

M. P. MULGAONKAR
ADVOCATE
HIRA, NEAR HOLY FAMILY CHURCH,
ALTO - PORVORIM, BARDEZ -GOA

TITLE CERTIFICATE

The following documents in respect of the property known as 'FONDEM GALLUM' admeasuring 975 square metres situated at Alto Porvorim,, Bardez, Goa, within the limits of Salvador-do Mundo Village Panchayat and surveyed under survey no. 95 sub-division no. 10 of Salvador-do-Mundo village were submitted to me in order to prepare this title certificate.

DESCRIPTION OF THE PROPERTY

All that plot of the property known as 'FONDEM GALLUM' admeasuring 975 square metres situated at Alto Porvorim, Bardez, Goa, within the limits of Village Panchayat of Salvador-do-Mundo, neither described in Land Registration office nor registered in Taluka Revenue Office, surveyed under survey no. 95 sub-division no. 10 of Salvador-do-Mundo village under the name 'ARVONA' and bounded on the east by property surveyed under survey no. 95/11, on the west by property surveyed under survey no. 95/9, on the north by property surveyed under survey no. 106 and on the south by B. B. Borkar road.



DESCRIPTION OF DOCUMENTS SCRUTINISED

1. Sale Deed dated 30-04-1973 duly registered in the Office of Sub-Registrar Ilhas under no. 372 at pages 326 to 331 of Book No. I Volume 73 dated 20-06-1973.
2. Sale deed dated 23-01-1978 duly registered in the Office of Sub-Registrar Ilhas under no. 114 at pages 93 to 99 of Book No. I Volume 125 dated 28-02-1978.
3. Sale Deed dated 18-03-2005 duly registered in the Office of Sub-Registrar Ilhas under no. 1272 at pages 1 to 17 Book no. I Volume 1473 dated 23-03-2005.
4. Sale Deed dated 11-12-2020 duly registered in the Office of Sub-Registrar Bardez Book 1 Document Registration Number BRZ-1-3224-2020 on 11th December 2020.
5. Form I & XIV of Survey no. 95 sub-division no. 10 of Salvador-do-Mundo Village.
6. Survey Plan of Survey no. 95 sub-division no. 10 of Salvador-do-Mundo Village issued by Directorate of Settlement & Land Records, Government of Goa.
7. Plan of construction of the proposed building in the plot bearing survey no. 95/10 of Salvador-do-Mundo village approved by Town & Country Planning Department, Government of Goa and Village Panchayat of Salvador-do-Mundo.
8. No objection certificate dated 13-05-2021 issued by Medical Officer, Primary Health Centre, Porvorim, Bardez, Goa.
9. Conversion Sanad bearing No. 4/41/CNV/AC-III/2021/684 dated 09-06-2021 issued by Additional Collector-III North Goa District, Mapusa, Goa.

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TITLE SEARCH REPORT

After carefully scrutinising the above documents, it is seen that there exists a plot of the property known as 'FONDEM GALLUM' admeasuring 975 square metres situated at Alto Porvorim, Bardez, Goa, within the limits of Village Panchayat of Salvador-do-Mundo, neither described in Land Registration office nor registered in Taluka Revenue Office, surveyed under survey no. 95 sub-division no. 10 of Salvador-do-Mundo village under the name 'ARVONA' and bounded on the east by property surveyed under survey no. 95/11, on the west by property surveyed under survey no. 95/9, on the north by property surveyed under survey no. 106 and on the south by B. B. Borkar road.

By Sale Deed dated 30-04-1973 duly registered in the Office of Sub-Registrar Ilhas under no. 372 at pages 326 to 331 of Book No. I Volume 73 dated 20-06-1973, Mr. Prabhakar Govind Kuvelkar and his wife Usha Prabhakar Kuvelkar sold a plot of the property known as 'FONDEM GALLUM' admeasuring 1000 square metres situated at Alto Porvorim, Bardez, Goa to Morto Manohar Agshikar and Shrikrishna Manohar Agshikar (hereinafter referred to as the said plot).

The said plot purchased by the said Morto Manohar Agshikar and Shrikrishna Manohar Agshikar by Sale Deed dated 30-04-1973 is surveyed under Survey no. 95 sub-division no. 10 of Salvador-do-Mundo village under the name 'ARVONA' and as per Form I & XIV of Survey no. 95/10 the said plot is shown as having an area of 975 square metres.

