
AUDUMBER SUKHTHANKER CENTRAL MANSION
B.Sc. L.L.M. PONDA - GOA.403-401
ADVOCATE PH-2312266 (O)
M-9823669413

Date:- 29/04/2022

To,

Shri. Agnelo Barreto,

Smt. Catarina Martinha Gonsalves E Barreto

Chando Naik Waddo,

Orlim, Salcete Goa.

Sub:- Title Verification and Search report of:-

Plot admeasuring 1020.00 sq. mts in

Survey No.57/1-D of Village Orlim of

Salcete taluka.

Sir,

Having been engaged by Shri. Agnelo Barreto and Smt. Catarina Martinha Gonsalves E Barreto to prepare Title Verification and Search Report of Plot admeasuring 1020.00 sq. mts which Plot is distinctly surveyed under Survey No.57/1-D of Village Orlim of Salcete Taluka to be submitted for the purpose of registration under The Real Estates (Regulation and Development) Act, 2016 (16 of 2016) I submit my report based on the documents submitted as under:-



1. Full/ Correct description of the property.

All that admeasuring 1020.00 sq. mts forming distinctly surveyed under No.57/1-D Village Orlim Salcete Goa, forming part of larger property known as "QUILMATOI" situated within the limits of Village Panchayat of Orlim, taluka and registration, Sub – District of Salcete, District of South Goa, in the State of Goa, and the property as a whole is not registered in the Land Registration Office at Salcete but enrolled under Matríz Nos.790 and Surveyed under Survey No.57/1 of Village Orlim of Salcete Taluka and bounded as under:- North:- property of Maria Pereira and others, South:- property of Maria Pereira and others, East:- PWD road and West:- Nalla.

2. Description of documents verified/ scrutinized.

- a. True translation of Matríz Certificate under No.325 by Notary Daniel Rodrigues dated 10/03/2021.
- b. Deed of Sale dated 29/01/1993 registered before Sub – Registrar of Salcete under No.1972 at pages 224 to 253 Book No.I Volume No.319 dated 08/11/1993.



c. Judgment and Decree in Inventory Proceedings No.74/2014/F before Civil Judge Junior Division at Margao dated 09/05/2014.

d. Form I & XIV of Survey No.57/1-D Village Orlim, Salcete Goa.

e. Conversion Sanad under No.AC-I/SAL/SG/CON/79/2021 / 5804 dated 22/04/2022.

f. Approved Plan under No.TPM/33591/Const/Orlim/57/1-D/2021/6440 dated 27/12/2021.

g. Construction License under No.VP/Orlim/Const/2021-22/8 dated 25/02/2022.

3. Description of the chain of Title from the mother Deed to the latest title Deed for last 30 years.

a. That there exists Plot admeasuring 1020 sq. mts surveyed under Survey No.57/1 of Village Orlim of Taluka Salcete forming part of larger property known as "QUILMATOI" situated within the limits of Village Panchayat of Orlim, taluka and registration, Sub – District of Salcete, District of South Goa, in the State of Goa, and the property as a whole is not registered in the Land Registration Office at Salcete but enrolled under Matriz Nos.790 and Surveyed under Survey No.57/1 of Village Orlim of Salcete Taluka and



bounded as under North:- property of Maria Pereira and others,
South:- property of Maria Pereira and others, East:- PWD road
and West:- Nalla.

b. That interms of Deed of Sale dated 29/01/1993 registered before Sub – Registrar of Salcete under No.1972 at pages 224 to 253 Book No.I Volume No.319 dated 08/11/1993, Miss. Maria Clotildes Pereira Gomes and Miss. Maria Albertina Pereira Gomes sold and transferred Plot admeasuring 1020.00 sq. mts in favour of Shri. Jacinto Fatimo Nevidade Fernandes.

c. That Shri. Jacinto Fatimo Nevidade Fernandes expired on 09/02/1996 and upon his death Inventory proceedings were carried out before Civil Judge Junior Division at Margao.

d. That interms of Inventory proceedings which were carried out before Civil Judge Junior Division at Margao upon death of Shri. Jacinto Fatimo Nevidade Fernandes under Regular Inventory No.74/2014/F and finally disposed off vide Judgment and Decree dated 09/05/2014, Plot admeasuring 1020.00 sq. mts was allotted to his wife Smt. Catarina Martinha Gonsalves E Barreto who remarried to Shri. Agnelo Barreto.



e. That said Shri. Agnelo Barreto and his wife Smt. Catarina Martinho Gonsalves partitioned the Plot and the Plot admeasuring 1020.00 sq. mts. is now distinctly surveyed under No.57/1-D Village Orlim, Salcete Goa.

f. That Conversion Sanad under No.AC-I/SAL/SG/CON/79/2021 / 5804 dated 22/04/2022 is issued by Office of Collector, South Goa.

g. That Approved Plan under No.TPM/33591/Const/Orlim/57/1-D/2021/6440 dated 27/12/2021 is issued by Office of Town planer.

h. That Village Panchayat of Orlim Salcete issued Construction License under No.VP/Orlim/Const/2021-22/8 dated 25/02/2022.

4. The link in the chain of title have been properly established and all the transactions have been duly verified from the relevant records of registrar of documents, Revenue Department, etc.

5. I have also confirmed from Government and Public Land Acquisition Authorities that the property described in the schedule is not subject to any acquisition of requisition from these authorities nor the Urban Land Ceiling and Regulation Act 1976 is applicable to the State of Goa.



6. On the basis of the searches made by me and the documents placed before me, I certify that the title to the said Plot admeasuring 1020.00 sq. mts is clean, clear and marketable and free from all encumbrances.

SCHEDULE OF PROPERTY

All that Plot admeasuring 1020.00 sq. mts distinctly surveyed under No.57/1-D Village Orlim Salcete Goa, forming part of the larger property known as "QUILMATOI" situated within the limits of Village Panchayat of Orlim, taluka and registration, Sub – District of Salcete, District of South Goa, in the State of Goa, and the property as a whole is not registered in the Land Registration Office at Salcete but enrolled under Matriz Nos.790 and Surveyed under Survey No.57/1 of Village Orlim of Salcete Taluka and bounded as under:- North:- property of Maria Pereira and others, South:- property of Maria Pereira and others, East:- PWD road and West:- Nalla.

Ponda dated 29/04/2022

A. B. Sukhthanker

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Advocate,

