



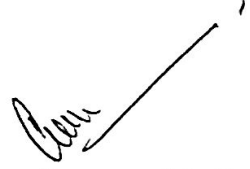
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Nandkumar N. Naik
Advocate

CERTIFICATE

I, Adv. Nandkumar N. Naik do hereby certify that, title of Shri. Shashikant Madhukar Naik and Smt. Chandrakala Shashikant Naik to the land under survey No. 288/2-B-7 of village Shiroda is clear, free from any encumbrances whatsoever and same is marketable. I further certify that, Mr. Manjunath Parameshwar Mangeshkar is entitled to develop the said land by constructing the building therein and to sell the premises constructed therein to the intending purchasers.

Place: Ponda Goa

Date: 28/08/2020


Adv. Nandkumar Naik





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made in Book I in the indexes relating thereto for 13 years from 1st January 2004 to the 30th January 2017 for encumbrances affecting the said property, no encumbrance affecting the said property has been found.



REPORT

After having searched and scrutinized various documents pertaining to land admeasuring 1385.00 sq. mtrs. surveyed under No. 288/2-B-7 of the Property "TAICE MATI" also known as "TALYACHI MAT" also known as "TAILE MATTI" also known as "TOIAMATY" also known as "TOLEM GALY" also known as "THAIVINMATO" situated at village Shiroda, I report that, said land belongs to Shri. Shashikant Madhukar Naik and Smt. Chandrakala Shashikant Naik and after complying with all the formalities as required by law they are carrying out construction of building in the said land through the builder Manjunath Parameshwar Mangeshkar under Agreement for Development Cum Sale dtd. 19/09/2013 and it is a valid agreement.

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10. In terms of Sanad mentioned at Sr. No. 7(j) above, permission to use the land admeasuring 1385.00 sq. mtrs. under survey No. 288/2-B has been granted to Shri. Shashikant Naik and Smt. Chandrakala Naik Subject to the condition mentioned therein.

11. In terms of Plan mentioned at sr. no. (k) above, proposed construction plan has been approved by the authorities like Town and Country Planning Department, Health Officer and the Secretary village panchayat of Shiroda.

12. In terms of Construction license mentioned at sr. no. 7(l) and(M) above, license to construct the building has been granted as per the resolution passed in the panchayat body meetings and as per the enclosed approved plans after obtaining technical approval from town and country planning department.

13. In terms of Nil certificate of encumbrance mentioned at sr. no. 7(n) above, the sub registrar of Ponda has certified that, upon search as

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7. In terms of Form I and XIV pertaining to the property surveyed under No. 288/2B-7 of village Shiroda mentioned at serial no. 7(g) above, the Deputy Collector has directed the Inspector of survey and land records to effect necessary changes in all relevant survey records of survey No. 288/2-B of Shiroda village thereby separating the land having an area admeasuring 1385.00 sq. mtrs. under new survey no. 288/2B-7 and record the name of Shahsikant Madhukar Naik and Chandrakala Shahsikant Naik as occupant of the said land.

8. In terms of Form I and Xiv pertaining to the property surveyed under No. 288/2B-7 of village Shiroda mentioned at serial no. 7(h) above, name of Shahsikant Madhukar Naik and Chandrakala Shahsikant Naik have been shown as the occupants exclusively of the property surveyed under No. 288/-2B-7 of village Shiroda.

9. In terms of Survey plan mentioned at serial no. 7(i) above, the land admeasuring 1385.00 sq. mtrs. has been shown under New survey No. 288/2-B-7 in the survey plan.

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3. In terms of Deed of relinquishment mentioned at serial no. 7(c) above, Villassa Naik alias Vilas Madhukar Naik, Sitaram Sukdo Naik, smt. Amrute Naik, Jagannath Fondekar, Smt. Pushpa Madhukar Naik and Ratnakar Chandrakant Naik have relinquished their right to the said property in favour of remaining co-heirs.
4. In terms of Deed of partition dtd. 07/05/2013 mentioned at serial no. 7(d) above, all the heirs of late Raghu Satu Naik have divided the said property into three plots and plot 'C' admeasuring an area of 7750.00 sq. mtrs. of the said property has been allotted to Shahsikant Madhukar Naik and his wife Chandrakala Shashikant Naik and the parties to the said deed have recognised and admitted the continuous possession and enjoyment of the said land by Shashikant Madhukar Naik and his wife.
5. In terms of Form I and XIV of the survey record pertaining to the property surveyed under No. 288/2 of village Shiroda issued on 01/01/2015 by talathi of Shiroda mentioned at serial no. 7(e), the name of shahsikant Madhukar Naik and his wife Chandrakala

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under entry No. 1039 at page 33 overleaf of the respective Book of Tombo and the said lease has been redeemed by Shri. Shashikant Madhu Naik of Tarvalem, Shiroda on 12/09/1993.



