

PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO. S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.

PHONE: 09226371551

Date: 17/08/2022

SEARCH TITLE REPORT

This Certificate of Title and Search is issued at the request of **Smt. Roshan Sakhalkar**, r/o. H. No. 202/G, near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, in respect of the distinct, separate, well demarcated portion/plot admeasuring an area of 1330 being part surveyed under Survey No. 13 Sub-Division 3 of Dabolim Village, hereinafter referred to as the **SAID PLOT** and forming part and parcel of the larger rustic property "**ASSOY**" identified under Plot No. B-2 situated at Dabolim within the limits of the Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz No. 673, 674, 675 and 677 and surveyed under Survey No. 13 Sub-Division 2 of Dabolim Village and subsequently surveyed under Survey No. 13 of Sub Division 3 of Dabolim Village totally admeasuring an area of 15840 sq. mtrs., hereinafter referred to as the **SAID PROPERTY** and bounded as follows:-

On the North : by Road;

On the South : by Plot No. B-1;

On the East : by Road, and;

On the West : by Road.



PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO . S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.

PHONE: 09226371551

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true.

I certify that the Smt. Roshan Rohidas Sakhalkar has clean, clear and marketable title to the **SAID PLOT UNDER SCRUTINY.**



PRASAD U. DESSAI
ADVOCATE

A handwritten signature in blue ink is written over a rectangular blue ink stamp. The stamp contains the text 'PRASAD U. DESSAI' and 'ADVOCATE'.

PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO. S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.

PHONE: 09226371551

Documents referred for the same is as under

1. Deed of Sale Dated 23/08/2005.
2. Form I and XIV of Survey No. 13/3 of Dabolim Village.
3. Survey Plan.
4. Sanad bearing No. 11/37/2001/DYC dated 06/03/2002.
5. Matriz Certificate.
6. Partnership Deed dated 20/09/1984.
7. Deed of Sale dated 04/10/1984.
8. Deed of Rectification dated 22/01/1986.
9. Deed of Dissolution of Partnership Deed dated 01/09/1995.
10. Power of Attorney dated 20/08/2005.
11. Order and Decree dated 05/01/1971.
12. Development Permission bearing No. MPDA/9-S-240/2021-22/983 dated 17/09/2021 issued by Mormugao Planning and Development Authority.
13. Construction License No. VP/CHI/11/2021-22/6/1279 dated 07/10/2021 issued by the Village Panchayat Chicalim.
14. No Objection Certificate bearing No. SDE-II/VSG/Tech-1/1313/21-22 dated 06/10/2021 issued by Electricity Department.
15. Health NOC bearing No. PHC/CORT/NOC/CONST/21-22/731 dated 06/10/2021 issued by Primary Health Centre, Cortalim.
16. Approved Plan.
17. Deed of Succession and Heirship Certificate dated 29/10/2021.
18. Deed of Gratuitous Assignment or Relinquishment dated 17/11/2021.



PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO. S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.

PHONE: 09226371551

19. Nil Encumbrance Certificate dated 22/06/2022

The title history of the property

Mr. Bernardino Teotonio da Costa and his wife Mrs. Helena Floripes e Costa were the original owners of the larger property namely "ASSOY".

Mrs. Helena Floripes e Costa gifted her disposable share in the said property to her son Mr. Luis Fonseca da Costa Gomes vide Deed of Gift dated 02/03/1963 duly drawn up by the Clerk-Notary of Special Municipal Jurisdiction, Babacier Menezes.

That Mr. Bernardino Teotonio da Costa expired without executing any Will or Gift on 29/04/1958 and Mrs. Helena Floripes e Costa expired on 07/05/1966 leaving behind their children namely Mr. Manuel Constancio Fonseca da Costa married to Mrs. Lizete da Assuncao Gomes e Costa, Mr. Francisco Antonio Trifonio da Costa married to Mrs. Alzira Ines de Diniz Barros Costa, Mrs. Alice Fonseca da Costa e Pereira and her sons Mr. Tolentino Pereira married to Mrs. Synthia Saldanha, Paulo Viegas Pereira married to Mrs. Maria de Lourdes Silveira Soares, Mr. Antonio Pereira, Mr. Joaquim Filipe Frederico Barros Costa, Mrs. Angela Lira da Costa married to Mr. Filomeno Santana Maria Gomes, Mr. Assiz Adolfo da Costa married to Mrs.



PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO . S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.

