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Date 13/2/2014

TITLE REPORT

This Title Report is submitted at the request of Mr Nazir Akbar Khan resident of Vasco da Gama, Goa.

SUBJECT MATTER

The subject matter of this title report is property known as "MOSICHEM MOLL alias MOCHICHEM MOL also known as MOXICHEM MOL" admeasuring an area of 2400 sq mts, bearing Survey No. 22/4 of Nanus Village, Sattari, Goa.

DESCRIPTION OF THE PROPERTY MOSICHEM MOLL alias MOCHICHEM MOL also known as MOXICHEM MOL

All that property known as "MOSICHEM MOLL alias MOCHICHEM MOL also known as MOXICHEM MOL", admeasuring an area of 2400 sq mts, bearing Survey No. 22/4 of Nanus Village, Sattari Taluka, North Goa District, State of Goa, described in the Land registration Office of Bicholim under no 10510 of Book B27 but not enrolled in the Taluka Revenue Office. The said property is bounded as under:-

East:- by road

West:- by property of Ashrafbi Aga, Yacum Mussa Aga, Farida Aga, Ajim Mussa Aga, Akila Aga, Afzal Aga,

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Nafiza Aga, Hamid Aga, Dildar Begum, Daud Khan
Karol, Farida Bi, Abdul Hamid Beg

North:- by plot of Mamod Khan

South:- by plot of Xec Ismail

DERIVATION OF TITLE

The said property originally belonged to Mussa Aga who purchased the said property vide Sale deed dated 18/10/1963 from Hapizambi or Apizambi Xec Agis, Xec Idrus and Xec Issub.

Mussa Aga expired leaving behind Ashrafbi Aga, Yacum Mussa Aga, Farida Aga, Ajim Mussa Aga, Akila Aga, Afzal Aga, Nafiza Aga, Hamid Aga, Dildar Begum, Daud Khan Karol, Farida Bi, Abdul Hamid Beg as his legal heirs which is confirmed by virtue of Deed of Succession dated 12/7/2013.

Thus the title of the said property vests in Ashrafbi Aga, Yacum Mussa Aga, Farida Aga, Ajim Mussa Aga, Akila Aga, Afzal Aga, Nafiza Aga, Hamid Aga, Dildar Begum, Daud Khan Karol, Farida Bi, Abdul Hamid Beg.

By an Deed of Relinquishment dated 22/1/2014 drawn in the notrail book of deeds of Book no 19 at Pages 18V drawn before the Ex-officio notary at Valpoi, said Dildar Begum, Daud Khan Karol, Farida Bi, Abdul Hamid Beg relinquished their rights in the estate of Mussa Aga which they are entitled in favour of other co-owners.

Thus the title in the said property now vests in Ashrafbi Aga, Yacum Mussa Aga, Farida Aga, Ajim Mussa Aga, Akila Aga, Afzal Aga, Nafiza Aga, Hamid Aga, whose title to the said property is clear and marketable.

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**WHETHER THERE ARE ANY ENCUMBRANCES ON
THE PROPERTY**

A search was made by me in the office of the Sub-Registrar of Sattari at Valpoi to find out whether there is any encumbrance recorded affecting the property known as "MOSICHEM MOLL alias MOCHICHEM MOL also known as MOXICHEM MOL ", admeasuring an area of 2400 sq mts bearing Survey No. 22/4 of Nanus Village ". During my search in said offices, I did not find any recorded encumbrances effecting the said property known as MOSICHEM MOLL alias MOCHICHEM MOL also known as MOXICHEM MOL " which is the subject matter of this title report or any part thereof.

Even in the record of Rights i.e. Form I & XIV in respect of the survey numbers no name figures in the column 'name of the tenant' in Form I & XIV, it is to be presumed that there is no tenant in respect of the property or any part thereof. Thus the said property known as MOSICHEM MOLL alias MOCHICHEM MOL also known as MOXICHEM MOL " is free from any tenants as well as encumbrance.

DOCUMENTS EXAMINED

1. Copy of Irrevocable Specific Power of Attorney dated 17/1/14
2. Copy of Power of Attorney dated executed before Indian Embassy at Kuwait by Ajim Mussa Aga
3. Copy of General Power of Attorney dated 20/11/2013

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4. Nil Encumbrance certificate of Plot B & Plot C respectively
5. Copy of Survey plan of property bearing survey no 22/4 of Village Nanus
6. Copy of Form I & XIV of the property bearing survey no 22/4 of Village Nanus
7. Copy of Inscription Certificate along with English Translation
8. Copy of Deed of Relinquishment of Rights dated 22/1/2014
9. Copy of Deed of Succession dated 12/7/2013
10. Copy of Sale deed dated 18/10/1963

OPINION :-

Subject to the documents produced for my perusal which are listed hereinabove, I certify that Ashrafbi Aga, Yacum Mussa Aga, Farida Aga, Ajim Mussa Aga, Akila Aga, Afzal Aga, Nafiza Aga, Hamid Aga, have a clear and marketable title to the property "MOSICHEM MOLL alias MOCHICHEM MOL also known as MOXICHEM MOL ", admeasuring an area of 2400 sq mts bearing Survey No. 22/4 of Nanus Village situated within the jurisdiction of village Panchayat of Sancoale, Taluka and Sub-District of Sattari , North Goa District, State of Goa.



(Amey A. Shetye)

Adv. AMEYA A. SHETYE

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