



NAYIM KHAN
B.Com, LLM
Advocate

OFFICE: Office No.2B, Ground Floor,
Raza Plaza Building,
Near Gosya Masjid (Mosque)
Sirvodem, Navelim, Salcete - Goa.
RESI: Flat No. G-1, Ground Floor,
Lake View Apartment,
Toleband, Benaolim Salcete - Goa.
Ph: 0832-2780760
MOBILE: 9421249655 / 9673694694
Email: nayimkhan29@gmail.com

Dated. 4.02.2022

CERTIFICATE OF TITLE

Ref: - This Report and Certificate is issued at the request of **M/s SETTLELAND BUILDER & DEVELOPER**, a sole proprietary concern having its office at Flat No. 5B-7, Fifth Floor, L & L Correia's Pride building, near South Goa District Collectorate Building, Margao, Salcete Goa, duly represented by its sole proprietor, **Mr. ILYAS ABDUL RAHOOF DHALAYAT**, son of Mr. Abdul Rahoof Dhalayat, aged about 28 years, married, businessman, resident of F-A1, 1st Floor, Ace Co-op Society, Vidyanagar, Margao, Salcete, Goa, in respect of the PLOT described herein below.

ALL THAT immovable property known as **PREMEIRO LOTE DE ORLY MURDY** or **GAOCARAM MURDY TERCEIRA ADDICAO** or **FIRANGE MUDI** situated at Village Dramapur, Taluka Salcete District South Goa, State Goa which property is presently surveyed under Survey no 182/1 of revenue village Dramapur Taluka Salcete, admeasuring 46,375 Sq. Mts, registered in the Land Registration Office Of Salcete under No. 44901 at Folio 14 in book B 117 (New Series), enrolled as a separate and independent property under Matriz No. 1889 and bounded as under:

EAST : by area under canal



WEST : by remaining part of the said property.

NORTH : by boundary of village Panchayat of Navelim

SOUTH : by road

Hereinafter this property shall be referred to as the SAID PROPERTY.

The search is restricted to "Plot no. A-3, admeasuring an area of 720.60 square meters, forming part of the "SAID PROPERTY", and falling under Survey No. 182/1-A of village Dramapur, Salcete Taluka carved out from the SAID PROPERTY which forms an independent and separate property and bounded as under:

East : by part of property of survey no 182/1-A

West : by 8 meters wide road

North : by 8 meter wide road

South : by Plot A-2 and part of property of survey no 182/1-A

Hereinafter Plot no. A-3 shall be referred to as the SAID PLOT.

1. Name of the Property:

"PREMEIRO LOTE DE ORLY MURDY or GAOCARAM MURDY
TERCEIRA ADDICAO or FIRANGE MUDI"

2. Location of the Property:

Situated at Village Dramapur, Taluka Salcete District South Goa, State
Goa,

3. Land Registration Description and Inscription No. :

44901 at Folio 14 in book B 117 (New Series)

4. Matriz No.:



1889

5. Survey/Chalta No.:

Presently this property under scrutiny is surveyed under survey no. 182/1-A of village Dramapur, Salcete Taluka,

6. Area:

This Plot under scrutiny admeasures an area of 720 square meters as per the plan.

7. Boundaries of the Property:

The property as a whole is bounded³ as follows:

EAST : by area under canal

WEST : by remaining part of the said property.

NORTH : by boundary of village Panchayat of Navelim

SOUTH : by road

The Plot no. A-3, admeasuring an area of 720.60 square meters, forming part of the "SAID PROPERTY", and falling under Survey No. 182/1-A of village Dramapur, Salcete Taluka carved out from the SAID PROPERTY which forms an independent and separate property and bounded as under:

East : by part of property of survey no 182/1-A

West : by 8 meters wide road

North : by 8 meter wide road

South : by Plot A-2 and part of property of survey no 182/1-A.

8. Documents Scrutinized:

- a. Photocopy of the Land Registration office of Salcete Margao under no. 44901 at Folio 14 in book B 117 (New Series).
- b. Photocopy of Land Revenue office of Salcete under Matriz no 1889.
- c. Photocopy of inventory proceeding bearing No. 14015/1953 initiated by the said Conceicao Mariano Barreto upon the death of his wife Mariasinha Da Silva before the IIIrd the Court of the Civil Judge of Salcete.
- d. Photo copy of NOC from Government of Goa, Ref. No. WRD/WDXII/TECH/F.60/621/2020-21 dated 05/10/2020.
- e. Inspector of Survey issued a report vide letter No. 3/ISLR/426/2020/1516 dated 23/07/2021.
- f. MOU Dated 22/09/2020 with the M/s. SETTELAND BUILDER AND DEVELOPER, duly represented by its sole proprietor Mr. Ilyas Abdul Rahoof Dhalayat and executed before Notary Advocate N.R. Bale and registered under No. 150/01.
- g. deed of Addendum dated 06-12-2021 duly Registered before Notary Advocate N R Bale under reg no. 21488/2021
- h. Final Technical clearance order for sub division approval bearing no. TPM/32678/DRAMAPUR/182/1-A(PART)/2021/4332 dated: 29.09.2021 from the office of Senior Town Planner,
- i. Final Approval from the Village Panchayat of Navelim, Salcete Goa bearing Ref No. VP/N/1445/2021-22 dated 20.11.2021 for sub division
- j. Obtained Sanad from the office of Collector of South Goa bearing Ref No. AC-II/SAL/SG/CONV/53/2020/11807 dated 06.10.2021.
- k. Photo copy of Form I and XIV of property surveyed under survey no. 182/1-A of village Dramapur, Salcete Taluka.
- l. Photo copy of survey plan of property surveyed under 182/1-A of village Dramapur, Salcete Taluka issued by Directorate of Settlements and Land Records, Margao – Goa.