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By Sale deed dated 23-01-1978 duly registered in the Office of Sub-Registrar Ilhas under no. 114 at pages 93 to 99 of Book No. I Volume 125 dated 28-02-1978, the said Morto Manohar Agshikar and his wife Mukta Morto Agshikar sold to the said Shrikrishna Manohar Agshikar a diannexed plot admeasuring 225 square metres constituting northern parcel of the said plot.

By Sale Deed dated 18-03-2005 duly registered in the Office of Sub-Registrar Ilhas under no. 1272 at pages 1 to 17 Book no. I Volume 1473 dated 23-03-2005, the said Morto Manohar Agshikar and his wife Mukta Morto Agshikar sold to Medha Shrikrishna Agshikar, wife of the said Shrikrishna Manohar Agshikar all their half right, share, title and interest in the balance area of the said plot admeasuring 775 square metres and the house existing therein bearing House no. 704 i. e. all that portion of land admeasuring 387.60 square metres.

By virtue of said Sale Deed dated 18-03-2005 and the said Sale Deed dated 23-01-1978, the said Medha Shrikrishna Agshikar and her husband Shrikrishna Manohar Agshikar became absolute and exclusive owners of the said plot surveyed under Survey no. 95 sub-division no. 10 of Salvador-do- Mundo village and the house existing therein bearing House no. 704.

By Sale Deed dated 11-12-2020 duly registered in the Office of Sub-Registrar Bardez Book 1 Document Registration Number BRZ-1-3224-2020 on 11th December 2020, the said Medha Shrikrishna Agshikar and her husband Shrikrishna Manohar Agshikar sold the said plot of the property known as 'FONDEM GALLUM' admeasuring 975 square metres situated at Alto Porvorim, Bardez, Goa along with house existing therein

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bearing House no. 704 jointly to Mr. Dinesh Suresh Dhanwani, Mr. Nitesh Vijay Panjwani, Mrs. Manisha Sharma and Mr. Manishkumar Pyaremohan Srivastava.

By virtue of said Sale Deed dated 11-12-2020, the said Dinesh Suresh Dhanwani, Nitesh Vijay Panjwani, Manisha Sharma and Manishkumar Pyaremohan Srivastava became absolute and exclusive owners of the said plot surveyed under Survey no. 95 sub-division no. 10 of Salvador-do- Mundo village and the house existing therein bearing House no. 704 and after carrying out mutation in survey records the names of the said Dinesh Suresh Dhanwani, Nitesh Vijay Panjwani, Manisha Sharma and Manishkumar Pyaremohan Srivastava are recorded in the column of occupant in Form I & XIV of Survey no. 95 sub-division no. 10 of Salvador-do-Mundo village.

The aforesaid owners of the said plot surveyed under Survey no. 95 sub-division no. 10 of Salvador-do- Mundo village namely Dinesh Suresh Dhanwani, Nitesh Vijay Panjwani, Manisha Sharma and Manishkumar Pyaremohan Srivastava have decided to construct a building in the said plot and the plan of construction of the proposed building in the said plot bearing survey no. 95/10 of Salvador-do-Mundo village has been approved by Town & Country Planning Department, Government of Goa and Village Panchayat of Salvador-do-Mundo and the Medical Officer, Primary Health Centre, Porvorim, Bardez, Goa has issued No objection certificate dated 13-05-2021 for the proposed construction of residential building & swimming pool in the said plot and the Additional Collector-III North Goa District, Mapusa, Goa has issued Conversion Sanad bearing No. 4/41/CNV/AC-III/2021/684 dated 09-06-2021 for the said plot.

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OPINION

The above documents scrutinized by me traces the title of the said plot of the property known as 'FONDEM GALLUM' also known as 'ARVONA' bearing survey no. 95 sub-division no. 10 situated at Alto Porvorim, Bardez, Goa from the year 1973 i. e. for last more than 48 years and after careful scrutiny of the above documents, I am of the opinion that Mr. Dinesh Suresh Dhanwani, Mr. Nitesh Vijay Panjwani, Mrs. Manisha Sharma and Mr. Manishkumar Pyaremohan Srivastava have a clear and marketable title to the plot of the property known as 'FONDEM GALLUM' also known as 'ARVONA' situated at Alto Porvorim, Bardez, Goa, surveyed under Survey no. 95 sub-division no. 10 of Salvador-do -Mundo village.

Alto Porvorim, Goa

Date:- 15-06-2021



M. P. MULGAONKAR

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