

KAMALAKANT N. PAI

ADVOCATE

B.A. (HONS.), LL.B.

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Off. : 211, Second Floor,
Mapari Audi Plaza,
Behind Salgaocar Chambers
MARGAO - GOA
☎ : 2703544
Res. : F - 1/2, Roshan Apts.,
Opp. Borkar's Super Stores,
Vidyanagar,
MARGAO - GOA
☎ : 2750511

Dt. 07th February ^{Date} 2022

**CERTIFICATE OF TITLE
AND
SEARCH REPORT**

This certificate and report is given at the request of Mr. Anil Amrutrao Bandodkar from Colva, Salcete, Goa, in respect of the property described herein below:

DESCRIPTION OF THE PROPERTY

ALL THAT portion of land comprising of two properties, both adjoining one another, namely (a) property known as "GUDECHEM MANDA or BAICHEM MANDA", situated at village Cavelossim, within the area of Village Panchayat of Cavelossim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under No.1352 at folios 38 overleaf of Book B 3 of Old Series and 1769 at folios 90 of Book B No.5 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.830 and surveyed under No.118/32 of Cavelossim village, having an area of 1325 sq. mts, wherein there exists a house and (b) property "MANDA" or "GUDECHEM MANDA", enrolled in the Land Revenue Office of Salcete under Matriz No.831 and surveyed under No.118/38, admeasuring 75 sq. mts and 118/39 (part), admeasuring 20 sq.mts both adjoining one another and together forms one single property, and bounded on the east by property Gudechem Manda of Prudenciano Rodrigues and Domingos Beernardo Rodrigues, on the west by property of Luis Manuel Rodrigues, on the north by property of Jose Francisco da Costa and others and on the south by water drain.

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DOCUMENTS SCRUTINISED:

1. Deed of Partition dt.13thDecember 1995;
2. Deed of Succession drawn on 11th March 1996;
3. Deed of Sale dt. 30th July 2003;
4. Deed of Gift dt. 28th April 2005;
5. Death certificate of Maria Antonieta Nunes e Caldeira;
6. Form Nos. I & XIV of Survey Nos.118/32 and 118/38 of
Cavelossim village and survey plan;
7. Deed of Sale dt. 08.02.1997;
8. Deed of Sale dt. 25.04.1992;
9. Deed of Sale dt. 18.02.2008;
10. Deed of Rectification dt. 15.10.2010;
11. Conversion Sanad issued by Deputy Collector & SDO,
Margao dt. 18.05.2011;
12. Technical Clearance Order
No.TPM/33144/Cavel/118/32&38/2021/2290 dt. 18.5.2021
issued by Town and Country Planning Department, Margao;
13. Construction Licence under No.VP/Cav/2021-2022/5 dt.
09.12.2021 issued by Village Panchayat of Cavelossim;
14. Zonning Certificate issued by Town and Country Planning
Department, Margao dt, 12.08.2021;
15. No objection certificate issued by Medical Officer,
Primary Health Centre, Chinchinim dt. 15.06.2021;
- 16, Approved plans;
17. Nil encumbrance certificate dt.31.01.2022.

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SCRUTINY OF RECORDS:

From Deed of Partition dt.13th December 1995 read with Deed of Succession drawn on 11th March 1996 it is clear the property "GUDECHEM MANDA or BAINCHEM MANDA" referred in (a) above originally belonged to Baptista Longuinhos Sebastiao Caldeira, who expired on 18.2.1990 leaving behind his wife, Mrs.Maria Antoneta Nunes e Caldeira, as his widow and moiety-holder and three children, namely (a) Mr.Hermogenes Francisco Nino Caldeira alias Hermogenes Caldeira, (b) Mrs. Margarida Anastasia Caldeira e Pereira and (c) Mrs. Sunita Sunder Mansukhani as witnessed and qualified by Deed of Succession drawn on 11th March 1996;

By virtue of Deed of Partition dt. 13th December 1995 registered in the office of the Sub-Registrar of Salcete, Margao under No.8 at pages 35 to 77 of Book No.I Vol.No.561 dt.3rd January 1996, the property referred in (a) above was exclusively allotted to said Mr, Hermogenes Caldeira and his wife with usufruct to Smt. Maria Antonieta Nunes e Caldeira;

From the death certificate of said Smt. Maria Antonieta Nunes e Caldeira it is clear that she expired on 28.11.1999 and as such her life time usufructory rights over the above property came to an end and thereby said Mr.Hermogenes Caldeira and his wife became sole owners and possessors of the above property;

From Deed of Sale dt. 25th April 1992 and Deed of Sale dt. 08th February 1997 it is clear that other property known as "MANDA alias GUDEACHEM MANDA alias GUDEAMAND" referred in (b) above originally belonged to Domingos Rodrigues and his wife Francisca Rodrigues who sold the same to Mr. Pio Socorro Rodrigues by Deed of Sale dt. 25th April 1992 duly registered in the office of the Sub-Registrar of Salcete, Margao and in survey records the same

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was earlier recorded in name of Inacinha Rodrigues, wife of said Pio Socorro Rodrigues;

On the death of said Mr. Pio Rodrigues and Inacinha Rodrigues, their heirs namely Mariana Rodrigues, Jesus Rodrigues and Lourecinho Rodrigues by Deed of Sale dt 8th February 1997 registered in the office of the Sub-Registrar of Salcete, Margao under No.508 at pages 338 to 355 of Book No.1 Vol.704 dt.10.3.1997 sold the property referred in para a)(b) above to said Mr. Hermogenes Caldeira;

Thus the said Mr. Hermogenes Caldeira and his wife became sole owners and possessors of the said property, comprising of both properties referred above.

From Deed of Sale dt. 30th July 2003 it is clear that said Hermogenes Francisco Caldeira and his wife sold and conveyed the said property to Mr. Gilchrist Pereira and Smt. Toulia Anniki Aarnio;

From Deed of Gift dt. 28th April 2005 it is clear that said Mr. Gilchrist Pereira gifted and conveyed his rights in the said property to Smt. Toulia Anniki Aarnio.

From Deed of Sale dt. 18th February 2008 read with Deed of Rectification dt. 15th October 2010 it is clear that said Smt. Toulia Anniki Aarnio sold and conveyed the said property to Mr. Anil Amrutrao Bandodkar.

In survey records the said property stands recorded in name of said Mr. Anil Amrutrao Bandodkar in respect of Survey Nos. 118/32 and 118/38 of Cavellossim village of Salcete Taluka.

From the conversion sanad read with Technical clearance order, construction licence, NOC from Primary Health Centre, approved plans it is clear that said Mr. Anil Amrutrao Bandodkar in order to construct a commercial cum residential building obtained all required permissions, licences and approvals. From zoning certificate it is clear that the said

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property falls in "settlement zone" and wherein a commercial cum residential building can be constructed.

From Nil encumbrance certificate it is clear that the said property is free from all encumbrances, charges, liens whatsoever.

CONCLUSION:

From the documents discussed above it is clear that -

- a) the said property described hereinabove is owned and possessed by Mr. Anil Amrutrao Bhandodkar and his wife and their title to the said property is free, clear, unencumbered and marketable;
- b) the said property is free from all encumbrances, charges, liens whatsoever;
- c) a building can be constructed in said property as per approved plans and premises therein can be sold with proportionate share in land and such purchaser/s will acquire clear right, title and ownership to the same.

Margao,

Dt. 07.02.2022

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Adv. Kamalakant N.Pai