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Date: 04/08/2021

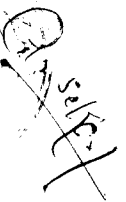
TO WHOMSOEVER IT MAY CONCERN

Sub: Search Report and Certificate of Title in respect of Property  
**CASAS DE MORADA COM SEU PATEO E QUINTAL** situated at  
**Borda, Margao Goa, Shri. Nilesch Manohar Kande and his wife**  
**Smt. Shubhada Nilesch Kande owners of the said property.**

At the request of Shri. Nilesch Manohar Kande I have prepared this Search Report and Certificate of Title of the above-mentioned property. In order to determine certificate of Title following Documents with respect to the aforesaid property owned by Shri. Nilesch Manohar Kande and his wife Smt. Shubhada Nilesch Kande, both resident of Gogol, Fatorda, Salcete-Goa, were handed over to me: -

**Name and Nature of the Documents: -**

1. Land Registration Certificate
2. Deed of Sale dated 21/02/1973
3. Registration Certificate of Partnership Firm
4. Matrizz Certificate
5. Deed of Sale and Simple Mortgage dated 02/04/1973
6. Deed of Release dated 26/04/1977
7. Survey Plan
8. Deed of Sale dated 18/03/2020
9. Form D
10. SGPD A Development Permission dated 01/04/2021
11. NO Objection Certificate health Dept. dated 28/04/2021

  
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12. MMC Construction Licensedated 07/06/2021
13. Copy ofApproved Plans.
14. Nil Certificate of Encumbrance dated 09/07/2021.
15. Power of Attorney dtd.26.02.2020
16. Power of Attorneydtd. 26.02.2020.
17. No Objection certificate Fire Dept. Dtd. 29.06.2021.

**On scrutiny and perusal of the above referred documents the Title of Shri. Nilesh Manohar Kande and Smt. Shubhada Nilesh Kande to said property described above flows as under: -**

That there exists an Urban property known as "CASAS DE MORADA COM SEU PATEO E QUINTAL (Southern addition)", situated at Margao, within the limits of Margao Municipal Council, Taluka Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No.44586 new at folio No. 42 of Book No. B-116 and enrolled in Revenue office under Matriz No.634, surveyed under chalta No. 27 of P.T. Sheet No. 154 of City Survey Margao, admeasuring an area of 3008 sq. mts. and is bounded as under:-

On the East: -By the Property of Arsenio Costa;

On the West: -By the property of Custodio Piedade Rodrigues;

On the North: -By road; and

On the South: - By the property of Joaquim Filipe da Piedade Noronha.

Hereinafter referred to as the **Said Property**.

**[Document NO.1] Land Registration Certificate** under Description No. 44586 at pages 42 of Book-B No. 116 of New Series issued by Land Rrgistrar of Salcete shows that the**Said Property** was originally belonging to Elsa Maria AlvaresColaco and her husband Dr. Rui Gastao Alcantara De Melo and is inscribed in the land registration Office of Salcete in favour of Mrs. Elsa Maria AlvaresColaco Alcantara De Melo and her husband Dr. Rui Gastao Alcantara De Melo under inscription No.48398 at Book G-57 at page 164 dated 23/02/1963 having allotted towards their legitimate share in the division and partition of the properties left behind upon the demise of her father Agosinho Custodio Roque Antonio da Piedade Colaco.



**[Document NO.2] Deed of Sale dated 21/02/1973** executed and registered in the office of the Sub Registrar of Salcete at Margao. registered No.214 at pages 240 to 244 of Book No.1, Vol. No.107 dated 28/02/1973 shows that said Elsa Maria AlvaresColaco and her husband Dr. Rui Gastao Alcantara De Melo sold the southern half of the **Said Property** to M/s. Caxinata Poi Anglo a Partnership Firm represented by its partners Rajanicanta Poi Anglo, Surendra Poi Anglo, Kussumaker Poi Anglo, and Molial Poi Anglo.

**[Document NO.3]** Registration Certificate of Partnership dated 31/03/1970 Firm shows that **M/S.Caxinata Poi Anglo** is a registered Partnership Firm established in the year 1967 having partners Molial Poi Anglo, Vishwanath Poi Anglo, Kashinath Poi Anglo, Mahesh Poi Anglo and Gautam Poi Anglo, and is registered with the registrar of Firms on 31/03/1970 under registration NO.5 Volume No.33. The Partnership firm was further re-constituted on 23/12/2019 and as per the intimation furnished to Registrar of Firms, Salcete Taluka, Mrs. Pratima Kashinath Poi Anglo was inducted as a partner at the firm along with the above-mentioned partners.

**[Document NO.4] Matriz Certificate** issued by Head of Taluka Revenue Offices shows that Said property is enrolled for the purpose of Matriz under No.634 in the name of M/s. Caxinata Poi Anglo in Land Revenue Office of Salcete.

**[Document NO.5] Deed of Sale and Simple Mortgage dated 02/04/1973** executed and registered in the office of the Sub Registrar of Salcete at Margao Registered under No.367 at pages 130 to 136 of Book No.1, Vol. No.110 dated 18/04/1973 shows that said Elsa Maria AlvaresColaco and her husband Dr. Rui Gastao Alcantara De Melo sold the northern half of the **Said Property** to M/s. Caxinata Poi Angloa Partnership Firm represented by its partners Rajanicanta Poi Anglo, Surendra Poi Anglo, Kussumaker Poi Anglo, and Molial Poi Anglo. Vide the same Deed towards the payment of balance amount and as a security for a sum of Rs.45,000/- and for all legal purposes said Partnership firm M/s. Caxinata Poi Anglo, mortgaged the said Property in favour of said Elsa Maria AlvaresColaco and her husband Dr. Rui Gastao Alcantara De Melo.

