



# VINAYAK K. NARVEKAR

Advocate High Court & Notary

Residence : Shamlee Apartment, Marcel - Tonca Road, Deulwada, Marcela, Goa, Phone : 2287780

Office : Panaji - Goa. Mob. : 09604164389

Ref. :

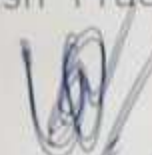
Date : 5-5-2025

## TITLE REPORT

This title report is prepared at the request of Shri. Anish Pradeep Kamat @ Anish Pradip Kamat, resident of Dhondebhat, Neura-O-Grande, Tiswadi, Goa, for the purpose of submitting to the Real Estate Regulatory Authority, in respect of plots of land namely E-1 admeasuring 416 sq. mtrs, E-2 admeasuring 350 sq mtrs, E-3 admeasuring 315 sq mtrs and E-4 admeasuring 450 sq mtrs of the property known as "**MANGADO**" bearing survey No. 26/2 also known as Mollar of Corlim of Tiswadi Taluka, North Goa District of Goa State. The said property as a whole is bounded as under:-

- On the East : Boundary of Village Gaundalim
- On the West : land of Comunidade of Corlim
- On the North: Public Road
- On the South: convenient of St. Monica.

This title report is prepared based on the following documents furnished by Shri. Anish Pradeep Kamat @ Anish

  
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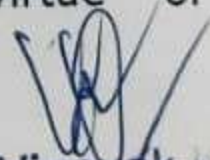
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Pradip Kamat, resident of Dhondebhat, Neura-O-Grande,  
Tiswadi, Goa.

1. Sale deeds dated 06/07/2000.
2. Deeds of Rectification dated 17/04/2025
3. Conversion Sanads dated 02/02/1989 and dated 04/05/1990
4. Document No. 3: Gift Deeds bearing Registration Nos. (1) PNJ-1-760-2023, (2) PNJ-1-770-2023, (3)PNJ-1-761-2023 and (4) PNJ-1-762-2023 all dated 28/03/2023 in the office of the Sub-Registrar of Panaji.
5. Form I & XIV of Survey No. 26/2 of Corlim.

**Document No. 1: Sale deeds dated 06/07/2000**

This four sale deeds bearing Registration Nos. 1616, 1617, 1618 and 1619 all executed on the same day and registered on 16/08/2000 in the office of the Sub-Registrar of Panaji in respect of 4 plots namely plot Nos. E-1 admeasuring 400 sq. mtrs, E-2 admeasuring 350 sq mtrs, E-3 admeasuring 315 sq mtrs, and E-4 admeasuring 380 sq mtrs of the said property, executed between Caitano Fidelis do Rosario Alemao and his wife Alzira Nalini Alemao, Olvao Antonio De Perpetuao Socorro Alemao and his wife Janet Alemao, Maria Aurea Das Dores Alemao, all represented by their attorney Mr. Vikas Damodar Godge, partner of Vikas enterprises by virtue of Power of

  
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31st January 2025  
Panaji-Goa.

Attorney bearing serial No. 16/2000 dated 22/06/2000 executed before the Sub-Registrar of Ilhas, as vendors and Pradeep V. Kamat as the purchasers and M/s Vikas Enterprises, represented by Vikas Damodar Godge as the confirming Party.

This sale deeds reveals that the said property was originally owned by Smt. Maria Laura Lodovina Da Piedade Rodrigues e Alemao, who had executed an agreement dated 18/11/1990 with the confirming party for the development of the property. The confirming party developed the said property by sub dividing the same and got approval vide order No. PDA/T/8098/500/91 dated 09/06/1991 from the Central Planning and Development Authority and Village Panchayat of Corlim vide letter No. VP/COR/04/91-92 dated 26/06/1991. All the four plots described above are hereinafter referred to as the "said plots".

By these four sale deeds Mr. Pradeep V. Kamat became the owner in possession of the said plots. Meanwhile the Smt. Maria Lodovina Piedade Alemao expired and was survived by her legal heirs named as vendors hereinabove.

  
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**Document No. 2:** Deeds of Rectification dated 17/04/2025


By these deeds of rectifications the parties to the deed of sale deed dated 06/07/2000 executed in respect of plot No. E-1 rectifying the area of the plot No. E-1 from 400 sq. mtrs., to 416 sq. mtrs. And that of plot No. E-4 from 380 sq. mtrs, to 450 sq. mtrs.

**Document No. 3: Conversion Sanads dated 02/02/1989 and dated 04/05/1990.**

This sale deed further reveals that the said property as a whole was converted for non agricultural purposes by sanad dated 02/02/1989 issued to one Shri. Teotori Alemao and by second sanad dated 04/05/1990 issued to Shri. Fedelis Alemao and Olavo Alemao.

**Document No. 4: Gift Deeds bearing Registration Nos. (1) PNJ-1-760-2023, (2) PNJ-1-770-2023, (3)PNJ-1-761-2023 and (4) PNJ-1-762-2023 all dated 28/03/2023 in the office of the Sub-Registrar of Panaji.**

This gift deed s are executed by (1) Mrs. Amita Pradeep Kamat, (2) Mr. Priyesh Pradeep Kamat alias Kamat Priyesh P. and (3) Mrs. Arya Laxmikant S. Kundaikar alias Arya L Kundaikar as

  
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donors and Mr. Anish Pradip Kamat alias Anish P Kamat as the Donee.

