



Nandkumar N. Naik
Advocate

SEARCH REPORT AND CERTIFICATE OF TITLE

This report and certificate of title is given at the request of M/S. R. R. **REALTERS**, a partnership firm, duly registered in the office of the registrar of firms at Panaji under No. 99/2014 having its office at Shop No. G-3, Ashwek Residency, Opp. Anand Bhavan, St. Cruz, Tisk, Ponda-Goa, in respect of the property described herein below:

1. NAME OF THE PROPERTY:

“BAZARBATA” alias “TORLEM BHAT”

2. SITUATION OF THE PROPERTY:

The property situated at village Ponda, within the limits of Ponda Municipal Council, Taluka and Sub District of Ponda, district of South Goa in the state of Goa.

3. LAND REGISTRATION INSCRIPTION AND DESCRIPTION NUMBER:

The property is registered in the office of Comarca of Ilhas Goa under No. 20569 of at pages 25V Book B 55 new and inscribed under No. 2396.

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4. RECORD OF RIGHTS SURVEY:

The property is presently surveyed under No. 1/1 of village Ponda, of Ponda Taluka.

5. BOUNDARIES:

Bounded on the East by the municipal Building and Public road, West by the paddy fields of Cajis under survey No. 11 and its sub divisions, of village Ponda, North by the Coconut grove and houses of Caetano Joaquim De Costa under survey No. 10/4 of village Ponda and South by the ditch of rainy water. The property described as above is hereinafter referred to as the "SAID PROPERTY".

6. DOCUMENTS SCRUTINIZED

- a. Deed of exchange dtd. 07/05/1953, recorded at page no.28-30 in the notary book no.305 of Julgado Municipal especial of Ponda.
- b. Inscription and Description certificate dated, 26/4/1958, issued by land registration office.

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- c. Deed of succession dated, 19/08/1998 drawn at page 22 of Notarial book for deeds No. 387.
- d. Deed of succession dtd. 16/06/2017 drawn at pages 15 to 17 of Notarial book for deed No. 418.
- e. Deed of succession dtd. 01/08/2017 drawn at pages 63 to 64 of Notarial book for deed No. 418.
- f. Form I and XIV pertaining to the property surveyed under No. 1/1 of village Ponda.
- g. Survey plan pertaining to the property surveyed under No. 1/1 of village Ponda.
- h. Deed of Partition dtd. 28/01/2019 duly registered in the office of sub registrar of Ponda under No. PON-1-136-2019 in Book-1 Document on 14/02/2019.
- i. Deed of Sale dtd. 25/09/2020 duly registered in the office of sub registrar of Ponda under No. PON-1-1279-2020 in Book-1 Document on 30/11/2020.
- j. Deed of Sale dtd. 11/08/2021 duly registered in the office of sub registrar of Ponda under No. PON-1-1159-2021 in Book-1 Document on 30/08/2021.
- k. Nil Certificate of Encumbrance on property dtd. 23/08/2022.

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SCRUTINY OF THE DOCUMENTS

1. In terms of Deed of exchange dtd. 07/05/1953 mentioned at serial no.7
(a) above, late Shaikh Mahamod Babar and his wife Fatimabi have
became the absolute owners of the said property same being taken in
exchange of property Gorbhat.
2. In terms of Inscription and Description certificate mentioned at serial
no. 7(b) above, the said property has been inscribed in favour of
Shaikh Mohamad Babar and his wife Fatima bi under No. 2396 and
described under No, 20569 in the office of land registration of
Comarca of Ilhas Goa.
3. In terms of deed of succession mentioned at serial no. 7(c) above, said
Fatima Bi and her husband Shaikh Mohamad Babar both died leaving
behind their three sons namely Shaikh Yassin married to Hanifa Bi,
Mr. Shaikh Babar married to Dominga Fernandes alias Razia Shaikh
Babar and Mr. Shaikh Hassan married to Nasimabi, who have been
qualified to be the heirs of said Shaikh Mohamad Babar and Fatimabi
and have inherited the said property from Shaikh Mamod Babar and

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Fatimabi in terms of law of succession and inheritance prevailing in the state of Goa.

4. In terms of deed of succession mentioned at serial no. 7(d) above, upon the death of Mr. Yasin Mohammad Shaikh alias Xec Yassin alias Shaikh Yasin Mahammed alias Shaikh Yassin Mahamad alias Shaikh Yassin alias Xec Yassin Mahamod alias Eassimo Xec, his widow and moiety holder Smt. Hanifabi alias Anifam Bi alias Shaikh Haneefabi alias Hanifa alias Haneefam Bi and five children namely 1) Xec Barcat Ali alias Barkatali Yassin Shaikh married to Shabana Mehaboob Shaikh, 2) Mrs. Shaikh Azizabi married to Shaikh Nisar Zakaria, 3) Fatima Bi Shaikh married to Xec Akbar alias Shaikh Akbar, 4) Mrs. Shaira bi Shaikh married to Tauseef Ahmad A M Ansari, 5) Mr. Xec Erfan Alli alias Irfan Yasin Shaikh married to Shahim Sheikh alias Shahin Shaikh have inherited the said property jointly in terms of law of succession and inheritance prevailing in the state of Goa and are the joint owners of the said property along with other heirs of Shaikh Mamod Babar.

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5. In terms of deed of succession mentioned at serial no. 7(e) executed upon death of Shaikh Babar alias Xec Babar alias sheikh Baber and his wife Smt. Razia Bi Shaikh Razia Bi Shaikh Alias Domingo Filomena Fernandes, Mrs. Hashmat Bi married to Xec Ussein and Shaikh Faruk alias Shaikh Farookh married to Sultana Bi, have inherited the said property jointly in terms of law of succession and inheritance prevailing in the state of Goa and are the joint owners of the said property along with other heirs of Shaikh Mamod Babar.

