# V. K. Harmalkar

**ADVOCATE & NOTARY**

E-101, First Floor, Saldanha Business Towers, At Court Circle, Altinho, Mapusa - Goa, 403 507
Ph.: +91 832 2253528 | Cell : +91 9923484499
E-mail : advharmalkarassociates@gmail.com / vickyharmalkar@yahoo.com


## TITLE REPORT

Dated: 25/03/2025

To,

1. MR. RAVI RAMESHCHANDRA GOHIL,
2. MR. RAMESHCHANDRA SHAMJI GOHIL

Both Residents of Plot No. 26, PDA Colony,
Matruchaya, Porvorim, Bardez – Goa, 403521

**THE PRESENT TITLE SEARCH REPORT CONCERNS THE FOLLOWING PROPERTY.**

## DESCRIPTION OF THE PROPERTY

All that Immovable Property Known as **"TOLCAE" or "TOLSAY"**, admeasuring 7,700 Sq.mts, Surveyed under Survey No.25 of Sub Division No.2 of Village Carambolim, situated at Carambolim, Tiswadi- Goa, within the limits of Village Panchayat of Carambolim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, which property is found to be described in the Land Registration Office of Ilhas under No.8297 at page 49 of Book B-22 new and enrolled in the Taluka Revenue Office of Ilhas under Matriz No.139. The said property is bounded as under:

...2/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

**EAST: By the** property of Shri. Vishnum Sinai Dempo

**WEST: By** the Communidade Road

NORTH: By the property of Shri. Vishnum Sinai Dempo

SOUTH: By the Corlim Old Goa Road

THE PHOTOCOPIES/CERTIFIED COPIES OF FOLLOWING DOCUMENTS HAVE BEEN FURNISHED FOR SCRUTINY ALONG WITH ITS CERTIFIED COPIES FOR INSPECTION;

I have examined the following documents which are valid as per existing laws: -

i. Inscription and Description of the Property along with Translation
ii. Manual Form I and XIV of the Property bearing Survey No. 25 of Sub - Division No. 2 of Carambolim Village.
iii. Manual Form III of the Property bearing Survey No. 25 of Sub - Division No. 2 of Carambolim Village.
iv. Inventory proceedings bearing No. 8/89 of 1989 in the Court of Civil Judge Senior Division at Panaji.
v. Agreement for Sale, dated 10th February 1994
vi. Deed of Sale, dated 27th September 2004
vii. Deed of Sale, dated 20th June 2008
viii. Deed of Sale, dated 23rd July 2008
ix. Deed of Sale, dated 28th May 2014
x. Deed of Sale, dated 28th May 2014

...3/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

(18)

xi. Deed of Sale, dated 29th May 2014

xii. Deed of Sale, dated 29th May 2014

xiii. Computerized Form I and XIV of the Property bearing Survey No. 25 of Sub - Division No. 2 of Carambolim Village.

xiv. Survey Plan of property bearing Survey No. 25 of Sub - Division No. 2 of Carambolim Village.

xv. Zoning Certificate of Property bearing Survey No. 25 of Sub - Division No. 2 of Carambolim Viilage, issued by Town & Country Planning Department of Panaji Goa, dated 12/10/2021, bearing Ref. No. TIS/1/2/ZON/2077/CAR/TCP/2021/1770.

xvi. Sanad issued by Office of the District Collector, North - Goa, dated 20/04/2022, bearing Ref. No. RB/CNV/TIS/COLL/23/2021/4289.

## IV. FLOW OF TITLE

On perusal of the above listed documents and on giving searches in the relevant office, it is seen,

That the said property earlier belonged to Shri. Raimundo Filipe Fernandes alias Raimundo Fernandes.

That the said Shri. Raimundo Filipe Fernandes alias Raimundo Fernandes was married to Smt. Sinforosa Antonia. Fernandes.

