

**RIZWANA KHAN**

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Dated. 22.12.2022

**CERTIFICATE OF TITLE**

**Ref:** - This Report and Certificate is issued at the request of **Mr. NARENDRA M PATEL** son of Mr. Mafatlal Patel , aged about 60 years, Resident of H.No. 139, Aquem Alto Margao Goa, 403601, in respect of the PLOT described herein below.

**DESCRIPTION OF THE PROPERTY  
SCHEDULE –I**

All that property known as “TERCEIRO LANCO DE COTOCAMOLA” (SEXTO LOTE), situated at Mandopa of Navelim, Taluka and Sub District of Salcete, District of South Goa, State of Goa and described in the Land Registration Office of Salcete under No. 46002 New Series and enrolled in the Matriz records of Taluka Revenue Office of Salcete Under No. 881 and Surveyed for the purpose of Survey Records of Aquem village under Survey No. 25/8 and the said property is bounded as under:

- On the East : by the Municipal road;
- On the West : by the property of the same name (Lote N0.14) reserved for Public utility;
- On the North : by the property of the same name (Lote N0.7) of Ramanath Raicar;



On the South : by the property of the same name (Lote N0.5) of Bricio Francisco Antolio Pereira

## DESCRIPTION OF THE SAID PLOT

### SCHEDULE – II

All that Plot No. 6, having an area of 1075 sq.mts, situated at Aquem, within the limits of Village Panchayat of Aquem, Taluka and Sub District of Salcete, District of South Goa, State of Goa, a distinct and separate Plot, Surveyed for the purpose of Survey Records of Aquem village under Survey No. 25/8-G the said Plot No. 6 is bounded as under:

On the East : by the Municipal Road;

On the West : by the Plot No 14;

On the North : by the Plot No. 7 of Ramanath Raikar;

On the South : by the Plot No.5 of Bricio Francisco Antonio Pereira.

The said Plot No.6 has a shape of an irregular Quadrilateral.

The search is restricted to Plot no. 6 carved out from the SAID PROPERTY.

## DOCUMENTS PRODUCED FOR VERIFICATION

### (ALL PHOTOCOPY)

1. Land Registration Document under No. 46002 of Book G-61 of New Series along with Inscription (with English translation);
2. Matriz Certificate under No. 881 (with English translation);



3. Instrument of Sale dated 28/05/1969 duly registered before the Office of Sub-Registrar of Salcete at Margao Goa under registration No. 516 dated 10/06/1969.
4. Deed of Succession dated 07/09/1994, recorded at Folio 07 to 8V of Deed Book No. 1362, duly executed and registered with the Office of Civil cum Sub- Registrar of Salcete at Margao Goa
5. Deed of Sale dated 19/09/1994 duly registered before the Office of Sub-Registrar of Salcete at Margao Goa under registration No. 2568 at Pages 1 to 33 of Book I, Vol No. 421 dated 28/09/1994.
6. Judgment and Order in Regular Civil Suit No. 196/16/E before the Court of Civil Judge Junior Division at Margao;
7. Form 1 & 14 in respect of the Plot Surveyed under No. 25/8-G of Village Aquem Goa;
8. Survey Plan of Plot Surveyed under No. 25/8-G of Village Aquem Goa;
9. Sanad bearing no. COL/SAL/SG/CONV/64/2021/4630 dated 25.03.2022 issued by the Office of the Collector South Goa District, Margao Salcete Goa.;
10. Technical Clearance Order No. TPM/33587/CONST/AQUEM/25/8G/2022/1184 dated 11/03/22 issued by Office of Town & Country Planning Department, South Goa at Margao Goa;
11. Construction Licence under No. VP/AB/22-23/02 dated 02/05/2022 issued by Village Panchayat Of Aquem- Baixo;



### FLOW OF TITLE

From the documents produced for verification it reveals that property known as "TERCEIRO LANCO DE COTOCAMOLA" (SEXTO LOTE), situated at Mandopa of Navelim, Taluka and Sub District of Salcete, District of South Goa, State of Goa and described in the Land Registration Office of Salcete under No. 46002 New Series and enrolled in the Matriz records of Taluka Revenue Office of Salcete Under No.881 Surveyed for the purpose of Survey Records of Aquem village under Survey No. 25/8. The Property described herein above shall herein after be referred to as SAID PROPERTY.

The SAID PROPERTY is inscribed in favour of Krisnanath Prabhu Dessai married to Sanjivani Prabhu Dessai who purchased the SAID PROPERTY from Luis Dos Santos Alvares also called as Antonio Rosario Luis Gonzaga Dos Santos Alvares and is Described in the Land Registration Office of Salcete at Margao under no. 46002 at folio 23 reverse of Book B no. 120 of new series.