**[Document NO.6] Deed of Release dated 26/04/1977** executed and registered in the office of the Sub Registrar of Salcete at Margao



registered No.530 at pages 54 to 57 of Book No.1, Vol. No.176 dated 27/05/1977 shows that said property came to be released upon payment of the debt amount by said M/s. Caxinata Poi Anglo and in acknowledgement of the receipt of debt amount, said Elsa Maria AlvaresColaco and her husband Dr. Rui Gaslao Alcantara De Melo released and reassured the **Said Property** together with all rights, title, interest and claim in favour of said M/s. Caxinata Poi Anglo.

By virtue of the aforesaid two Deeds of sale dated 21/02/1973 and 02/04/1973 and upon release of said Property by execution of deed of Release dated 26/04/1977, said M/s. Caxinata Poi Anglo, a Partnership Firm became the exclusive and absolute owners in possession having good and Marketable title and sufficiently entitled to the **Said Property**.

**[Document NO.7] Survey Plan** issued by Inspector of Land and Survey Records shows the location and extent of land in Chalta.No.27 of P, T, Sheet No.154 of Margao City.

Upon purchase of the said property M/s. Caxinata Poi Anglo a Partnership Firm obtained construction license from MargaoMunicipal Council and constructed structures in the said property.

**[Document NO.8] Deed of Sale dated 18/03/2020** executed and registered in the office of the Sub Registrar of Salcele at Margao, under Book No. 1 Document, registration Number-MGO-1-1140-2020 dated 19/03/2020 shows that said M/s. Caxinata Poi Anglo a Partnership Firm represented by its Partners along with Confirmation from the spouses of Partners of the Firm sold and Conveyed **Said Property** to Mr. Nilesh Manohar Kande and his wife Mrs. Shubhada Nilesh Kande.

Upon purchase of property said Nilesh Manohar Kandecarried out mutation and mutated his name in survey records.

**[Document NO.9] Form D** (New) shows that the name of Nilesh Manohar Kande is recorded in holders column against mutation No. 312463 of Chalta No. 27 of P.T.S. No. 154 of Margao City Survey based on the Sale Deed dated 18/03/2020.

In order to develop the **Said Property** by constructing a residential cum commercial Building complex as Block A and Block B proposed to be



named as **Kande Celestia**, all the Authorities have granted requisite Permissions, Noc and other approvals:-

**[Document NO.10] SGPDA Development Permission** dated 01/04/2021 is granted by South Goa Planning and Development Authority under Ref. No. SGPDA/P/6411/06/21-22 for the construction of Building A and B in Chalta No. 27 of P.T.S. No. 154 of Margao City Survey based on the Order dated 10/03/2021 issued by South Goa Planning and Development Authority under Ref. No. SGPDA/P/6411/1444/20-21.

**[Document NO.11] NO Objection Certificate** dated 28/04/2021 issued by Urban Health Services at Margao under No. UHCM/NOC/2021-22/1837 from sanitary point of view for the construction of building A and Bin Chalta No. 27 of P.T.S. No. 154 of Margao City Survey.

**[Document NO.12] MMC Construction License** dated 07/06/2021 is granted by MargaoMunicipal Council under No. A/19/2021-2022 for the proposed construction of residential cum commercial Building A and B in Chalta No. 27 of P.T.S. No. 154 of Margao City Survey.

**[Document NO.13] Approved Plans** of Construction of Buildings Block A and Block B in Chalta No. 27 of P.T.S. No. 154 of Margao City Survey have been sanctioned by Margao Municipal Council.

**[Document NO.14] Nil Certificate of Encumbrance** dated 09/07/2021 issued by Sub-Registrar of Salcete under No. 885/2021 shows that there are no encumbrances affecting the property from 13/07/2019 to 08/07/2021.

**[Document NO.15] Power of Attorney** dtd. 26.02.2020 executed between partners of M/s. Caxinata Poi Anglo & Mahesh Surendra Pai Anglo.

**[Document NO.16] Power of Attorney** dtd. 26.02.2020 executed between partners wives of M/S. Caxinata Poi Anglo & Mahesh Surendra Pai Anglo.

**[Document No. 17] No objection certificate** from Fire Dept. 29.06.2021.

In view of the execution of the aforesaid Deed of Sale dated 18/03/2020 above-described property is transferred and conveyed in favour of Mr. Nilesch Manohar Kande and his wife Mrs. Shubhada Nilesch Kande and they are in peaceful possession and occupation of said property since the date of purchase of the same.

**Note** |Mr. Nilesch Manohar Kande and Mrs. Shubhada Nilesch Kande have already applied for conversion Sanad and same is pending disposal before Addl. Collector of South Goa.]

### CERTIFICATE OF TITLE

On perusing the above documents, it could be concluded that Shri. Nilesch Manohar Kande and Smt. Shubhada Nilesch Kande have good, absolute and a marketable title of ownership to the said property since its purchase and that: -

- i) There are no prior Mortgage/Charges/encumbrances/liens on the said property.
- ii) There are no claims of minors in the said Property.
- iii) That Shri. Nilesch Manohar Kande and his wife have absolute authority to develop the said Property.
- iv) There are no legal impediments for creation of the Mortgage under any applicable law/rules in force.

This Search Report and Certificate of Title is issued at the request of Shri. Nilesch Manohar Kande and the contents of this report are true and correct to the best of my belief and based on the documents produced.

Margao-Goa

04<sup>th</sup> August 2021



Avdhut Shripad Arsekar  
Advocate