwards of Book of Testament No. 60, on 29<sup>th</sup> August 1966 in the Office the notary Ex-Officio of Salcete, at Margao
5. Photocopy of Will / Testament drawn in his favour by Smt. Maria Senena Misquita, Spinster, hailing from Benaullim and recorded at pages 38 onwards of Book of Testaments No. 69, on 27<sup>th</sup> of December 1971
6. Original of Deed of Gift dated 15/06/2005 registered before Sub Registrar of Salcete under Reg. No. 2681 at pages 379 to 400 Book No. I, Vol. No. 1836 at Date 29/06/2005 to their son MR. JOSHUA CARLOS MISQUITA
7. Original copy of Deed of Gift dated 17/02/2006 registered before Sub Registrar of Salcete under Reg. No. 987 at pages 355 to 387 Book No. I, Vol. No. 1968 at Date 27/02/2006 to MR. JOSHUA CARLOS MISQUITA
8. Photocopy of Survey Plan under Survey No. 143/4-A
9. Photocopy of Sanad under Ref. NO. CAD2SAL04-24-83/178 dated 22/05/2024
10. Photocopy of Form I & XIV under Survey No. 143/4-A dated 20/09/2024
11. Original copy of Agreement for Sale Cum Development dated 19/08/2024 duly Register before Sub Registrar of Salcete under Reg. No. MGO-1-4312-2024, Book-1 Document, on dated 28/08/2024.
12. Original copy of Irrevocable General Power of Attorney dated 16/09/2024 duly Register before Sub Registrar of Salcete under Reg. No. MGO-POA Register-89-2024, Book- POA Register Document, on dated 28/08/2024.
13. Photocopy of NOC from Sanitary Point of View for proposed Construction of Residential Building, Duplex Bungalows, Bungalow and Compound Wall under Ref. No. DHS/2025/DHS0901/O0014/19 dated 03/02/2025
14. Photocopy of Construction Licence under Licence No. VPCB/70/2024-2025 dated 06/03/2025
15. Photocopy of Technical Clearance Order under Ref. No. TPM/36136/Benaullim/143/4.A/2025/634 dated 27/01/2025

### **II. DESCRIPTION OF THE SAID ENTIRE PROPERTY:-**

#### SCHEDULE-I

All that landed property known as PALMAR CALANDI – Primeira Adicoes, situated at Benaullim. within the area of Village Panchayat of Cana-Benaullim, Taluka and Sub- District of Salcete, District of South Goa, State of Goa. Property known as “Calandi” Primeira adicao, described in the Land Registration office of Salcete under number. 30,306 New Series and enrolled in the Taluka Revenue office of Salcete under Matriz number. 633, surveyed in the survey Records under Survey No. 143/5, Khata No. 115 of village Benaullim with Denomination “CALANDI”, and admeasuring 4375 square metres and is bounded as under:

EAST: By Public P.W.D. Road

WEST: By the house property of Shri Assmucao Timotio Fernandes Surveyed under No. 143/3.

NORTH: By the property of Agostinho Misquita Surveyed under No. 143/4.

SOUTH: By properties bearing Survey Nos. 143/6 and 143/7 of Benaullim village.

#### SCHEDULE-II



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All the landed property known as 'PALMAR CALANDI SEGUNDA ADICAO, situated at Benaulim within the area of Village Panchayat of Cana Benaulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under no.30, 307 New series and enrolled in the Taluka Revenue office of Salcete under Matriz No. 623, surveyed in the survey records under Survey No. 143/4, Khata No. 114 of Village Benaulim with denomination "CALANDI" admeasuring 4550 square meters and is bounded as under:

EAST: By Public PWD road

WEST: By the house property of Shri Assmucao Timotio Fernandes surveyed under No. 142/3

NORTH: By the Comunidade water drain

SOUTH: By the property of Agostinho Misquita surveyed under No. 143/5 of Village Benaulim.

#### **SCHEDULE-III**

##### **(Description of the SAID PLOT A)**

All that part of the said property which is known as "Plot A" admeasuring 505 sq. Mt. with its Eastern Boundary 20.30 Meters, Western Boundary 20.25 Meters, Northern Boundary 25.50. Meters and Southern Boundary of 24.50 meters belonging to Agostinho Misquita and it is bonded as follows:-

On the West: By Remaining part of the said property

On the East: By Remaining part of the said property belonging to Agostinho Misquita

On the North: By Remaining part of the said property belonging to Agostinho Misquita

On the South: Remaining part of the said property belonging to Agostinho Misquita And the part of the said property "PLOT A" forms part of Survey No. 143/5.

#### **SCHEDULE-IV**

All the plot of Land marked as 'A' totally admeasuring an area of 234 sq. mts. Which is part of the property described in Schedule II with the following boundaries:

East: By the remaining part of the property described in Schedule 'II'

West By the remaining part of the property described in Schedule 'II'

North: By the remaining part of the property described in Schedule 'II'

South: By the property described in Schedule 'I' and which part is to be gifted to MR. JOSHUA CARLOS MISQUITA herein.

