



Gajanan K. Korgaonkar B. Com. L.L.B

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TITLE REPORT

To

MR. VIKAS SHETTY

r/o H.No.A/T/10, Raghunath Apt,

Vodlem Bhat, Near Ideal High School,

Taleigao, Caranzalem, Tiswadi-Goa.

- I. I have perused the photocopies of the following documents:-
- a. Survey records Form I and XIV bearing Survey No. 123 sub div 1-A of Village Siolim, Bardez Goa. (Computerized)
 - b. Manuel Form I and XIV bearing survey no 123/1 of Village Siolim.
 - c. Form III of Survey No. 123/1
 - d. Form IX of Survey No.123/1
 - e. Description and Inscription along with English Translation
 - f. Deed of Gift dated 5/07/1962 along with English Translation
 - g. Deed of Sale dated 11/02/1997
 - h. Deed of Succession dated 02/11/2021

- i. Deed of Sale dated 2/02/2022
- j. Partition Order dated 25/05/2015
- k. Survey Plan of 123/1 and 123/1A

PERMISSIONS

- a. Zoning Certificate dated 02/07/2015.
- b. TCP NOC dated 03/01/2022 bearing ref no.
NOC/49(6)/2069/SIO/TCP-22/34

II. DESCRIPTION OF THE SAID PROPERTY

All that separated and dis-annexed plot of land, which plot is the part of the property known as 'GUDDER', also known as "NAVE KHAZAN" situated at Siolim, within the area of Siolim Gram Panchayat, Bardez Taluka, Bardez Sub-District of Registration District of Goa, described in the Land Registration office of Bardez, Mapusa as a whole under No. 39650 at Folio 176 of Book B-101 and described in the Land Revenue office of Bardez(Matriz), under No.371 & 461 of Fourth circumscription, surveyed as a whole under no. 123, Sub-Division 1-A, admeasuring an area of 2700 square meters, the said property is shown in the plan annexed hereto and delineated in colour red and bounded as under:



EAST :- By plot No.8-C of the same property:-
WEST :- By plot No.8-B of the same property:-
NORTH :- By internal road, plot 8-A & plot 7 of the same
property.
SOUTH :- By a rivulet flowing water.

Hercinafter referred to as the **"THE SAID PROPERTY"**.

III. DISCRPTION OF THE SAID PLOT

ALL that portion of the said property described in the above said
schedule II admeasuring an area of **1500 square meters** with an
access shown in the plan annexed to this Sale Deed and is bounded
by

EAST :- by property bearing survey no.123/1;
WEST :- by property bearing survey no.123/1A(part);
NORTH :- by property bearing survey no.123/1;
SOUTH :- by nullah.

IV. TRACING OF PARTIES TITLE:

1. The said property In terms of document at (e), the said
property is described under land registration office of Bardez at
Mapusa under description 39650 at folio 176 of Book B-101
and described in the Land Revenue Office of Bardez



under Matriz No. 371 and 461 of Fourth circumscription having corresponding inscription bearing no. 16727 Folio 176 reverse of the Book No F-18 of the Land Registration records of the Judicial Division of Bardez. As per the Inscription No.16727 the property is inscribed in favour of Cedric Micael Rosario Evrse de Souza (as per the translated document).

2. The said property was gifted to Cedric De Souza alias Cedric Michai Rosario Emar De Souza or Sadrik Amaral D'souza by his parents namely Tome mar de Souza alias Tomes S. de Souza alias Tomas Sebastiao de Souza and Lira Prisca Fernandes vide deed of gift dated 05/07/1962 registered in the office of Notary Public Mr. Antonio J.J.F. Pinto Menezes in Book No. 598 at folio 62 upto Folio 64 of the said Notary Public. (as per the translated document)

3. The said Cedric De Souza alias Cedric Micael Rosario Emar De Souza or Sadrik Amaral D'souza sold a portion of the said larger property admeasuring an area of 2700 square meters Ramesh Rauji Shirodkar Vide Deed of Sale dated 11/02/1997, registered before the Sub Registrar of Bardez under no.1547 at pages nil Book No. I, Volume No. 614 dated 3/11/1998.

4. The said Ramesh Rauji Shirodkar mutated his name in the Occupant Column of Form I and XIV.

5. The said Ramesh Rauji Shirodkar obtained Order of partition passed by the Dy. Collector and S D O Mapusa in case no. 15/106/2014/PART/LAND dated 25/05/2015. In pursuance the Mamlatdar and the DSLR allotted separate sub division number and separate plan to the said portion of the larger property.