10. FLOW OF TITLE:

A. There exists an immovable property known as PREMEIRO LOTE DE ORLY MURDY or GAOCARAM MURDY TERCEIRA ADDICAO or FIRANGE MURDI situated at Village Dramapur, A. Taluka Salcete District South Goa, State Goa which property is presently surveyed under Survey no 182/1 of revenue village



Dramapur Taluka Salcete, admeasuring 46,375 Sq. Mts, fully described in SCHEDULE - I hereunder written and is hereinafter referred to as the 'ENTIRE PROPERTY'.

- B. In the inventory proceeding bearing No. 14015/1953 initiated upon the death of Mariasinha Da Silva before the IIIrd the Court of the Civil Judge of Salcete (as it then was) the ENTIRE PROPERTY was enumerated at Sr. No. 5 in the list of Assets of the estate leaver and vide Final Order Dated 20th September, 1954, the ENTIRE PROPERTY was allotted to the Blasco Bernardo Barreto as his ancestral inheritance property.
- C. Thereafter the ENTIRE PROPERTY was registered in the Land Registration Office Of Salcete under No. 44901 at Folio 14 in book B 117 (New Series), enrolled as a separate and independent property under Matriz No. 1889 and inscribed in the name of the Blasco Bernardo Barreto under Inscription No. 48965 dated 21st April 1964 in Book G 58 at folio 169.
- D. A portion admeasuring 2675 sq. mts. of the entire property on the Eastern side has been acquired by the Government of Goa Water Resources Department under Mutation No. 159. Accordingly the NOC has been obtained from the office of Government of Goa, Ref. No. WRD/WDXII/TECH/F.60/621/2020-21 dated 05/10/2020 and subsequently partitioned the area of the Blasco Bernardo Barreto from the said surveyed holdings and the area of the Blasco Bernardo Barreto are allotted a separate and independent survey no. 182/1-A of village Dramapur, Salcete Taluka, admeasuring an area of 43,700 sq. mts.
- E. After the acquisition/partition the entire survey land measure was re-verified and found to be 46,025 sq. mts. in the survey no. 182/1-A and the Inspector of Survey had issued a report vide letter No. 3/ISLR/426/2020/1516 dated 23/07/2021 to Collector to pass order and updated form I and XIV as 46,025 sq. mts.
- F. This rectified measure of property which admeasured now 46,025 sq. mts. or thereabouts, constitutes a property with revised area and under allocation of the same survey no. 182/1-A. the re-verified area is described is hereinafter referred to as the SAID PROPERTY.



G. The Blasco Bernardo Barreto herein had entered into an agreement for the development of the Sub division/and improvement of orchard areas through MOU Dated 22/09/2020 with the M/s. SETTELAND BUILDER AND DEVELOPER, duly represented by its sole proprietor Mr. Ilyas Abdul Rahoof Dhalayat and executed before Notary Advocate N.R. Bale and registered under No. 150/01, vide which had agreed to sub divide land area of Settlement Zone and subsequently rectified vide deed of Addendum dated 06-12-2021 duly Registered before Notary Advocate N R Bale under reg no. 21488/2021.

H. The M/s. SETTELAND BUILDER AND DEVELOPER had accordingly completed the development work in the SAID PROPERTY and divided into sub Plots and obtained Final Technical clearance order for sub division approval bearing no. TPM/32678/DRAMAPUR/182/1-A(PART)/2021/4332 dated: 29.09.2021 from the office of Senior Town Planner, Town and Country planning Department, Margao Goa and Final Approval from the Village Panchayat of Navelim, Salcete Goa bearing Ref No. VP/N/1445/2021-22 dated 20.11.2021 for sub division and subsequently obtained Sanad from the office of Collector of South Goa bearing Ref No. AC-II/SAL/SG/CONV/53/2020/11807 dated 06.10.2021.

I. As per the Memorandum of Understanding Dated 22.09.2020, the Blasco Bernardo Barreto had agreed to allot **Plot no. A-3**, admeasuring an area of **720.60** square meters, surveyed under survey no. 182/1-A (Part) to the M/s. SETTELAND BUILDER AND DEVELOPER in view of the development work carried out in the SAID PROPERTY.

J. Subsequently, the said Blasco Bernardo Barreto and his wife Mrs. Amelia Maria Barreto had transferred/allotted the **Plot no. A-3**, admeasuring an area of **720.60** square meters, surveyed under survey no. 182/1-A (Part) to the M/s. SETTELAND BUILDER AND DEVELOPER herein vide deed of sale dated 09.12.2021 duly registered in the office of Sub Registrar of Salcete at Margao Goa bearing Reg No. MGO-1-3977-2021 Book 1 dated 10.12.2021. The **Plot no. A-3** shall herein after be referred to as SAID PLOT.



K. Thus the said M/s. SETTELAND BUILDER AND DEVELOPER became the exclusive lawful owner in possession, occupation and enjoyment of the SAID PLOT.

L. The said M/s. SETTELAND BUILDER AND DEVELOPER had carried out mutation in respect of the SAID PLOT and therefore the name of the said M/s. SETTELAND BUILDER AND DEVELOPER is figuring in the Form I and XIV of survey no. 182/1-A (Part) of Dramapur village Salcete Taluka.

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 M/s. SETTELAND BUILDER AND DEVELOPER 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.



Nayim Khan

Advocate