The said plot A admeasures 18.40 Sq.mt. along its Eastern boundary, 18.20 Sq.mt on its Western boundary, 12.90 Sq.mt along its Northern boundary and 12.90 Sq.mt along its Southern boundary.

#### **SCHEDULE-V**

All the plot of Land marked as 'B' which is irregular in shape and totally admeasuring an area of 368 sq. mts. Which is part of the property described in Schedule 'I' with the following boundaries:

East: By the P.W.D, road

West: By the property belonging to the DONEE & property described in Schedule "A"

North: By Property described in schedule "B" a part of which is to be gifted

South: By property described in schedule "A" and part of DONEE Property

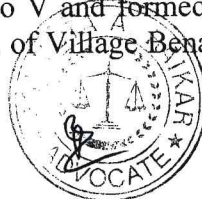
The said plot B in this deed is depicted in blue colour boundary in the plan annexed hereto and admeasures 26.0 Rmt. along its Eastern boundary, 4.0 Rmt. and 20.30 Rmt. On its western boundary 41.0 Rmt. Along its Northern boundary and 25.50 Rmt. & 9 Rmt. Along its Southern boundary.

(The abovementioned Plots in Schedule IV & V are referred to as SAID PLOTS)

#### **SCHEDULE -VI**

##### **(Description of the SAID PLOT hereby sold)**

All that Plot of Land admeasuring an area of 1107 sq. mts. amalgamated from the Plots described in the SCHEDULE III to V and formed as an independent Plot surveyed under Survey Number 143/4-A of Village Benaulim with the following boundaries:



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East: By Road & By property under Survey No.143/4-C  
West By property under Survey No 143/381 & Survey no. 143/5  
North: By property under Survey No.143/4-H & 143/4-C  
South: By Survey no. 143/5-E & Part of 143/5

### III. FLOW OF TITLE:-

THAT the said Agostinho Antonio Rosario Misquita and his wife Mrs. Maria Alice Siliva Misquita were the absolute and exclusive owners in possession and enjoyment of all that property known as PALMAR CALANDI primeira and Segunda Adicoes, situated at Benaullim, within the area of Village Panchayat of Cana-Benaullim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

I. Property known as "PALMAR CALANDI PREMEIRA ADICAO", described in the Land Registration office of Salcete under number. 30,306 New Series and enrolled in the Taluka Revenue office of Salcete under Matriz number.633, surveyed in the survey Records under Survey No. 143/5, Khata No. 115 of village Benaullim denomination "CALANDI" admeasuring 4375 square meters and is bounded as under:

EAST: By Public PWD road: WEST: By the house property of Shri Assmucao Timotio Fernandes survey under No, 143/3., NORTH by the property of Agostinho Misquita surveyed under No. 143/4.

SOUTH by properties bearing survey Nos. 143/6 and 143/7 of Benaullim village. The above property is more particularly described in Schedule I. here under written

II. Property known as "PALMAR CALANDI SEGUNDA ADICAO" situated at Benaullim within the area of Village Panchayat of Cana Benaullim Taluka and Sub - District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under number (30,307) New Series and enrolled in the Taluka Revenue office of Salcete under Matriz number. 623, surveyed in the survey records under Survey No. 143/4, Khata No. 114 of Village Benaullim with denomination "CALANDI" admeasuring 4550 square meters and is bounded as under:

EAST: By Public PWD road

WEST: By the house property of Shri Assmucao Timotio Fernandes survey under No. 143/3.

NORTH: By the Comunidade water drain

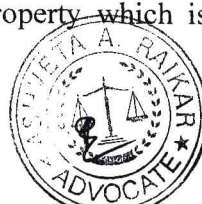
SOUTH: By the property of Agostinho Misquita surveyed under No. 143/5 of Village Benaullim.

The above property is more particularly described in Schedule II. here under written.

THAT the said Mr. Agostinho Antonio Rosario Misquita who is the father of the Vendor herein acquired right, title and interest in the property listed at Schedule I and surveyed under No. 143/5, by virtue of Will / Testament drawn in his favour by Shri. Jose Ludgero Antonio Misquita, Bachelor hailing from Benaullim and recorded at pages 13 onwards of Book of Testament No. 60, on 29<sup>th</sup> August 1966 in the Office the notary Ex-Officio of Salcete, at Margao, which became absolute after the death of the said Shri. Jose Ludgero Antonio Misquita, on 16<sup>th</sup> August 1975.

THAT the said Mr. Agostinho Antonio Rosario Misquita acquired right, title and interest in the property listed at Schedule II and surveyed under No. 143/4, by virtue of Will / Testament drawn in his favour by Smt. Maria Senena Misquita, Spinster, hailing from Benaullim and recorded at pages 38 onwards of Book of Testaments No. 69, on 27<sup>th</sup> of December 1971 in the Office of the Notary Ex-Officio of Salcete, at Margao which became absolute after her death on 8<sup>th</sup> January 1992.

