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GOVT NOTARY

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SEARCH REPORT AND CERTIFICATE OF TITLE

This Report and the Certificate is issued at the request of M/s. A & M REAL ESTATES, a Partnership Firm, having its registered office at H. no 679, Chandrawado Fatorda Margao-Goa, 403 602 in respect of the property described herein below:-

1. NAME OF THE PROPERTY :

The property is denominated as 'CHONDROVADDO' (Plot M).

2. LOCATION :

The property is located at ward Chondrovaddo within the city of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa.

3. DESCRIPTION & INSCRIPTION IN THE LAND REGISTRATION OFFICE :

The property is found Described in the land registration office under number forty two thousand nine hundred ninety five, at pages forty four reverse, of Book B number one hundred and eleven, of new series and inscribed under no 45582.

4. SURVEY NUMBER :

The entire property is surveyed under Chalta nos 3, 4, 5 & 6 of P T Sheet no 25 of City Survey Margao, Goa.



6. AREA OF THE LAND :

The property admeasures 1353 (one thousand three hundred fifty three) square metres.

7. BOUNDARIES :

The property is bounded as per the land registration records as under:-

On the East : By the property of Joao Fenelom Rebelo

On the West : By that of Joaquim de Silva,

On the North: By Caetano Barbosa and wife Sebastiana Colaco and

On the South: By the Plot of Xavier Barbosa and his wife Ana Miranda.

The property is bounded as per the Survey records as under:-

On the East: By the property under Chalta no 8/12

On the West: By the property under Chalta no 2

On the North: By the property under Chalta no 712

On the South: By the property under Chalta no 7 & 8

8. DOCUMENTS PERUSED :

(a) Certificate issued by the Land Registrar of Salcete at Margao-Goa, in respect of the Land Description No 42995 at pages 44 V of Book B number one hundred and eleven, of new series along with the Inscription under no 45582 dated 22nd day of June 1954 in Portuguese along with its translation in English.

(b) Deed of Sale dated nineteenth of July of the year one thousand nine hundred seventy two duly executed and registered in the office of the Sub-Registrar of Salcete at Margao-Goa, under Registration no 1205 of Book No 1, Vol No 97 at pages 286 to 293 dated 8th day of September 1972 in Portuguese along with its translation in English.

- (c) Marriage Certificate dated 28/03/1980, issued by the Civil Registrar cum Sub-Registrar of Salcete, at Margao-Goa.
- (d) Certified copy of the Survey Plan of Chalta nos 3, 4, 5 & 6 of P T Sheet no 25 of City Survey Margao, Goa, issued by the Inspector of Survey & Land Records, City Survey, Margao;
- (e) Certified copy of the Property card "Form D" in respect of the Chalta nos 3, 4, 5 & 6 of P T Sheet no 25 of City Survey Margao, Goa, issued by the Inspector of Survey & Land Records, City Survey, Margao-Goa.
- (f) Nil Certificate of Encumbrance on property surveyed under Chalta nos 3, 4, 5 & 6 of P T Sheet no 25 of City Survey Margao, Goa, issued by the Sub Registrar of Salcete; under no 2209 of 2014 dated 16/10/2014.

9. SCRUTINY OF DOCUMENTS:

- (a) From the Certificate issued by the Land Registrar of Salcete at Margao-Goa, in respect of the Land Description No 42995 together with the Inscription under no 45582 dated 22nd day of June 1954 in Portuguese along with its translation in English, it can be confirmed that the property is described under the name CHANDRAWADO (plot M) and the said property is found to be inscribed in the name Antonio Barbosa and his wife of the second nuptials Rita Cardozo.
- (b) From the Deed of Sale dated nineteenth of July of the year one thousand nine hundred seventy two duly executed and registered in the office of the Sub-Registrar of Salcete at Margao-Goa, under Registration

no 1205 of Book No 1, Vol No 97 at pages 286 to 293 dated 8th day of September 1972 in Portuguese along with its translation in English, it can be seen that Antonio Barbosa and his wife of the second nuptials Rita Cardozo, along with the children of Antonio Barbosa of the first Nuptial sold the property to Mr. Ananta Esvonta Bandekar, Alias Anand Yeshwant Bandekar.

(c) From the Marriage Certificate dated 28/03/1980 issued by the Civil Registrar cum Sub-Registrar of Salcete, at Margao-Goa, it can be confirmed that the MR. ANANTA ESVONTA BANDEKAR, alias ANAND YESHWANT BANDEKAR got married to Mrs. Anusuya Anand Bandekar Alias Lata M. Verenkar.

(d) From the Certified copy of the Survey Plan of Chalta nos 3, 4, 5 & 6 of P T Sheet no 25 of City Survey Margao, Goa, issued by the Inspector of Survey & Land Records, City Survey, Margao, the nature and extent of the property can be determined;

(e) From the Certified copy of the Property card "Form D" in respect of the Chalta nos 3, 4, 5 & 6 of P T Sheet no 25 of City Survey Margao, Goa, issued by the Inspector of Survey & Land Records, City Survey, Margao-Goa, it can be confirmed that as on date, the said property has been recorded in the name of Anand Yeshwant Bandekar.

(f) From the Nil Certificate of Encumbrance issued by the Sub Registrar of Salcete; it can be verified that there are no encumbrances against the said property surveyed under Chalta no Chalta nos 3, 4, 5 & 6 of P T Sheet no 25 of City Survey Margao, Goa.



9. CONCLUSION :

In view of the documents perused and scrutinised by me herein above, I have to report and certify as under :-

- (a) That the above described property under scrutiny, is exclusively owned and possessed by MR. ANANTA ESVENTA BANDECAR, alias ANAND YESHWANT BANDEKAR and his wife Mrs. ANUSUYA ANAND BANDEKAR alias LATA M. VERENKAR.
- (b) That the title of said MR. ANANTA ESVENTA BANDECAR, alias ANAND YESHWANT BANDEKAR and his wife Mrs. ANUSUYA ANAND BANDEKAR alias LATA M. VERENKAR to the said land is free, clear and marketable and also free of encumbrances.

Place: Margao-Goa.
Date: 20/10/2014


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V V Sukhthanker
Advocate