

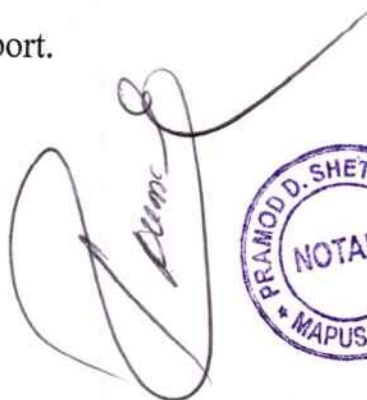



PRAMOD D.SHETGAONKAR
B.COM, L.L.B
ADVOCATE HIGH COURT & NOTARY
ATRIA, OFF. No. 405, Forth Floor,
Near Court Junction Mapusa, Goa.
Ph. No. 9822663544.

TITLE VERIFICATION AND

SEARCH REPORT

I, **Adv. Pramod D. Shetgaonkar** being requested by Shri. Uday Purushottan Sawant and I am submitting herewith the search report of the property, admeasuring an area **1,609 sq. mts**, presently surveyed under survey no. 557/7-B, after partition, which is an part and parcel of the property known as **"AUCHIT-WADDO" OR "ZUNVEVELEM BATA"** also known as **"CHAMALACHEA XENDEA VELEM BATT"**, admeasuring an area 5,350.00 sq.mts, situated at Tivim, Bardez-Goa, which entire property is more fully described in the **Schedule I &** hereinafter shall be referred to as **"THE SAID ENTIRE PROPERTY"** and property, admeasuring an area **1,609 sq. mts**, which is more fully described in the **Schedule II &** hereinafter referred to as the **"THE SAID PROPERTY"**, for the sake of brevity, which is an Subject matter of this Title Verification and search report.

...2/-

SCHEDULE - I

(DESCRIPTION OF THE SAID ENIREPROPERTY)

ALL THAT property known as **AUCHIT-WADDO** OR **"ZUNVEVELEM BATA"** also known as **"CHAMALACHEA XENDEA VELEM BATT"** situated at village Tivim, Bardez Taluka, Registration Sub-District of Bicholim, Described in the Land Registration Office Bardez Under no. 14544 at page 146 of book B-37 New enrolled in the Taluka Revenue Office of Bardez at Mapusa under matríz no. 1230 of 3rd Circumscription of Tivim, presently surveyed under survey no. 557/7 of village Tivim having an area of 5,350 sq. mts. with residential house existing therein bearing H. No. 1272 registered in the records of village Panchayat of Tivim for the purpose of house tax occupying plinth area of 325 sq. mts. and it is bounded as under:

East: by a property bearing survey number 557/8 belonging to the
Government

West: by the property surveyed under survey no. 557/6 belonging to
the heirs of Antonio Manuel Cutinho

North :By public road 5 .00 meters width.

South :by Mapusa -Bicholim Highway Road.

...3/-

A handwritten signature in black ink is written over a circular purple notary stamp. The stamp contains the text "PRAMOD D. SHETGAONKAR" around the top edge, "NOTARY" in the center, and "MAPUSA-GOIA" around the bottom edge.

SCHEDULE- II

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT immoveable property surveyed under survey no. 557 and sub division no. 7-B, admeasuring an area of 1609.00 sq. mts. known as **AUCHIT-WADDO” OR “ZUNVEVELEM BATA”** also known as **“CHAMALACHEA XENDEA VELEM BATTA”** situated at village Tivim, Bardez Taluka, Registration Sub-District of Bicholim, Described in the Land Registration Office Bardez Under no. 14544 at page 146 of book B-37 New enrolled in the Taluka Revenue Office of Bardez at Mapusa under matriz no. 1230 of 3rd Circumscription of Tivim, and it is bounded as under:

East: by a property bearing survey number 557/8 belonging to the Government

West: by the property surveyed under survey no. 557/6 belonging to the heirs of Antonio Manuel Cutinho

North: By Public road 5 mts. in width

South: By property Mapusa-Bicholim Highway road.

LIST OF DOCUMENTS EXAMINED

1. Inscription Certificate No. 10571 (with English Translation)
2. Description Certificate No. 14544 (with English Translation)
3. I & XIV form of the property bearing survey No. 557/7, of the Village Thivim, Bardez-Goa (manual).



