

ASHVETA A. RAIKAR, Advocate

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CERTIFICATE OF TITLE

I. DESCRIPTION OF DOCUMENTS SCRUTINIZED:-

Sr.No.	Date of Documents	Name of Document	whether original /certified /true copy/ Photocopy
1	24/03/1973	Certificate of Deed of Gift duly registered in the office of the Sub Registrar of Salcete/Margao under Reg. No. 316 at pages 72 to 76 of Book No. I, Vol. No. 110 dated 02/4/1973	Photocopy
2	29/03/1974	Certificate of Deed of Gift duly registered in the office of the Sub Registrar of Salcete/Margao under Reg. No. 342 at pages 187 to 124 of Book No. I, Vol. No. 124 dated 10/04/1974.	Photocopy
3	02/09/1985	Certificate of Deed of Gift duly registered in the office of the Sub Registrar of Salcete/Margao under Reg. No. 4334 at pages 23 to 37 of Book No. I, Vol. No. 345 dated 05/09/1985.	Photocopy
4	17/03/2008	Certificate of Deed of Sale duly registered in the office of the Sub Registrar of Salcete/Margao under Reg. No. 1701 at pages 142 to 164 of Book No. I, Vol. No. 2897 dated 27/03/2008.	Photocopy
5	03/08/2018	Deed of Gift duly registered in the office of the Sub Registrar of Salcete/Margao under Book-1 Document, Reg. No. MGO-BK1-03679-2018, CD No. MGOD127 dated 23/08/2018.	Photocopy
6	05/09/2022	Form I & XIV under Survey No. 190/5-H-3	Photocopy
7	05/09/2022	Survey Plan	Photocopy
8	19/09/2022	Certificate of Land Description No. 45483 of Book B 118 New Series along with Inscription.	Photocopy
9		Construction Plan	Photocopy
10	18/11/2022	Sanad bearing Ref. No. CCSAL09-22-166/92	Photocopy
11	04/01/2023	Order bearing Ref. No. TPM/34189/Drama/190/5H3/2023/59	Photocopy
12	04/01/2023	Technical Clearance Order bearing Ref. No. TPM/34189/Drama190/5-H-3/2023/75	Photocopy
13	12/01/2023	No Objection Certificate bearing Ref. No. PHC-Navelim/DHS/NOC/22-23/1176	Photocopy
14	20/01/2023	Construction Licence No. VP/N/Const.L.45/2022-23	Photocopy
15	08/02/2023	Nil Certificate of Encumbrance on Property	Original

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		under No. 2907/2023	
16		Online Survey Plan	Photocopy

II. DESCRIPTION OF PROPERTY/ PROPERTIES:-SCHEDULE

ALL THAT a Property known "OLLY MUDDY" or "FIRGUIM MUDDY" Third Parcel (Terceira Adicao) situated at Dramapur, within the area of Village Panchayat of Sirlim Dramapur, Taluka and Sub- District of Salcete, District of South Goa and State of Goa, described in the Land Registration Office of Salcete under No.45,483 at folios 129 overleaf of Book B, 118 of new series, enrolled in the land Revenue Office of Salcete under Matriz No.1904, originally surveyed under No 1905 and 1807 of Dramapur Village and bounded on the east by road, on the west by the property of heirs of Joao Fenelon da Piedade Rebello and of Conceicao Mariano Barreto, on the North by that of said Conceicao and on the south by that of Joaquim Fernandes.

DESCRIPTION OF THE SAID PROPERTY: SCHEDULE B

ALL THAT PLOT No.9 of the property described in the SCHEDULE "A" above, which plot has been surveyed under No.190/5-H of Dramapur Village under Name Murdi, having an area of 7058 sq. mts and bounded on the east by Plot No.8 entire property, on the west by Plot No. 10 of entire property, on the north by 12.50 mts. wide road and on the south by 5 mts wide strip of land reserved for road widening.

DESCRIPTION OF THE SAID PLOT: SCHEDULE C

ALL THAT PLOT No. C, of the property described in the SCHEDULE "A" and SCHEDULE "B" above admeasuring 1087 sq. meters, known as Murdi, surveyed under No.190/5-H now surveyed under survey number 190/5-H-3, Situated at Dramapur village of Salcete Taluka hereinabove and is bounded as follows:

On the North: By the 12.50 mts wide road

On the South: By the part of the said property, marked as Plot D

On the West: By the part of said property, marked as Plot B

On the East: By the property surveyed under No.190/5-1.