This documents reveal that after the purchase of the said plots of the said property Mr. Pradeep V. Kamat, expired on 24/02/2020 and a succession deed dated 16/03/2020 was drawn and was registered before the Civil Registrar cum Sub-Registrar and Special Notary Ex-Officio, Panaji whereby the Donors nos. 1, 2 and 3 and the Donee were declared as his sole universal heirs.

By the above gift deeds the ownership of the said plots was vested in the Donee Shri. Anish Pradeep Kamat @ Anish Pradip Kamat whereby he became the sole owner of the said plots.

**Document No.5: Form I & XIV of Survey No. 26/2 of Corlim.**

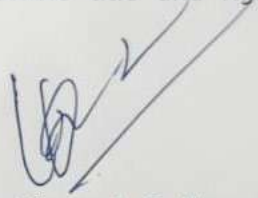
After the execution of the gift deeds Shri. Anish Pradip Kamat @ Anish P Kamat carried out the mutation in the survey records of the said property in respect of the said plots and his name is recorded in occupants column of the said property.

  
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## OPINION

In view of the documents discussed above, it is expressed that Shri. Anish Pradeep Kamat @ Anish Pradip Kamat is the sole owner of the plots Nos. E-1 admeasuring 416 sq. mtrs, E-2 admeasuring 350 sq mtrs, E-3 admeasuring 315 sq mtrs and E-4 admeasuring 450 sq mtrs of the said property described hereinabove and he has clean marketable title and right to develop the said plots.

Place: Panaji-Goa  
Date: 05/05/2025



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## NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Note: Neither Government nor the Sub Registrar issuing the Certificate Guarantees the accuracy or correctness of the contents of this Certificate and will not be liable for claim for damages in respect of any information contained therein.

Certificate No. :- NEC/4/2024/12

Receipt No. :- 2023-24/4/4258

ANISH PRADIP KAMAT , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

Plot Number : E-2  
Area Of Land : 350 Sq.m. ✓  
Martiz no : 1618  
Land registration no : 202300016988  
Description no : PNJ-1-761-2023  
Property id : 1618  
Survey No. : 26  
Sub Division No. : 2  
Village : Corlim  
Taluka : Tiswadi  
District : NorthGoa  
State : Goa  
North : by 15 meters PWD Road  
South : by plot no E3  
East : by plot no E1  
West : by property bearing survey no 26 by 1

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **01-01-2000** to **01-01-2024** and encumbrances affecting the said property and that on such search

Act or encumbrances affecting the said property has been found.

Note:- 1. If the property has been described in registered documents in a manner from the way in which the applicants has described them in the application, the transaction evidenced by such documents will be included in the certificate.

2. Under section 57 of Registration Act, person desiring to inspect entries in the registers and indexes, or requiring copies thereof or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office



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Certificate No. :- NEC/4/2024/9

Receipt No. :- 2023-24/4/4255

**ANISH PRADIP KAMAT** , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

**Plot Number** : E-3  
**Area Of Land** : 315 Sqm  
**Martiz no** : 2023-PNJ-772  
**Land registration no** : PNJ-762-2023  
**Description no** : 1619  
**Property id** : 1619  
**Survey No.** : 26  
**Sub Division No.** : 2  
**Village** : Corlim  
**Taluka** : Tiswadi  
**District** : NorthGoa  
**State** : Goa  
**North** : by plot no E2  
**South** : by plot no E5 and 6 mtrs wide road  
**East** : by plot no E4 and  
**West** : by property bearing survey no 26 by 1

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **01-01-2000 to 01-01-2024** and encumbrances affecting the said property and that on such search no Act or encumbrances affecting the said property has been found.

**Note:-** 1. If the property has been described in registered documents in a manner from the way in which the applicants has described them in the application, the transaction evidenced by such documents will be included in the certificate.

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Certificate No. :- NEC/4/2025/806

Receipt No. :- 2025-26/4/553

**Anish Pradip kamat** , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

**Plot Number** : E4  
**Area Of Land** : 450 Sq.m  
**Martiz no** : 26/2  
**Land registration no** : PNJ-1-770-2023  
**Description no** : 2025-PNJ-1085  
**Property id** : 17267  
**Survey No.** : 26  
**Sub Division No.** : 2  
**Village** : Corlim  
**Taluka** : Tiswadi  
**District** : NorthGoa  
**State** : Goa  
**North** : by plot no E1  
**South** : by 6 metres wide road  
**East** : by 10 metres wide road  
**West** : by plot no E3

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **31-12-2000** to **03-05-2025** and encumbrances affecting the said property and that on such search no Act or encumbrances affecting the said property has been found.

Note:- 1. If the property has been described in registered documents in a manner from the way in which the applicants has described them in the application, the transaction evidenced by such documents will be included in the certificate.

2. Under section 57 of Registration Act, person desiring to inspect entries in the registers and indexes, or requiring copies thereof or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office



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Certificate No. :- NEC/4/2025/805

Receipt No. :- 2025-26/4/552

**Anish Pradip Kamat** , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

**Plot Number** : E1  
**Area Of Land** : 416 Sq.m  
**Martiz no** : 26/2  
**Land registration no** : PNJ-1-760-2023  
**Description no** : 2025-PNJ-1086  
**Property id** : 16277  
**Survey No.** : 26  
**Sub Division No.** : 2  
**Village** : Corlim  
**Taluka** : Tiswadi  
**District** : NorthGoa  
**State** : Goa  
**North** : by 15 mtrs wide PWD Road  
**South** : by plot No E4  
**East** : by 10 mtrs wide Road  
**West** : by plot No E2

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **01-12-2000** to **03-05-2025** and encumbrances affecting the said property and that on such search no Act or encumbrances affecting the said property has been found.

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