ADV. SURAJ S SHITOLE

B-8, Business Point Building Angod, Mapusa, Goa -403507

Mob:- 7972475663. **Mail Id** surajsshitole1017@gmail.com

LEGAL REPORT

This title report is made at the request of my client **MR. SHASHANK MAHATME**

Description of Documents Scrutinized

1. Certificate of Inscription from the Office of Land Registrar Ilhas;
2. Certificate of Description from the Office of Land Registrar Ilhas;
3. Manual Form I and XIV concerning Survey No. 490/3, and 4, of Village Calapur Tiswadi.
4. Form III Index of Land
5. Deed of Sale with Discharge dated 10/05/1909 in the office of Notary at Panjim along with the copy of the Translation;
6. Deed of Sale dated 08/12/1986, registered under No. 93, filed in Book No. I Vol.97 in the Office of Sub-Registrar Ilhas;
7. Deed of Rectification dated 12/08/1991 registered under No.362/92 of Book I Vol.167 in the office of Sub-Registrar Ilhas;

ADV. SURAJ S SHITOLE

B-8, Business Point Building Angod, Mapusa, Goa -403507

Mob:- 7972475663. **Mail Id** surajsshitole1017@gmail.com

8. Sanad dated 28/11/2008 under No. RB/CNV/TIS/55/2008 from the Office of Dy. Collector North Goa Panaji along with the copy of the Plan.
9. Form I and XIV concerning Survey No. 490/3, and 4, of Village Calapur Tiswadi.

DESCRIPTION OF PROPERTY

All that piece or parcel of agricultural land known as "**CHARCO-DE-PATTEM**" situated in the Village Calapur of Tiswadi Taluka District of Goa, admeasuring 1704.00 square meters or there about and registered in the office of the land registrar of Ilhas under No.1859 of Book B-22 (old series) at page 63-v and registered in the Revenue office under Matriz No.735 and surveyed under survey No. 490/3 and 4 of Village Calapur Tiswadi Taluka District of Goa and bounded as under: -

On the North: - by paddy field bearing Survey No.490/6.

On the East: -by part of the property bearing survey No.490/4.

On the South: - by paddy - field bearing survey No.489/1 and Taleigao village boundaries.

On the West: - field bearing Survey No.490/2.

ADV. SURAJ S SHITOLE

B-8, Business Point Building Angod, Mapusa, Goa -403507

Mob:- 7972475663. **Mail Id** surajsshitole1017@gmail.com

TRACING OF TITLE:

As per form I & XIV is inscribed in the names of:

MR. SHASHANK MAHTAME

TRACING OF TITLE:

All that property totally admeasuring 1704.00 sq. meters, known as "**CHARCO-DE-PATEM**" situated at Calapur, within the limits of Village Calapur, Taluka Tiswadi, Registration Sub-District of Ilhas, District North Goa, in the State of Goa which property is described in the Office of the Land Registration under No. 1859 of book B22 (old) at pages No. 735 and surveyed under Nos. 490/3 and 4 of Village Calapur.

AND WHEREAS The said whole property originally inscribed in favour of ANTONIO MARIA DE SOUZA. Wherein the ANTONIO MARIA DE SOUZA. Along with other heirs transfer the right, Title and Interest of the said **CHARCO-DE-PATEM**" to MR. PEDRO FERNANDES alias PEDRO VICENTE FERNANDES vide Deed of Sale with Discharge, dated 10/05/1909, registered in the land registration office under folio 69v,70,70v, and 71vbook b 114 volume 13055. of the Notary of Ilhas.

SURAJ S. P SHITOLE ADVOCATE MAPUSA-GOA

ADV. SURAJ S SHITOLE

B-8, Business Point Building Angod, Mapusa, Goa -403507

Mob:- 7972475663. **Mail Id** surajsshitole1017@gmail.com

AND WHEREAS The said whole property thereafter having acquired by Shri. Vinayak alias Shashank Damodar Mahatme from St. Maria Conceicao Dias e Fernandes and others the legal heirs of Mr. Pedro Fernandes Alias Pedro Vicente Fernandes vide Deed of Sale dated 08/12/86, registered under no.93 of Book I Vol. 97 in the Office of Sub-Registrar Ilhas, Panaji-Goa.

AND WHEREAS On 12/08/91 Deed of Rectification to the said Deed of Sale dated 08/12/86 was executed whereby the area of the said property was rectified and correctly recorded as 4836 instead of 4776 sq. meters, as mentioned in the said Deed of Sale, which Deed of Rectification is registered under No.362/92 of Book I Vol.167 in the office of Sub-registrar Ilhas Goa.

The name of Shri. Shashank Damodar Mahatme stands recorded in Form I & XIV concerning Survey No. 490/3 and 4 of Village Calapur Tiswadi.

On 28/11/2008 the Office of Dy. Collector issued Sanad under no. RB/CNV/TIS/55/2008 for concession of the said property surveyed under no. 490/3, 4 and 5 admeasuring 4836 sq. meters. for Residential purpose.

ADV. SURAJ S SHITOLE

B-8, Business Point Building Angod, Mapusa, Goa -403507

Mob:- 7972475663. **Mail Id** surajsshitole1017@gmail.com

Nil encumbrance certificate is produced on record dated 02/07/2025 from the office of the Sub-Registrar of Ilhas produced on record confirm that there is no registered charge on the said property.

Based upon the documents produced and the searches conducted I opine that **MR. SHASHANK MAHATME** has a clear and marketable title to the "**SAID PROPERTY**".

CONCLUSION

On the scrutiny of the title documents provided, it is verified that the **MR. SHASHANK MAHATME** has a clear and marketable title to the property bearing survey no.490/3, and 4 of village Calapur, Tiswadi, Goa. together admeasuring 1704 Sq. mts.

About ownership/Title of property

Upon verification of all the documents produced before me it appears that the Mr. Shashank Mahatme have clear and marketable title to all that property known as "land known as "**CHARCO-DE-PATTEM**" situated in the Village Calapur of Tiswadi Taluka District

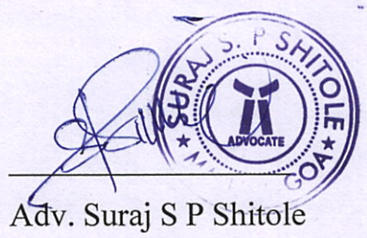
SURAJ S. P SHITOLE ADVOCATE MAPUSA-GOA

ADV. SURAJ S SHITOLE

B-8, Business Point Building Angod, Mapusa, Goa -403507

Mob:- 7972475663. **Mail Id** surajsshitole1017@gmail.com

of Goa, admeasuring 1704.00 square meters or there about and registered in the office of the land registrar of Ilhas under No.1859 of Book B-22 (old series) at page 63-v and registered in the Revenue office under Matriz No.735 and surveyed under survey No. 490/3 and 4 of Village Calapur Tiswadi Taluka District of Goa



Adv. Suraj S P Shitole

Dated: 02/07/2025

Mapusa -Goa.