6. In terms of Form I and XIV of the survey record pertaining to the property surveyed under No. 1/1 of village Ponda issued on 17/12/2021 by Government of Goa mentioned at serial no. 7(f), the name of Shaikh Hassan, Shaikh Haneefabi alias Hanifa alias Hannefam Bi, Hashmat Bi, Shaikh Faruk, Xec Barkat Ali, Shaikh Azizabi, Fatima Bi Shaikh, Shaira Bi Shaikh and Xec Erfan Ali figures in the occupants column.

7. In terms of Survey plan of the property surveyed under No. 1/1 of village Ponda issued on 15/06/2017 by Inspector of survey and land

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records mentioned at serial no. 7(g), said property has been entirely surveyed under No. 1/1 of Village Ponda.

8. In terms of Deed of Partition mentioned at serial no. 7(h) above, said property has been partitioned among its owners and plot 'A' having an area admeasuring 1236.00 sq. mtrs. with the existing residential house bearing Ponda Municipality No. 8/1/3 and plot 'D' having an area admeasuring 259.00 sq. mtrs. have been allotted to Mr. Shaikh Hassan alias Xec Hassan Mamod alias Xec Hassan and his wife Mrs. Nasimabi alias Nasima Shaikh, jointly, plot 'B' having an area admeasuring 512.00 sq. mtrs. with the existing residential house bearing Ponda Municipality No. 8/1/2 and plot 'C' having an area admeasuring 259.00 sq. mtrs. have been allotted to Mrs. Hashmat Bi, Xec Ussein alias Shaikh Hussain, Shaik Faruk alias Shaikh Farookh, Sultana Bi alias Sultana Shaikh jointly and plot 'E' having an area admeasuring 259.00 sq. mtrs. allotted to Smt. Hanifabi alias Anifam Bi alias Shaikh Haneefabi alias Hanifa alias Haneefam Bi Xec Barcat Ali alias Barkatali Yassin Shaikh married to Shabana Mehaboob Shaikh, Mrs. Shaikh Azizabi, Shaikh Nisar Zakaria, Fatima Bi Shaikh, Xec Akbar alias

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Shaikh Akbar, Mrs. Shaira bi Shaikh, Tauseef Ahmad A M Ansari,
Mr. Xec Erfan Alli alias Irfan Yasin Shaikh, Shahim Sheikh alias
Shahin Shaikh jointly.

9. In terms of deed of sale mentioned at serial no. 7(i) above, Mr. Shaikh Hassan alias Xec Hassan Mamod alias Xec Hassan and his wife Mrs. Nasimabi alias Nasima Shaikh have sold the plot 'D' admeasuring 259.00 sq. mtrs. of the said property to M/s. R. R. Realters which deed of sale has been executed and registered in the office of sub registrar of Ponda and same is valid deed.

10. In terms of deed of sale mentioned at serial no. 7(j) above, Mrs. Asmat Bi Hashmat Bi, alias Hasmat Bi alias Hasmat Bi Hussain Shaikh alias Hasmat Bi Hussain Shaikh, Mr. Shaikh Hussain alias Xec Ussein alias Hussain Yusuf Shaikh, Mr. Shaikh Farookh alias Shaik Faruk alias Farooq Baber Shaikh alias Farook Shaikh and Mrs. Sultana Shaikh alias Sultana Bi alias Sultana Bi Shaikh, have sold plot 'B' having an area admeasuring 512.00 sq. mtrs. and plot 'C' having an area admeasuring 259.00 sq. mtrs. of the said property to M/s. R.

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R. Realters which deed of sale has been executed and registered in the office of sub registrar of Ponda and it is valid sale deed.

11. In terms of Nil Certificate of encumbrance mentioned at serial no. 7(k) above, no encumbrances affecting the said property has been found from 01/09/2021 to 23/08/2022.

REPORT

After having searched and scrutinized various documents pertaining to the property under survey No. 1/1 of village Ponda, I report that, said property was jointly owned by Smt. Hanifabi alias Anifam Bi alias Shaikh Haneefabi alias Hanifa alias Haneefam Bi Xec Barcat Ali alias Barkatali Yassin Shaikh married to Shabana Mehaboob Shaikh, Mrs. Shaikh Azizabi, Shaikh Nisar Zakaria, Fatima Bi Shaikh, Xec Akbar alias Shaikh Akbar, Mrs. Shaira bi Shaikh, Tauseef Ahmad A M Ansari, Mr. Xec Erfan Alli alias Irfan Yasin Shaikh, Shahim Sheikh alias Shahin Shaikh, Mrs. Hashmat Bi, Xec Ussein alias Shaikh Hussain, Shaikh Faruk alias Shaikh Farookh, Sultana Bi alias Sultana Shaikh, Mr. Shaikh Hassan alias Xec Hassan

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Mamod alias Xec Hassan and Mrs. Nasimabi alias Nasima Shaikh and have partitioned among themselves and got allotted to them the portions of the said property by making plots and have sold plot 'B', plot 'C' and plot 'D' to M/s. R. R. Realters by executing two different sale deeds as mentioned above .

CERTIFICATE

I, Adv. Nandkumar N. Naik do hereby certify that, title of M/s. R. R. Realters to the land being plot 'B', 'C' and 'D' of the property under survey No. 1/1 of village Ponda is clear, free from any encumbrances whatsoever and same is marketable. I further certify that, M/s. R. R. Realters is entitled to develop the said land by constructing the building therein and to sell the premises constructed therein to the intending purchasers.

Place: Ponda Goa

Date: 18/08/2022


Adv. Nandkumar N. Naik