4. Deed of Sale, dated 13/08/1984
5. Deed of Sale, dated 27/01/1992
6. I & XIV form of the property surveyed under No. 557/7, of
Village Tivim, Bardez-Goa
7. Partition Order Dated 17/09/2018
8. I & XIV form of the property surveyed under No. 557/7-B, of
Village thivim, Bardez-Goa.
9. Survey Plan of the property bearing S.No. 557/7-B.
10. House Tax.
11. Electricity Bill.
12. Nil Encumbrance Certificate.

SCRUTINY OF DOCUMENTS

From the Inscription Certificate No. 10571 (English Translation) dated 18/11/1938, It is seen that the said entire property was stands inscribed in favor of **Joaquim Damasceno Fonseca**, and the same was described under No. 14544 at fls 146 of book B 37, in the Land Registration Office.

This property came to be purchased by **Joaquim Damascenio Fonseca**, in Public auction, for the price of Rs.450/-




...5/-

On the basis of auction letter, the said property came to be inscribed in the name of **Shri. Joaquim Damascenio Fonseca**, in the Land Registration office under inscription No.10571, The auction letter of the referred proceedings issued by the Clerk of the Second office of the Judicial Division and signed by the Dr. Mario Gonsalves.

On the basis of auction purchase, that **Joaquim Damascenio Fonseca** acquired absolute right and title to the said entire property and thus Inscription was made in his favour.

From the Description No. 14544, It is seen that one fourteenth part of the entire property contiguous encroachment (usurpacao contiguo) to the property known as ZAMBULLEM BATA and CHAMALIACHA DUDEAOCHER BATA and the another fourteenth part of the property palmgrove denominated "**CHAMALIACHA XENDIAVELIM BATA**" described under no. 6011 at fls. 35V of Book B-2, old, of Bardez Second Series now forming the distinct property. Bounded on the

East : By the lane,

West : By the remaining portions of the said properties.

North: By Public Pathway &

South: By National Road.



...6/-

It is situated in the Village and Parish of Tivim.

From the **I & XIV form of the property bearing survey No. 557/7, of the Village Thivim, Bardez-Goa (manual)**. It is seen that names of **Joaquim Damascenio Fonseca** is found bracketed in the occupant's column of Form I & XIV and it is presumed that the said person was the owner in possession of the said entire property surveyed under survey No. 557 of Sub division 7 of the village Thivim.

From the **Deed of Sale, dated 13/08/1984**, duly registered in the office of Sub-Registrar at Bicholim, Goa, under Registration No. 74, of Book No. 1, Vol 89, at pages 287 to 292, dated 23/01/1985, executed between 1) **Shri. Joaquim Damascenio Fonseca** and his wife **Angelica Egilda Engracia De Souza** as the "**Vendors**" and **Mr. Manohar Govind Sawant** as the "**PURCHASER**". It is seen that the Vendors being the absolute owners in possession of the said entire property along with a residential house, bearing Village Panchayat H. No. 557/7 having plinth area of 325 sq.mts. sold the same in favour of the Purchaser. That is how the said **Mr. Manohar Govind Sawant** has acquired rights, title, interest in the said entire property along with the residential house and became lawful owner in possession of the same.




...7/-

From I & XIV form of the property surveyed under No. 557/7, of Village thivim, Bardez-Goa, (manual). It is seen that the name of **Mr. Manohar Govind Sawant** is found bracketed in the Occupant's Column of the said property. That means on the basis of **Deed of sale and Conveyance dated 13/08/1984**, he carried out mutation in the survey records and accordingly his name is appearing in the occupant's column of the I & XIV form as owner thereof in bracket.

From the **Deed of Sale, dated 27/01/1992**, duly registered in the office of Sub-Registrar at Bicholim, Goa, under Registration No. 22 Filed in , of Book No. 1 Vol. 37, dated 15/06/1992, executed between 1) **Mr. Manohar Govind Sawant and his wife Smt. Bharati Manohar Sawant** as the "Vendors" and 1) **Shri. Purushottam Ramchandra Sawant and his wife 2) Smt. Sumati Purushottam Sawant ad 3) Uday Purushottam Sawant** as the "PURCHASERS". It is seen that the Vendors being the absolute owners in possession of the said entire property along with the residential house bearing H.No. 1272, having plinth area of 325.00 sq. mts. sold the same in proportionate of 50% of the said entire property to Purchaser No. 1 and 2 jointly and the 50% of the said entire property to Purchaser No. 3. That is how the said **Shri. Purushottam Ramchandra Sawant and his wife Smt. Sumati**

...8/-




Purushottam Sawant and Uday Purushottam Sawant have acquired rights, title, interest in the said entire property along with the residential house bearing H.No. 1272, having plinth area of 325.00 sq. mts. and became lawful owners in possession of the same.