PHONE: 09226371551

Celina Brito, Mr. Valente das Dores Costa married to Mrs. Maria Plga Correia Neves Costa, Mr. Luis Fonseca de Costa married to Mrs. Albertina Rosario de Souza and Mr. Ivo dos Milagres Costa, since expired his sons Mr. Felix Carlos Milagres Rebelo e Costa, Mr. Phillip Estevam Rebelo e Costa and Mr. Alvaro Teotonio Rebelo e Costa.

That Mr. Luis Fonseca de Costa accrued right to 1/9th of the inheritance of his father and out of the Deed of Gift dated 02/03/1963 he accrued 1/2nd of the inheritance of his mother and also 1/18th as right inheritance from his mother, which consolidated to 1/3rd of the inheritance of his parents.

One Mr. Assiz Adolfo da Costa and others filed Special Civil Suit bearing No. 44/1969 before the Civil Judge Senior Division, at Margao against Mr. Luis Fonseca de Costa and Mr. Valente da Costa for injunction, appointment of receiver for the estates left behind by their parents i.e. Mr. Bernardino Teotonio da Costa and his wife Mrs. Helena Floripes e Costa including the **SAID PROPERTY**.

That pursuant to the Consent Terms filed in the Special Civil Suit No. 44/1969 before the Civil Judge Senior Division, at Margao, **SAID PROPERTY** was allotted to Mr. Luis Fonseca de Costa and Mrs. Albertina Rosario de Souza and also his name stands recorded/enrolled in the respective Matriz Certificate under Nos. 673, 674, 675 and 677.



PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO. S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.

PHONE: 09226371551

That Mr. Luis Fonseca de Costa, Mrs. Albertina Rosario de Souza, Mr. Jose Antonio Magnos D'Costa, Mr. Ranganath Narayan Surlekar and Mr. Subhash Ranganath Surlekar formed a partnership firm under name and style "M/s. Dabolim Developers" vide Deed of Partnership dated 20/09/1984.

That Mr. Luis Fonseca de Costa and Mrs. Albertina Rosario de Souza sold the Plot No. B-2 admeasuring an area of 15840 sq. mtrs. in the landed property known as named "ASSOY" situated at Chicalim and surveyed under No. 13/3 of Dabolim Village in favour of M/s. Dabolim Developers vide Deed of Sale dated 04/10/1984 and Deed of Rectification dated 22/01/1986.

That the partnership firm M/s. Dabolim Developer came to be dissolved vide Deed of Dissolution of Partnership dated 01/09/1995 and in settlement Plot No. B-2 admeasuring an area of 15840 sq. mtrs. along with other properties was allotted to Mr. Luis Fonseca de Costa, Mrs. Albertina Rosario de Souza and Mr. Jose Antonio Magnos D'Costa.

That Mr. Luis Fonseca de Costa, Mrs. Albertina Rosario de Souza and Mr. Jose Antonio Magnos D'Costa sold an area of 1330 sq. mtrs. out of the Plot No. B-2 vide Deed of Sale dated 23/08/2005 in favour of Smt. Roshan Rohidas Sakhalkar.



PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO . S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.

PHONE: 09226371551

That Smt. Roshan Rohidas Sakhalkar was married to Shri. Rohidas Sakhalkar and as per the Communion of assets as applicable to the State of Goa half share in the property goes to the spouse.

That Shri. Rohidas Sakhalkar expired on 29/04/2021 leaving behind his moiety share holder Smt. Roshan Rohidas Sakhalkar and his children Shri. Deepak Rohidas Sakhalkar, Shri. Rohan Rohidas Sakhalkar and Miss. Rashmi Rohidas Sakhalkar as his universal heirs vide Deed of Succession and Heirship Certificate dated 29/10/2021 duly drawn before the Notary Ex-Officio, Mormugao.

That subsequently Shri. Deepak Rohidas Sakhalkar, Shri. Rohan Rohidas Sakhalkar and Miss. Rashmi Rohidas Sakhalkar have relinquished their rights in the estate left behind by their father Shri. Rohidas Sakhalkar vide Deed of Gratuitous Assignment or Relinquishment dated 17/11/2021 duly drawn before the Notary Ex-Officio, Mormugao in favour of co-heir and hence Smt. Roshan Rohidas Sakhalkar became the sole owner of the **SAID PLOT**.

That Smt. Roshan Rohidas Sakhalkar has produced the Nil Encumbrance Certificate dated 22/06/2022 from the Sub-Registrar of Mormugao showing that the **SAID PLOT** is not mortgage with any Bank or Financial Institution and as such the **SAID PLOT** is clear.