6. The said Ramesh Rauji Shirodkar married to Mrs. Rameshwari Ramesh Shirodkar and the said Ramesh Rauji Shirodkar expired on 25/07/2020 leaving behind his wife Rameshwari Ramesh Shirodkar as moiety holder and his following children as the only sole and universal heirs which is established by Deed of Succession dated 02/08/2021, duly registered in the Notary Ex-Officio of Judicial Division, Cancona executed in the Judicial Division of Cancona:

- i. Resha Ramesh Shirodkar alias Kalangutkar married to Sudan Vasudev Kalangutkar,



- ii. Mrs. Reema Ramesh Shirodkar alias Trusha Tisan Betkikar married to Tisan Pandurang Betkikar,
- iii. Mr. Ritesh Ramesh Shirodkar and
- iv. Rashid Ramesh Shirodkar.

7. In the light of above the heirs of late Ramesh Rauji Shirodkar were the joint owners of the said property.

8. Vide Deed of Sale dated 02/02/2022, duly registered in the Office of the Sub Registrar of Bardez under Registration No. BRZ-1-455-2022, dated 02/02/2022, the said Rameshwari Ramesh Shirodkar Resha Ramesh Shirodkar alias Kalangutkar married to Sudan Vasudev Kalangutkar, Mrs. Reema Ramesh Shirodkar alias Trusha Tisan Betkikar married to Tisan Pandurang Betkikar, Mr. Ritesh Ramesh Shirodkar and Rashid Ramesh Shirodkar.

sold a PLOT admeasuring 1500 sq. mts. forming part of the property bearing Survey No. 123/1A of Village Siolim, which plot is hereinafter referred to as the SAID PLOT, in favour of Mr. Vikas Shetty and Pradutt Narayan Prabhu Lawande.



In view of above, the said Mr. Vikas Shetty and Pradutt Narayan Prabhu Lawande became absolute owners in possession of the SAID PLOT.

9. In light of above, considering the Inscription Description Certificate, Deed of Gift dated 5/07/1962, Deed of Sale dated 11/02/1997, Deed of Succession dated 02/11/2021 and Deed of Sale dated 02/02/2022 and the Survey Records in respect of the said property, have remained unchallenged and the survey records corresponds to the devolution of title and are consistent with the ownership of the present owners, I am of the opinion that the said Vikas Shetty and Pradutt Narayan Prabhu Lawande have clear and marketable title in respect of the SAID PLOT subject to inspection of originals and production of Nil Encumbrance Certificate in respect of the SAID PROPERTY.

V. EVIDENCE OF POSSESSION:-

The said property stands in the name of late Ramesh Rauji Shirodkar in the Form I and XIV issued by the



Department of Survey, Government of Goa. Possession of the present owners in respect of the said property is therefore established.

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that the said Vikas Shetty and Pradutt Narayn Prabhu Lawande have clear and marketable title in respect of the SAID PLOT subject to inspection of originals and production of following documents

- a. Mutation to be carried out in the name of Vikas Shetty and Pradutt Narayan Prabhu Lawande
- b. Latest Nil Encumbrance Certificate in respect of the said plot is to be obtained.

➤ **General Qualifications and Assumptions**

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out at 'I' above.
- For the purpose of issuing this report on title:



(a) I have not carried out a negative search in respect of litigations (i) in relation to the said property.

(b) I have not inspected the originals of the title documents produced for scrutiny referred to above; and

(c) I have taken the title documents under which Cedrik De Souza alias Sadrik Amaral D'Souza acquired the Land as the root of title.

- For the purpose of issuing this report on title, I have assumed:

(a) the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, asset out at 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;



- (b) that the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force;
- (c) that all the documents relating to the said property and furnished to me have been validly executed and delivered by the parties to them;
- (d) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- (e) that there are no pending litigations in respect of the said property; and
- (f) that names of persons spelt differently in different documents in respect of the said property are the same person;

- The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore



disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

- This report on title is confined to the said plot only.
- The search conducted at the Office of the Sub-Registrar of Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.
- The availability/existence of the access to the said property is not within the scope of this report
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which



would have to be independently satisfied despite
any provision in the title documents to the contrary.
The report on title has been prepared in accordance
with and is subject the laws of India.

Place: - Mapusa-Goa.



(Adv. Gajanan Korgaonkar)