From **I & XIV** form of the property surveyed under No. **557/7, of Village thivim, Bardez-Goa (Manuel)**. it is seen that the name of **Shri. Purushottam Ramchandra Sawant and his wife Smt. Sumati Purushottam Sawant and Uday Purushottam Sawant** are appearing in the Occupant's Column of the said entire property. That means on the basis of **Deed of Sale, dated 27/01/1992**, they carried out mutation in the survey records and accordingly their names are appearing in the occupant's column of the **I & XIV** form as owners thereof.

From **Partition Order Dated 17/09/2018** passed by the Deputy Collector and SDO of Bardez, Mapusa-Goa, in partition case No. 15/358/2016/PART?LAND. It seen that the said **Mr. Uday Purushottam Sawant** has carried out the Partition of Portion (i.e.) 1609.00 sq. mts. in the Survey records and now the said portion has been allotted a new survey No. 557/ 7-B, of Tivim Village.

...9/-




From **I & XIV form of the property surveyed under No. 557/7-B, of Village Tivim, Bardez-Goa**, it is seen that the name of **Mr. Uday Purushottam Sawant** is appearing in the Occupant's Column of the said property. That means on the basis of **Partition Order Dated 17/09/2018**, new I and XIV form has been created by survey authority for survey no. 557/7-B and accordingly his name is appearing in the occupant's column the I & XIV form of the said property as owner thereof.

From the **House Tax Receipt dated 29/11/2022, receipt no. 37 of Receipt Book No. 790**, issued by the Village Panchayat of Tivim, it is seen that the House bearing H. No. 1272, is duly assessed for the purpose of house tax and light tax with the Village Panchayat of Tivim, and same is standing in the name of **Mr. Uday Purushottam Sawant** and the same is being paid regularly to the Village Panchayat of Tivim, Bardez-Goa.

From the **Electricity Bill**, it is seen that the said House bearing H. No. 1272, situated at Tivim, Bardez-Goa is electrified and the electricity meters is registered in the name of **Mr. Uday Purushottam Sawant**, and the said **Mr. Uday Purushottam Sawant**, has been paying the electricity bills regularly as and when raised by the Electricity Department.



From the **Nil Encumbrance Certificate, dated 15/12/2022**, it is certified by the said office that a search has been made in Book- I for Eighteen (18) Years from 6th December 2005 to the 15th December 2022, for encumbrances affecting the said Property and that on search no encumbrances affecting the said property admeasuring an area of 1609.00 sq.mts, surveyed under **survey No 557/7-B**, of village Tivim, Bardez - Goa have been found till **15/12/2022**.

♦OPINION/CERTIFICATE♦

After perusing the copies of the aforesaid documents thoroughly and to the inquires and searches made and after necessary investigation to the title, I am of the opinion that **Mr. Uday Purushottam Sawant** is the lawful owner in possession of the said property along with the residential house bearing H.No. 1272 and has acquired clean, clear, good and marketable title to the said Property admeasuring an area of 1,609.00 sq. mts, presently surveyed under survey no. 557/7-B, after partition, which is an originally part and parcel of the entire property "**AUCHIT-WADDO**" OR "**ZUNVEVELEM BATA**" also known as "**CHAMALACHEA XENDEA VELEM BATTA**" surveyed under survey no. 557/7 of Village Tivim. The said Mr. Uday Purushottam Sawant along with his spouse are entitled to develop the said

...11/-




property surveyed under survey no. 557/7-B and are free to sell the Villas to be constructed upon the said property and are entitled to enter into Agreement for sale/Deed of Sale and/or any conveyance deeds with any prospective buyers/purchasers. And their title is clean, clear and Marketable.

This Certificate is made in favour of Uday P. Sawant, based on the documents placed and produced before me which are the photo copies of the originals.

Place: Mapusa-Goa

Date: 01/02/2023



PRAMOD D. SHETGAONKAR
ADVOCATE & NOTARY
Atria, 405, 4th Floor,
Near Court Junction,
Altinho Mapusa Bardez - Goa