

# A.K. Phadte

B.A. (Hon.) L.L.B.

Advocate High Court & Notary

Office : El Capitan Center, 1st Floor, Office No. 17, Near Civil Court, Mapusa - Goa (Ph : 2254621)  
Pin code No.: 403 507

Residence : "Leela Sadan" H. No. 96 - C/5, Alto Mapusa - Goa Ph : 2263131

Ref. No.:

Date:

Date : 09/11/2020

## TITLE VERIFICATION, SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

Having been engaged by MR. AKSHAY VITHAL GOVEKAR, r/o H. No.311, Maina - Pilerne, Bardez - Goa for preparing the Title Verification, Search Report, legal opinion and the Title Clearance Certificate in respect of property known as "FORMACHO CUNTO", situated at Navetim, Pilerne, bearing survey no. 27/6 of Village Pilerne, admeasuring 975 sq. metres I, Shri A. K. Phadte, Advocate, having office at El-Capitan Center, Office No. 17, 1<sup>st</sup> floor, near Civil Court, Mapusa, Bardez - Goa, do hereby submit my report as under :-

### 1. DESCRIPTION OF PROPERTY:-

All that property known as "FORMACHO CUNTO", situated at Navetim, Pilerne, within the area of Village Panchayat of Pilerne-Marra, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office but surveyed in records of right under no. 27/6 of Village Pilerne, admeasuring 975 sq. metres and bounded as under :-

On the East : by property of Comunidade of Pilerne  
On the West : by property of Comunidade of Pilerne  
On the North : by property of Comunidade of Pilerne and  
On the South : by property of Comunidade of Pilerne

2. That the owners of the property acquired title by virtue of the following documents : -

a) Deed of Sale dated 05/03/1990 between Martha Furtado & her children executed in the name of Mr. Anthony Xavier Fernandes alias Antonio Xavier Fernandes



b) Certified copy of Form I & XIV dated 01/6/2020 of survey no. 27/6 issued by Mamlatdar of Bardez.

c) Certificate no.COM/PIL/2016-2017 dated 10/6/2016 issued by Comunidade of Pilerne allowing portion of land bearing survey no. 27/1 as access 6 mts. wide from the road to the property of Mr. Akshay Vithal Govekar bearing survey no. 27/6 with plan.

d) NOC dated 07/7/2020 issued by Electrical Engineer, Electricity Dept. Porvorim, Goa.

e) Deed of Sale dated 09/06/2014 between Mr. Anthony Xavier Fernandes alias Antonio Xavier Fernandes & his wife in favour of Mr. Akshay Vithal Govekar .

f) Sanad dated 18/9/2020 with plan issued by Collector, North Goa District, Panaji.

g) NOC dated 29/9/2020 for construction of residential building and compound wall issued by PWD, Porvorim, Goa.

h) NOC dated 23/6/2020 issued by Primary Health Centre, Candolim for proposed construction.

i) Survey plan dated 7/3/2016 issued by Directorate of Settlement & Land Records, Mapusa.

j) Technical clearance order dated 29/5/2020 for proposed construction of residential building and compound wall issued by Town & Country Planning Dept. Mapusa, Goa.

k) License dated 08/10/2020 with approved plan issued by Village Panchayat of Pilerne-Marra for proposed construction of residential building and compound wall.

l) Order dated 20/5/2020 issued by Town & Country Planning Dept. Mapusa, Goa for payment of infrastructure tax for proposed construction of residential building.

3. The Title History of the property for the last 30 years shows the following chain of transactions:-

The whole property originally belonged to late Domnic alias Domingo Furtado, husband of Martha Furtado and being sole heir of Domnic alias Domingo Furtado, Martha Furtado and her children Valery Furtado married to Amar Vassudev Naik, Jude Furtado as bachelor, Mildred Furtado as spinster and Esther Furtado as spinster sold the said property to Anthony Xavier Fernandes alias Antonio Xavier





Fernandes by Sale Deed dated 5/03/1990 registered in the office of Sub-Registrar of Ilhas under no.1466/90, Book I, vol.112 dated 13/11/1990.

Being owners of the property, Anthony Xavier Fernandes alias Antonio Xavier Fernandes & his wife Mrs. Regina M. Fernandes sold the said property to Mr. Akshay Vithal Govekar by Deed of Sale dated 09/06/2014 registered in the office of Sub-Registrar of Bardez under no. BRZ-BK1-02973-2014, CD NO.BRZD697 dated 04/07/2014.

Accordingly the title of ownership acquired by Mr. Akshay Vithal Govekar whose name appeared as occupant in records of rights of survey no. 27/6 as per Certified copy of Form I & XIV dated 01/6/2020 of survey no. 27/6 issued by Mamlatdar of Bardez.

Mr. Akshay Vithal Govekar in order to start construction of residential building and compound wall obtained NOC dated 29/9/2020, Sanad dated 18/9/2020 with plan issued by Addl.Collector-II, Bardez and allowed to use the said land for residential purpose.

Thereafter in order to have proper access obtained Certificate no.COM/PIL/2016-2017 dated 10/6/2016 issued by Comunidade of Pilerne and got access of 6 mts wide from existing village road through survey no.27/1 to survey no.27/6 belonging to Mr. Akshay Vithal Govekar. He also obtained Technical clearance order dated 29/5/2020 for proposed construction of residential building and compound wall issued by Town & Country Planning Dept. Mapusa, Goa, Order dated 20/5/2020 issued by Town & Country Planning Dept. Mapusa, Goa for payment of infrastructure tax, NOC dated 23/6/2020 issued by Primary Health Centre, Candolim from sanitary point for proposed construction and NOC dated 07/7/2020 issued by Electrical Engineer, Electricity Dept. Porvorim, Goa for construction of residential building in the property.

It is seen that License dated 08/10/2020 with approved plan issued by Village Panchayat of Pilerne-Marra is valid for 3 years for proposed construction of residential building and compound wall.

I come to conclusion that all permissions are legally obtained and proposed construction of residential building and compound wall will be legal in view of all permissions issued by Govt. office and there is no impediment for the construction and property belonging to Mr. Akshay Vithal Govekar.

Accordingly, the link in chain of transactions of title over the property for the last over 30 years has been properly established till this date and there is no impediment of whatsoever nature over the said property which is as per the search made in office of Sub-Registrar of Bardez and Ilhas is clear and marketable.



4. The necessary party has been joined in the documents and the documents have desired effect. The facts and events material to title have been satisfactorily proved.

5. All the relevant documents of title which have been mentioned hereinabove in connection with the said property which is placed before me are copies which I have tallied with the originals.

6. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said property is transferable and the transferors have right to transfer the same.


7. I have to certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up-to-date.

8. I have also verified that the said property is not attached by any Court of Law as per the inspections carried out by me in the respective offices and searches made by me in the office of Sub-Registrar of Bardez.

#### CERTIFICATE

I, certify that on the basis of all the documents produced before me including title deeds of the property produced before me, I am in opinion that the title of ownership has been properly established in the name of Mr. Akshay Vithal Govekar and his title over the same is clear and marketable and the proposed construction of residential building and compound wall will be legal in view of all permissions issued by Govt. offices.

This title certificate is prepared in favour of Mr. Akshay Vithal Govekar based on the copies of documents placed and produced before me and the same are compared in office of Sub-Registrar of Bardez and Ilhas and found the same are genuine to my satisfaction.

  
(A. K. PHADTE)  
Advocate 09/11/2020