THAT Mr, Agostinho Antonio Rosario Misquita and his wife Mrs. Maria Alice Silvia Misquita gifted part of the said property which is known as "Plot A"



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admeasuring 505 Sq. Mt. forms part of Survey no. 143/5 described in Schedule-A by virtue of Deed of Gift dated 15/06/2005 registered before Sub Registrar of Salcete under Reg. No. 2681 at pages 379 to 400 Book No. I, Vol. No. 1836 at Date 29/06/2005 to their son MR. JOSHUA CARLOS MISQUITA herein. (the above mentioned plot is hereinafter referred to as the 'SAID PLOT A').

THAT Mr. Agostinho Antonio Rosario Misquita and his wife Mrs, Maria Alice Silvia Misquita gifted part of the land marked as 'A' totally admeasuring an area of 234 sq. mts. which is part of property described in Schedule-B of Survey no. 143/4, And plot of land marked as 'B' which is irregular in shape and totally admeasuring an area of 368 sq. mts., which is part of Survey no. 143/5, described in Schedule- A and that said Plot A & B totally admeasuring to 602sq.mts. by virtue of Deed of Gift dated 17/02/2006 registered before Sub Registrar of Salcete under Reg. No. 987 at pages 355 to 387 Book No. I, Vol. No. 1968 at Date 27/02/2006 to MR. JOSHUA CARLOS MISQUITA herein. (the abovementioned plots are hereinafter referred to as the 'SAID PLOTS').

THAT MR. JOSHUA CARLOS MISQUITA obtained separate survey number of the 'SAID PLOT A' admeasuring 505 sq. mts., as Survey Number 143/5-A of Village Benaullim vide order in Case No. LRC/part/631/2005/III/8840 dated 01/11/2006 filed in the Court of the Deputy Collector and Sub Divisional Officer Margao Goa.

THAT MR. JOSHUA CARLOS MISQUITA obtained separate survey numbers of the 'SAID PLOTS' admeasuring 234 & 368 sq. mts., as Survey Number 143/4-A & 143/5-B of Village Benaullim vide Case No. LRC/PART/399/2006/W4355 dated 21/06/2007 filed in the Court of the Deputy Collector and Sub Divisional Officer Margao Goa.

THAT MR. JOSHUA CARLOS MISQUITA amalgamated the 'SAID PLOT A' admeasuring 505 sq. mts., bearing Survey Number 143/5-A and 'SAID PLOTS' admeasuring 234 & 368 sq. mts., bearing Survey Number 143/4-A & 143/5-B of Village Benaullim and obtained a new survey number 143/4-A of Village Benaullim of an area of 1107 sq. mts. vide Case No. 7/ISLR/18/Amalgamation dated 04/02/2008 filed in the Office of the Inspector of Survey and Land Records Margao Goa. The new formed Plot is more fully described in Schedule-III hereunder and hereinafter referred to as SAID PLOT.

THAT in view of the above MR. JOSHUA CARLOS MISQUITA has become the exclusive owner and in possession of the SAID PLOT.

THAT MR. JOSHUA CARLOS MISQUITA has obtained Land Use Zoning Information dated 19/01/2024 under Ref. No, TPM/5725/ZonInf/Ben/143/4A/2024 dated 23/01/2024 indicating the said property falls in Settlement (S3) Zone, VP-2 status, permissible FAR 60%.

THAT MR. JOSHUA CARLOS MISQUITA has obtained Sanad for the Plot under Survey Number 143/4-A of Benaullim Village admeasuring an area of 1107.00 sq. mts., under No. CAD2SAL04-24-83/178 dated 22/05/2024.

That the said MR. SANDIP ROHIDAS ADPAIKAR, MR. SANJAY SINHA purchased the said property described in Schedule-VI, from MR. JOSHUA CARLOS MISQUITA vide Agreement for Sale Cum Development dated 19/08/2024 duly Register before Sub Registrar of Salcete under Reg. No. MGO-1-4312-2024, Book-1 Document, on dated 28/08/2024.

MR. JOSHUA CARLOS MISQUITA has obtained NOC from Sanitary Point of View for proposed Construction of Residential Building, Duplex Bungalows, Bungalow and Compound Wall under Ref. No. DHS/2025/DHS0901/O0014/19 dated 03/02/2025, Construction Licence under Licence No. VPCB/70/2024-2025 dated 06/03/2025, Technical Clearance Order under Ref. No. TPM/36136/Benaullim/143/4.A/2025/634 dated 27/01/2025.



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**Based upon the documents produced and the searches conducted, I opine that MR. SANDIP ROHIDAS ADPAIKAR, MR. SANJAY SINHA are the absolute owners in possession of the said Plot of Land admeasuring an area of 1107 sq. mts. amalgamated from the Plots described in the SCHEDULE III to V and formed as an independent Plot surveyed under Survey Number 143/4-A of Village Benaulim respectively as shown above, which shall be legal and enforceable.**

Date: 06/06/2025