III. Office Searches:-

I have given searches in the offices of the Land Registrar/ Sub Registrar/ Salcete/Margao/Land Revenue Office.

III. FLOW OF TITLE:-

Whereas there exist a Property known as "OLLY MUDDY" or "FIRGUIM MUDDY" Third Parcel (Terceira Adicao) situated at Dramapur, within the area of Village Panchayat of Sirlim Dramapur, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, described in the Land Registration Office of Salcete under No.45,483 at folios 129 overleaf of Book B, 118 of new series, enrolled in the land Revenue Office of Salcete under Matriz No.1904, originally surveyed under No.1905 and 1807 of Dramapur Village more particularly described in the SCHEDULE "A" hereinafter appearing and referred to as the "SAID ENTIRE PROPERTY".

And whereas the said entire property originally belonged to Mr. Rodolfo Gomes, Mr. Adolfo Gomes, Shri. Romeo Gomes and Mr. Joao Santana Gomes having acquired by them by Notarial deed of sale dt. 21 September 1965 drawn by interim Notary of Salcete Comarca, Shri. Raul Santa Vaz at folios 98 onwards of Notarial Register Book No. 1240 and as such said entire property inscribed in their names under inscription of transmission No.49877 at folio 66 of Book G-No.60.

And whereas by two separate Deed of Gift, one dated 24.3.1973 and other dated 28.3.1974 duly registered in the office of the sub-Registrar of Salcete under Reg. No.316 at pages 72 to 76 of Book No.1 Vol.110 and Reg. No.342 at pages 187 to 192 of Book No.1 Vol. 124 respectively said Mr. Rodolfo Gomes, Mr. Adolfo Gomes, Shri. Romeo Gomes and Mr. Joao Santana Gomes conveyed and transferred to Mr. Antonio Rosario

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Isidoro Gomes, Mr. Antonio Oliverira Gomes, Mr. Roldao Martires Gomes, Mr. Juliao dos Martires Gomes, Shri. Thomas Roberto Gomes and Mr. Armando Raimundo Gomes, the right to six tenths of the said entire property i.e, one sixth to each of them.

And whereas by the deed of partition dt.2nd September 1985 registered in the office of the sub-registrar of Salcete, Margao under No.1334 at pages 23 to 37 of book No.1 Vol.345 dt.5.9.1985 all above parties i.e. Mr. Rodolo Gomes, Mr. Adolfo Gomes, Shri. Romeo Gomes, Mr. Joao Santana Gomes, Mr. Antonio Rosario Isidoro Gome, Mr. Antonio Oliverira Gomes, Mr. Roldao Martires Gomes, Mr. Juliao dos Martires Gomes, Shri Thomas Roberto Gomes and Mr. Armando Raimundo Gomes alongwith their supposes partitioned the said entire property, whereby the Plot No.9 of the said entire property was allotted to the Mr. Antonio Oliverira alias Antonio Oliveiro Gomes and his wife Mrs. Jessica Almeida alias Jessica Almeida Gomes, thus they became the sole owners and possessors of the said plot No. 9.

And whereas the said Plot No. 9 of the property "OLLY MUDDY" or "FIRGUIM MUDDY" Third Parcel (Terceira Adicao), forms an independent and separate property and independently surveyed under No. 190/5-H of Dramapur village of Salcete, Taluka under name "MURDI" having an area of 7058 sq. mts, more particularly described in the SCHEDULE "B" hereinafter appearing and referred to as the "SAID PROPERTY".

And whereas by deed of sale dated 17/03/2008 registered under No.170 at pages 162 to 164, Book No. I, Volume No.2897, Date 27/03/2008 Mr. Antonio Oliverira alias Antonio Oliveiro Gomes and his wife Mrs. Jessica Almeida alias Jessica Almeida Gomes, have sold a portion of the said property having an area of 1087 sq. mts. shown in the plan annexed hereto and marked as Plot No. C of the said Property surveyed under No.190/5-H now surveyed under survey No. 190/5-H-3 of Dramapur village of Salcete Taluka to the Mr. Mahamad Rafiq Hattimatur, herein and thus the Mr. Mahamad Rafiq Hattimatur and Mr. Mohammed Jaffer Hattimatur became absolute owners of the said land/property admeasuring 1087 land/property more particularly described in the SCHEDULE "C" hereinafter appearing and referred to as the "SAID PLOT".

And whereas upon purchase of the said plot, the Mr. Mahamad Rafiq Hattimatur and the Mr. Mohammed Jaffer Hattimatur by way of mutation included their name in said survey and on partitioning the said plot obtained separate survey No.190, sub division 5-H-3.