The certificate of Matriz shows that the property is enrolled for the purposes of the Portuguese Land Revenue in the name of Luis Dos Santos Alvares, Anant Ganpat Kelkar, Visnum Sadassiva Barvo, Vassanta Premananda Sinai Benom, Gurudassa Narcinva Sinai Benom, Ramanath H Anant Poi Kakode.





By an Instrument of Sale dated 28/05/1969 executed before the Office of Sub-Registrar of Salcete at Margao Goa and duly registered under No. 518 dated 10/06/1969, the said Mr. Krisnanath Prabhu Dessai along with his wife Mrs. Sanjivani Prabhu Dessai had sold the Said Property to Late Damodar Narayan Bandiwadekar.

That upon the death Damodar Narayan Bandiwadekar a Deed of Succession was duly recorded before the Notary Ex-Officio of Salcete at Margao at folios 7 to 8v of Book of Deeds No. 1362 was drawn on 07/09/1994 wherein following are declared as his universal successors, his widow and moiety sharer Mrs. Sateavati Damodar Bandiwadekar and his sole and universal heirs his children namely

1. Mr. Premananda Damodar Bandiwadekar married to Mrs. Punam Premananda Damodar Bandiwadekar.
2. Mr. Suresh Damodar Bandiwadekar married to Mrs. Laximim Suresh Bandiwadekar and
3. Mr. Bharat Damodar Bandiwadekar married to Mrs. Reshma Bharat Bandewadekar.

That vide Deed of Sale dated 19/05/1994 duly executed before the Office of Sub-Registrar of Salcete at Margao Goa and registered under No. 2568 at pages 1 to 33 of Book No. I, Volume No. 421, dated 28/09/1994 the said Mrs. Sataevati Damodar Bandiwadekar along with her children namely Mr. Premananda Damodar Bandiwadekar his wife Mrs. Punam Premanand Bandiwadekar, Mr. Suresh Damodar Bandiwadekar his wife Mrs. Laximim Suresh Bandiwadekar and Mr. Bharat Damodar Bandiwadekar and his wife



Mrs. Reshma Bharat Bandiwadeker had sold the SAID PLOT No. 6, admeasuring an area of 1100.00 s.mts, Surveyed for the purpose of Survey Records of Aquem village under Survey No. 25/8 to Mr. Narendra Mafatlal Patel.

Later, the said Mr. Narendra Mafatlal Patel had instituted a Suit in the Court of Civil Judge Junior Division at Margao Goa under case no Reg Civil Suit no. 196/2016/E and vide Judgment and Order dated 3.04.2019, the said Mr. Narendra Mafatlal Patel was declared as owner of the SAID PLOT and also entitled to get his name recorded in the Form 1 & 14 of the property surveyed under No. 25/8 of village Aquem.

Subsequently, the Mr. Narendra Mafatlal Patel had applied for Mutation and inserted his name in the Form I and XIV under survey Records of Aquem village under Survey No. 25/8 and also carried out partition from the Court of Deputy Collector and SDO II vide case no. LRC/P[ART/Aquem/39/2021/II dated 05.07.2021 and a separate and distinct Survey no. 25/8-G of village Aquem, Salcete Taluka was allotted to the Mr. Narendra Mafatlal Patel. Thus the Mr. Narendra Mafatlal Patel became the absolute and Lawful owners in occupation enjoyment and possession of the SAID PLOT.

Later, the said Mr. Narendra Mafatlal Patel had converted the SAID PLOT into residential use by obtaining Sanad under No. COL/SAL/SG/CONV/64/2021/4630 dated 25/03/2022 issued by the Office of the Collector, South Goa District at Margao Salcete Goa in respect of the SAID PLOT.



That the said Mr. Narendra Mafatlal Patel had intention to develop the SAID PLOT by constructing a residential cum commercial building and compound wall in the SAID PLOT and accordingly approached the office of Town & Country Planning Department, South Goa at Margao Goa and obtained a Technical Clearance Order No. TPM/33587/CONST/AQUEM/25/8G/2022/1184 dated 11/03/22 and subsequently also obtained Construction Licence No. VP/AB/22-23/02 dated 02/05/2022 from the office of Village Panchayat of Aquem- Baixo for the purpose of development and Construction in the SAID PLOT

NIL Encumbrance certificate to be produced.

### OPINION

On considering what has been stated to me and after verifying the documents produced before me I am of the opinion that the title of Mr. Narendra Mafatlal Patel have acquired clear and marketable title over the SAID PLOT.

The above report is purely based on the documents and information made available to the undersigned.