...4/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

That upon the death of Shri. Raimundo Filipe Fernandes alias Raimundo Fernande, his wife, Smt. Sinforosa Antonia Fernandes, initiated an Inventory proceedings in the Court of Civil Judge Senior Division at Panaji, which was bearing No. 8/89 of 1989 for the partition of estate of the said deceased.

It is further seen in the said Inventory Proceedings, that the said property was listed as Item No.1 in the list of assets and the same was allotted to the Smt. Sinforosa Antonia Fernandes, Mr. Thomas Ritaldo Fernandes, Mrs. Ursula Martha Fernandes, Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes, Mrs. Filomena Fernandes, Mrs. Valerie Maria Pinto, Mr. Savio Pinto, Mrs. Sheldon Ermetina Fernandes alias Shelden Ermentina Fernandes and Mr. John Fernandes, vide Final Order, dated 17th January 1990, passed by the Court of Civil Judge Senior Division at Panaji.

It is further seen that the said Smt. Sinforosa Antonia Fernandes, Mr. Thomas Ritaldo Fernandes, Mrs. Ursula Martha Fernandes, Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes, Mrs. Filomena Fernandes, Mrs. Valerie Maria Pinto, Mr. Savio Pinto, Mrs. Sheldon Ermetina

...5/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

Fernandes alias Shelden Ermentina Fernandes and Mr. John Fernandes had entered into Agreement for Sale, dated 10th February 1994, with Mr. Mickey Emiliano Cardozo alias Emiliano Mildred Cardozo with respect to the portion of the Said Property, admeasuring 3,636 sq.mts, identified as Plot B.

It is further seen that the said Smt. Sinforosa Antonia Fernandes, Mr. Thomas Ritaldo Fernandes, Mrs. Ursula Martha Fernandes, Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes, Mrs. Filomena Fernandes, Mrs. Valerie Maria Pinto, Mr. Savio Pinto, Mrs. Sheldon Ermetina Fernandes alias Shelden Ermentina Fernandes and Mr. John Fernandes, sold the portion of the Said Property, admeasuring 3,636 sq.mts, identified as Plot B, to Mr. Mickey Emiliano Cardozo alias Emiliano Mildred Cardozo, vide Deed of Sale, dated 27th September 2004, registered before Sub Registrar of Ilhas, under Registration No.2734, at pages 1 to 22, Book No.I, Volume No.1377, dated 28/09/2004.

It is further seen that the said Smt. Sinforosa Antonia Fernandes, Mr. Thomas Ritaldo Fernandes, Mrs. Ursula Martha Fernandes, Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes, Mrs. Filomena Fernandes,

...6/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

21

Mrs. Valerie Maria Pinto, Mr. Savio Pinto, Mrs. Sheldon Ermetina Fernandes alias Shelden Ermentina Fernandes and Mr. John Fernandes sold the remaining portion of the Said Property, admeasuring 4,064 sq.mts, identified as Plot A to M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar, vide Deed of Sale, dated 20th June 2008, registered before Sub Registrar of Ilhas, under Registration No.1932, at pages 573 to 606, Book No.I, Volume No.1974, dated 24/06/2008.

It is further seen that Mr. Mickey Emiliano Cardozo alias Emiliano Mildred Cardozo along with his wife Mrs. Joan M. Cardoz sold the SAID PLOT – B, admeasuring 3,636 Sq.mts to M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar, vide Deed of Sale, dated 23rd July 2008, duly registered before Sub Registrar of Ilhas, under Registration No.2301, at pages 580 to 598, Book No.I, Volume No.1989, dated 28/07/2008.

It is further seen that the said M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar along with his wife Smt. Manda Arjdhaku Madkaikar, sold the part of the SAID PLOT – B, admeasuring 1,818 sq.mts, identified as Plot B-2, vide Deed of Sale, dated 28th May 2014, registered before Sub Registrar of Ilhas, under Book -1, Document, Registration No.PNM-BK1-01364-2014, CD No.PNJD30, dated 19/06/2014 to Mrs. Dulcina Ninfa Rodrigues.

