
B. V. SUKHTHANKER
Advocate High Court
NOTARY

CENTRAL MANSION
PONDA - GOA.403-401
PH-2312266 (O)
M-9422057356

Date:- 13/04/2021

To,
Shri. Agnelo Barreto,
Chando Naik Waddo,
Orlim, Salcete Goa.


**Sub:- Title Verification and Search report of:-
Plot No.B admeasuring 891.00 sq. mts in
Survey No.57/1-C of Village Orlim of
Salcete taluka.**

Sir,

Having been requested to prepare Title Verification and Search Report of Plot No.B admeasuring 891.00 sq. mts in Survey No.57/1-C of Village Orlim of Salcete taluka, I, hereby submit my report as under:-

1. Full/ Correct description of the property.

All that Plot B admeasuring 891.00 sq. mts forming distinctly surveyed under No.57/1-C Village Orlim Salcete Goa, forming part of the larger Plot admeasuring 1188 sq. mts surveyed under Survey No.57/1 of Village Orlim of Taluka


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Salcete forming part of larger property known as "QUILMATOI" situated within the limits of Village Panchayat of Orlim, taluka and registration, Sub – District of Salcete, District of South Goa, in the State of Goa, and the property as a whole is not registered in the Land Registration Office at Salcete but enrolled under Matriz Nos.790 and Surveyed under Survey No.57/1 of Village Orlim of Salcete Taluka and bounded as under:- North:- property of vendors, South:- property of vendors, East:- property of vendors and West:- Nalla.

2. Description of documents verified/ scrutinized.

- a. True translation of Matriz Certificate under No.325 by Notary Daniel Rodrigues dated 10/03/2021.
- b. Deed of Succession dated 18/06/2002 before Notary Ex Officio Margao in Book No.11136.
- c. Deed of Sale dated 03/07/1984 registered before Sub – Registrar of Salcete under No.2176 at pages 110 to 112 Book No.I Volume No.319 dated 17/09/1984.
- d. Judgment and Decree in Inventory Proceedings No.104/2019/C before Civil Judge Junior Division at Margao dated 07/07/2019.


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e. Form I & XIV of Survey No.57/1-C Village Orlim, Salcete Goa.

f. Conversion Sanad under No.COL/SAL/SG/CON/73/2020 /1507 dated 10/02/2021.

g. Approved Plan under No.TPM/32914/Orlim/57/1-C/2020/5846 dated 28/12/2020.

h. Construction License under No.VP/Orlim/Const/2020-21/4 dated 27/01/2021.

3. Description of the chain of Title from the mother Deed to the latest title Deed for last 30 years.

a. That there exists Plot admeasuring 1188 sq. mts surveyed under Survey No.57/1 of Village Orlim of Taluka Salcete forming part of larger property known as "QUILMATOI" situated within the limits of Village Panchayat of Orlim, taluka and registration, Sub – District of Salcete, District of South Goa, in the State of Goa, and the property as a whole is not registered in the Land Registration Office at Salcete but enrolled under Matriz Nos.790 and Surveyed under Survey No.57/1 of Village Orlim of Salcete Taluka and bounded as under:- North:- property of vendors, South:- property of vendors, East:- property of vendors and West:- Nalla.


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b. That intarms of Deed of Sale dated 03/07/1984 registered before Sub – Registrar of Salcete under No.2176 at pages 110 to 112 Book No.I Volume No.319 dated 17/09/1984, Miss. Maria Clotildes Pereira Gomes and Miss. Maria Albertina Pereira Gomes sold and transferred Plot admeasuring 1188.00 sq. mts in favour of Shri. Isidoro Patricio Gonsalves.

c. That wife of Shri. Isidoro Patricio Gonsalves viz. Smt. Cecilia Eufemiana Gonsalves expired on 03/06/2012 and upon her death Inventory proceedings were carried out before Civil Judge Junior Division at Margao.

d. That intarms of Inventory proceedings which were carried out before Civil Judge Junior Division at Margao upon death of Smt. Cecilia Eufemiana Gonsalves under Regular Inventory No.104/2019/C and finally disposed off vide Consent Decree dated 08/07/2019, Plot B was allotted to Shri. Agnelo Barreto and his wife Smt. Catarina Martinho Gonsalves.

e. That said Shri. Agnelo Barreto and his wife Smt. Catarina Martinho Gonsalves partitioned the Plot and the Plot B is now distinctly surveyed under No.57/1-C Village Orlim, Salcete Goa.

f. That Conversion Sanad under No.COL/SAL/SG/CON/73/2020 /1507 dated 10/02/2021 is issued by Office of The Collector, South Goa.


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g. That Approved Plan under No.TPM/32914/Orlim/57/1-C/2020/5846 dated 28/12/2020 is issued by Office of Town Planer.

h. That Construction License under No.VP/Orlim/Const/2020-21/4 dated 27/01/2021 is issued by Village Panchayat of Orlim, Salcete Goa.

4. The link in the chain of title have been properly established and all the transactions have been duly verified from the relevant records of registrar of documents, Revenue Department, etc.

5. I have also confirmed from Government and Public Land Acquisition Authorities that the property described in the schedule is not subject to any acquisition of requisition from these authorities nor the Urban Land Ceiling and Regulation Act 1976 is applicable to the State of Goa.

6. On the basis of the searches made by me and the documents placed before me, I certify that the title to the said Plot No.B admeasuring 891.00 sq. mts is clean, clear and marketable and free from all encumbrances.


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SCHEDULE OF PROPERTY

All that Plot B admeasuring 891.00 sq. mts forming distinctly surveyed under No.57/1-C Village Orlim Salcete Goa, forming part of the larger Plot admeasuring 1188 sq. mts surveyed under Survey No.57/1 of Village Orlim of Taluka Salcete forming part of larger property known as "QUILMATOI" situated within the limits of Village Panchayat of Orlim, taluka and registration, Sub - District of Salcete, District of South Goa, in the State of Goa, and the property as a whole is not registered in the Land Registration Office at Salcete but enrolled under Matriz Nos.790 and Surveyed under Survey No.57/1 of Village Orlim of Salcete Taluka and bounded as under:- North:- property of vendors, South:- property of vendors, East:- property of vendors and West:- Nalla.

Yours truly,



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Advocate,

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