And whereas in survey record of survey No.190/5-H-3, name of the said plot is recorded as "MURDI" and name of the Mr. Mahamad Rafiq Hattimatur and Mr. Mohammed Jaffer Hattimatur are also appears as occupant in occupant column of the said survey number of the said Plot C.

And whereas the Mrs. Reshma Hattimatur being married wife of the Mr. Mahamad Rafiq Hattimatur has also acquired right in the said Plot.

And whereas, said Mr. Mahamad Rafiq Hattimatur and Mrs. Reshma Hattimatur have great love and affection for said Mr. Mohammed Jaffer Hattimatur, being his brother and brother in law, hence intend to gift their 50% of the undivided share in the said Plot which is equivalent to an area of 543.5 sq of the said plot described in SCHEDULED "C", now surveyed under No. 190/5-H-3 Situated at Dramapur village of Salcete Taluka to the Mr. Mohammed Jaffer Hattimatur.

And whereas executed Deed of Gift dated 03/08/2018 which is registered in the office of the Sub Registrar of Salcete/Margao under Book-1 Document, Reg. No. MGO-BK1-03679-2018, CD No. MGO127 dated 23/08/2018.

And whereas Mr. Mohammed Jaffer Hattimatur registered his name under occupant column of Form I & XIV under Survey No. 190/5-H-3 dated 05/09/2022.

And whereas for the construction of the Said Plot C Mr. Mohammed Jaffer Hattimatur obtained certain documents for the construction of the said plot C from the concerned authorities are as follows:

	Construction Plan
18/11/2022	Sanad bearing Ref. No. CCSAL09-22-166/92
04/01/2023	Order bearing Ref. No. TPM/34189/Drama/190/5H3/2023/59
04/01/2023	Technical Clearance Order bearing Ref. No. TPM/34189/Drama190/5-H-3/2023/75
12/01/2023	No Objection Certificate bearing Ref. No. PHC-Navelim/DHS/NOC/22-23/1176
20/01/2023	Construction Licence No. VP/N/Const.L.45/2022-23

And whereas Said Mr. Mohammed Jaffer Hattimatur Nil Certificate of Encumbrance on Property under No. 2907/2023 dated 08/02/2023.

SCHEDULE-A

(Description of the entire property)

ALL THAT a Property known "OLLY MUDDY" or "FIRGUIM MUDDY" Third Parcel (Terceira Adicao) situated at Dramapur, within the area of Village Panchayat of SirlimDramapur, Taluka and Sub- District of Salcete, District of South Goa and State of Goa, described in the Land Registration Office of Salcete under No.45,483 at folios 129 overleaf of Book B, 118 of new series, enrolled in the land Revenue Office of Salcete under Matriz No.1904, originally surveyed under No 1905 and 1807 of Dramapur Village and bounded on the east by road, on the west by the property of heirs of Joao Fenelon da PiedadeRebello and of Conceicao Mariano Barreto, on the North by that of said Conceicao and on the south by that of Joaquim Fernandes.

SCHEDULE B

(Description of the said Property)

ALL THAT PLOT No.9 of the property described in the SCHEDULE "A" above, which plot has been surveyed under No.190/5-H of Dramapur Village under Name Murdi, having an area of 7058 sq. mts and bounded on the east by Plot No.8 entire property, on the west by Plot No. 10 of entire property, on the north by 12.50 mts. wide road and on the south by 5 mts wide strip of land reserved for road widening.

SCHEDULE "C"

(Description of the said Plot)

ALL THAT PLOT No. C, of the property described in the SCHEDULE "A" and SCHEDULE "B" above admeasuring 1087 sq. meters, known as Murdi, surveyed under No.190/5-H now surveyed under survey number 190/5-H-3, Situated at Dramapur village of SalceteTaluka hereinabove and is bounded as follows:

On the North: By the 12.50 mts wide road

On the South: By the part of the said property, marked as Plot D

On the West: By the part of said property, marked as Plot B

On the East: By the property surveyed under No.190/5-1.

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IV. OPINION

From the documents produced I am of the opinion that Mr. Mohammed Jaffer Hattimatur has a clear and marketable title and is the absolute owners in possession of the said PLOT No. C, of the property described in the SCHEDULE "A" and SCHEDULE "B" above admeasuring 1087 sq. meters, known as Murdi, surveyed under No.190/5-H now surveyed under survey number 190/5-H-3, Situated at Dramapur village of Salcete Taluka which shall be legal and enforceable.

Date: 14/02/2023



Ashveta A Raikar
Advocate

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