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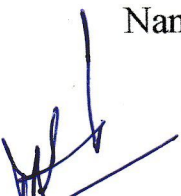
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Date: 10/08/2018

**TITLE REPORT**

The following documents are handed over to me by Trivikram Govind Prabhugaonkar, proprietor of M/s Trivikram Constructions to give a title report in respect of property having survey no. 42/7-B-4-D situated in the village Dabolim, Mormugao, Goa.

1. Form I & XIV of survey no. 42/7-B-4-D of village Dabolim.
2. Survey plan in respect of survey no. 42/7-B-4-D of village Dabolim.
3. Sale deed dated 16<sup>th</sup> October 2012 between Deepak G. Mheta, Shruti D. Mheta and Joao Esteves duly registered in the office of Sub-Registrar Mormugao under no. 1431 at of page 111 to 133 Book No. I Vol. No. 1459 dated 6/11/2012.
4. Deed of rectification dated 8/11/2012 registered under no. 1547 at page 143 to 153 Book No. I Vol. 1467 dated 26/11/2012 executed between Deepak G. Mheta, Shruti D. Mheta and Joao Esteves.
5. Sale deed dated 14/12/2009 executed between Ravindra Nanjia and Shruti D. Mheta duly registered under no. 1685 at page 34 to 57 Book No. I Vol. No. 1033 dated 23/12/2009.
6. Sale deed dated 23/2/2007 between Raimundo Godinho and Ranvindra Naga executed before sub-registrar under No. 300 at page 1 to 29 Book No. I Vol. No. 658 dated 26/2/2007.
7. Deed of sale dated 16/11/2000 between Naguesh Sadanand Naik, Nandini N. Naik and Raimundo Godinho duly registered in office of



Sub-Registrar under no. 814 at pages 81 to 94 Book No. I Vol. No. 304 dated 5/12/2000.

8. Deed of partition family settlement cum rectification dated 11/3/1991 duly registered under no. 109 page 505 to 522 Book No. I Vol. No. 52 dated 18/3/1991.
9. Deed of gift dated 26/12/1986 between Sadanand Pundalik Naik, Kashi alias Manoramabai Sadanand Naik Donors and Manguesh Sadanand Naik, Chandrakant Sadanand Naik Donee. The said gift deed is registered under no. 2 at pages 581 to 590 of Book No. I Vol. No. 6 dated 5/6/1987 with acceptance.
10. Copy of land Description No. 1216 of Book B-4 New Series and extract of Register of Transmission no. 44577 and 44579.
11. Renewal of construction licence dated 23/7/2018 obtained by Joao Esteves from Village Panchayat of Chicalim and original licence dated 30/10/2014.
12. The receipt of payment made to the panchayat towards construction licence on 30/10/2014.
13. The order issued by member secretary Mormugao Planning and Development Authority dated 6<sup>th</sup> July 2018 granting permission for development.
14. The payment of infrastructure tax dated 18/9/2014.
15. No objection issued by Urban Health Center dated 24/10/2017
16. Nil certificate of encumbrance issued by sub-registrar Mormugao in respect of plot having survey no. 42/7-B-4-D dated 17/3/2015 issued for 30 years from 1<sup>st</sup> January 1985 to 17<sup>th</sup> March 2015.





I have gone through the form I & XIV along with survey plan and on the basis of form I & XIV it is clear that in the occupants column name of Joao Esteves is recorded and same is the latest form of I & XIV issued in respect of property surveyed under no. 42/7-B-4-D.

That the above property was purchased by Joao Esteves from Deepak G. Mheta and his wife Shruti D. Mheta as per the sale deed dated 16<sup>th</sup> October 2012. The said sale is registered in the office of Sub-Registrar in which it has been clearly mentioned that vendors are owners of plot A admeasuring 917.80 sq. mts., which is part of property having survey no. 42 sub-division 7-B-4 and that the above plot A is identified in the said sale deed.

After execution of the sale deed the parties executed a deed of rectification and in the rectification deed the sub-divided plot is clearly mentioned in the survey record and accordingly the said facts are incorporated in the rectification deed mentioning therein the plot sold is a distinct plot having survey no. 42/7-B-4-D of Chicalim village of Mormugao Taluka. A copy of the plan was attached to the deed of rectification.

That as per deed dated 14/12/2009 Shruti D. Mheta i.e. wife of Deepak G. Mheta purchased the above referred plot from Ravindra Nanjia from Delhi. The said sale deed is duly registered by which the said Ravindra Nanjia who was owner of the plot had sub-divided the property bearing survey no. 42/7-B and one of the plot A admeasuring 917 sq. mts., sold to Shruti Mheta.

That the Ravindra Nanjia purchased the above plot from Raimundo Godinho, Shri. Filu Maria Godinho, Canuto Godinho, Mrs. Maria F. Godinho as per deed dated 23/2/2007 by which he had purchased 2665 sq. mts., having survey no. 42/7-B-4.

That as per sale deed dated 16/11/2000 Naguesh Naik and Nandini N. Naik sold to Raimundo Godinho area admeasuring 2665 sq. mts., surveyed under





no. 42/7-B part which was allotted to Naguesh Sadanand Naik as per family partition deed dated 11/3/1991 in the said sale deed the land registration of the property is shown as 1216 of Book B No. 4 New series and enrolled in Taluka Revenue Office under no. 38.

That as per the deed of partition dated 11/3/1991 the property was partitioned between Naguesh Sadanand Naik and Chandrakant Sadanand Naik for which Sadanand Pundalik Naik and Kashi alias Manoramabai Sadanand Naik were confirming party.

That as per the deed of gift dated 26/12/1986 Sadanand Pundalik Naik and his wife gifted to Naguesh Sadanand Naik and Chandrakant Sadanand Naik the property having survey no. 42/4.


That in the book of transmission the above property is shown recorded in the name of Pundalica Bicu Naique who was the father of Sadanand Pundalica Naique.

That the property was purchased by Ravindra Nanjia from Sadanand Pundalika Naique alias Sadanand Pundalik Naik and his wife Cashi alias Manoramabai Sadanand Naik.

I have gone through above documents and after going through the same as per the documents and form I & XIV I am off the opinion that Joao Esteves and his wife are owners in respect of property described in Schedule-I and they are having marketable title for the same.

#### SCHEDULE-I

ALL THAT Plot No. 'A' admeasuring an area of 917.80 sq. mts., of the immovable property known as "ZONTAULEM" or "ZONTAVLEM" situated at Village Dabolim, within the limits of Village Panchayat Chichalim, Taluka Marmugao, Goa, registered in the Land Registration Office of Salcete under No. 1216 of Book B-4 New, enrolled in the Taluka Revenue Office under Matriz No. 38, surveyed under survey no. 42 sub-



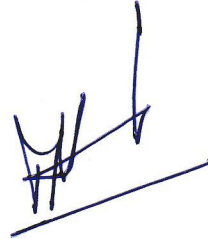
division 7B-4-D of Village Dabolim, along with proportionate undivided share identified as plot 'E' comprising an area of 145.38 sq. mts., reserved as a common access.

East : By 6 meters wide road

West : By plot 'B'

North : By plot 'E'

South : By part of the land of property bearing survey no. 42/7B sold to Raimundo Godinho

A handwritten signature in blue ink, appearing to be 'T. A. Sawant', written over a horizontal line.

Place: Mapusa

Adv. T. A. Sawant