2. In terms of Deed of Succession mentioned at serial no. 7(b) above, upon the death of Madu Raghu Naik Kaulekar alias Madhukar Naik alias Hoducar Roguvir Naique alias Moducar Roguvir Naique alias Maducor Rogu Naique alias Maducor Rogu Naique alias Madhukar Raghuvir Naik alias Madhukar Roghu Naik alias Madhukar Raghu Naik and his wife Baguiroti Naik alias Baguiroti Naique alias Bhagirathi Madhukar Naik alias Bhaguirathi Madhukar Naik, Shri. Shashikant Naik alias Shashikant Madhukar Naik married to Chandrakala Naik alias Mangal Naik, smt. Villassa Naik alias Vilas Madhukar Naik married to Sitaram Sukdo Naik, Smt. Amrute Naik married to Jagannath Fondekar and Smt. Pushpa Madhukar Naik married to Ratnakar Chandrakant Naik have qualified to be the legal heirs of said Madhu Raghu Naik.

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Nandkumar N. Naik

Advocate



- j. Sanad dtd. 14/07/2015 under No. ACPON/SG/CONV/AC-1/11/2014 by the office of the Additional Collector and Additional District Magistrate, Ponda-Goa.
- k. Plan of the proposed residential building approved by concerned authorities.
- l. Construction license from village panchayat of Shiroda being license No. VPS/CONST.LICENCE/08/PF/2015-16/3473, dtd. 13/08/2015.
- m. Revised construction license No. VPS/CONST.LICENSE/01/PF/2018-19/484 dtd. 30/05/2018.
- n. Nil certificate of encumbrance on property dtd. 30/01/2017.

SCRUTINY OF THE DOCUMENTS

1. In terms of Certificate issued by comunidade of Shiroda mentioned at serial no.7 (a) above, it has been certified by comunidade of Shiroda that one Mr. Rogu Santu Naique of Shiroda was the holder of Aframento of the said property and the said Aframento was registered in his name

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- d. Deed of partition dtd. 07/05/2013 duly registered under No. 1385/13 at pages 254 to 278 Book No. I volume No. 2330 on 18/06/2013.
- e. Form I and Xiv pertaining to the property surveyed under No. 288/2 of village Shiroda.
- f. Agreement for development cum sale dtd. 19/09/2013 duly registered in the office of sub registrar of Ponda under No. 2297/13 at pages 101 to 129, Book No. I volume No. 2412 dtd. 23/09/2013.
- g. Judgement and Order dtd. 29/11/2017 passed by Deputy Collector in partition case No. PON/LRC/PART/234/2017.
- h. Form I and XIV pertaining to the property surveyed under No. 288/2B-7 of village Shiroda.
- i. Survey plan of the property surveyed under No. 288/2B-7.

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4. **MATRIZ NUMBER:**

The property is enrolled under Matriz No. 337 and 370 in the office of land revenue of Ponda.

5. **RECORD OF RIGHTS SURVEY:**

The property is presently surveyed under No. 288/2B-7 of village Shiroda, of Ponda taluka.

6. **BOUNDARIES:**

Bounded on the east by road, West by property surveyed under No. 288/2B-8, north by property surveyed under No. 288/2B, and south by property surveyed under No. 288/2B.

7. **DOCUMENTS SCRUTINIZED**

- a. Certificate issued by comunidade of Shiroda dtd. 04/09/1993
- b. Deed of Succession dtd. 17/07/2006.
- c. Deed of relinquishment drawn on 04/09/2006 recorded at folio 77 to 78 of deed/will/book No. 1498.

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Nandkumar N. Naik

Advocate



SEARCH REPORT AND CERTIFICATE OF TITLE

This report and certificate of title is given at the request of Mr. Manjunath Parameshwar Mangeshkar resident of H. No. 430/1, Vazem, Shiroda, Ponda-Goa in respect of the property described herein below:

1. NAME OF THE PROPERTY:

“TAICE MATI” also known as “TALYACHI MAT” also known as
“TAILE MATTI” also known as “TOIAMATY” also known as
“TOLEM GALY” also known as “THAIVINMATO”

2. SITUATION OF THE PROPERTY:

The property situated at village Shiroda, within the limits of village panchayat Shiroda, Taluka and Sub District of Ponda, district of South Goa in the state of Goa.

3. LAND REGISTRATION DESCRIPTION NUMBER:

The property not found register in the Land Registration Office.

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