...7/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

It is further seen that the said M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar along with his wife Smt. Manda Arjdhaku Madkaikar, further sold part of the SAID PLOT – A, admeasuring 2,032 sq.mts, identified as Plot A-1, vide Deed of Sale, dated 28th May 2014, registered before Sub Registrar of Ilhas, under Book -1, Document, Registration No.PNM-BK1-01363-2014, CD No.PNJD30, dated 19/06/2014 to Mr. Nelson Eugenio Rodrigues.

It is further seen that the said M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar along with his wife Smt. Manda Arjdhaku Madkaikar, further sold part of the SAID PLOT – B, admeasuring 1,818 sq.mts, identified as Plot B-1, vide Deed of Sale, dated 29th May 2014, registered before Sub Registrar of Ilhas, under Book -1, Document, Registration No.PNM-BK1-01373-2014, CD No.PNJD30, dated 19/06/2014 to Mr. Nelson Eugenio Rodrigues.

It is further seen that the said M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar along with his wife Smt. Manda Arjdhaku Madkaikar, further sold part of the SAID PLOT – A, admeasuring 2,032 sq.mts, identified as Plot A-2, vide Deed of Sale, dated 29th May 2014, registered before Sub Registrar of Ilhas, under Book -1,

...8/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

Document, Registration No.PNM-BK1-01374-2014, CD No.PNJD30, dated 19/06/2014 to Mrs. Dulcina Ninfa Rodrigues.

That in view of the above the **MRS. DULCINA NINFA RODRIGUES** and her husband **MR. JACK JOHN NELSON RODRIGUES** alias **NELSON RODRIGUES** alias **NELSON EUGENIO RODRIGUES** became the absolute owners in possession of the SAID PROPERTY.

It is further seen that, **MRS. DULCINA NINFA RODRIGUES** and her husband **MR. JACK JOHN NELSON RODRIGUES** alias **NELSON RODRIGUES** alias **NELSON EUGENIO RODRIGUES** have obtained Conversion Sanad for the said property from the office of District collector North Goa dated 20/04/2022,bearing,ReferenceNo.RB/CNV/TIS/COLL/23/2021/4289.

It is further seen that, **MRS. DULCINA NINFA RODRIGUES** and her husband **MR. JACK JOHN NELSON RODRIGUES** alias **NELSON RODRIGUES** alias **NELSON EUGENIO RODRIGUES** sold the said property to 1) **MR. RAVI RAMESHCHANDRA GOHIL** and 2) **MR. RAMESHCHANDRA SHAMJI GOHIL**, Both Residents of Plot No. 26, PDA Colony, Matruchaya, Porvorim, Bardez – Goa, 403521, vide Deed of Sale, dated 06th March 2024, registered before Sub Registrar of Ilhas, under Book -1, Document, Registration No.PNJ-I-751-2024, dated 07/03/2024

...9/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

It is further seen that 1) MR. RAVI RAMESHCHANDRA GOHIL and 2) MR. RAMESHCHANDRA SHAMJI GOHIL, Both Residents of Plot No. 26, PDA Colony, Matruchaya, Porvorim, Bardez – Goa, 403521 based on the above sale deed have carried out mutation of the said property in their names and at present their names are found recorded in the occupant column with respect to the said property.

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

...10/-

(25)

## CERTIFICATE

I, therefore certify that the title of 1) MR. RAVI RAMESHCHANDRA GOHIL and 2) MR. RAMESHCHANDRA SHAMJI GOHIL Both Residents of Plot No. 26, PDA Colony, Matruchaya, Porvorim, Bardez – Goa, 403521, to the said property clean, clear and marketable and they are entitled to sell the said property.

This certificate is made in favour MR. RAVI RAMESHCHANDRA GOHIL and his father MR. RAMESHCHANDRA SHAMJI GOHIL, based on the documents placed and produced before me which are photo copies/certified copies and compared with the originals.

ADVOCATE

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA