

**SATISH S.S.PILGAONKAR**

Advocate

410/411, 4<sup>th</sup> floor,

Rajdeep Galleria,

Above Axis Bank,

Sadar, Ponda, Goa 403401

Ph. no. (off) 2314434

(M) 9822155647

e-mail [advsatishp@yahoo.co.in](mailto:advsatishp@yahoo.co.in)



### **TITLE REPORT**

Having been engaged by Mr Kapil Diganber Sinai Borker R/o H. No. 37, Adulsehm, Borim Ponda Goa hereinafter called as Developer/Promoter for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and his wife Mrs Eugenia Carvalho (hereinafter referred to as Owners) are Owners of the said Plot described hereunder of the project constructed on the said Plot.
2. That the owners have acquired the title by virtue of following documents:
  - a) Deed of Sale dated 01/05/1973
  - b) Deed of Rectification dated 6/11/1998
  - c) Records and Proceedings in Inventory Proceedings No. 8613/1941 and 79/60
  - d) Records and Proceedings in Inventory Proceedings No. 44/2005/C
  - e) Order of Partition by Deputy Collector, Ponda in PON/LRC/PART/208/2017

- f) Land Registration Certificate ( Inscription and Description of the property)
- g) Agreement for Development and Sale dated 11/07/2022,
- h) Power of Attorney dated 08/07/2022
- i) N.A. Sanad dated 23/09/2022,
- j) Form I&XIV of survey No. 270/10-B of village Shiroda Taluka Ponda
- k) Technical Clearance from Town and Country Planning Department dated 21/10/2022
- l) Construction License issued by Village Panchayat of Shiroda dated 13/12/2022

3. The title history of the property is as under

**That** Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and his wife Mrs Eugenia Carvalho are the owners of a Portion of land admeasuring 1176 sq. meters of the property known as **DUCTOREM @ DUPTOLEM @ SOTIAMOLA** situated at Village Shiroda originally forming part of the survey No. 270/10 and now separately surveyed under No. 270/10-B of Village Shiroda and which portion of land is more particularly described in the Schedule herein below as also shown in the plan hereto annexed.

**That** this portion of land came to the ownership and possession of the late father of Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho by name Salvador Carvalho by virtue of its purchase made by him from the original owners Smt. Kusumabai Sinai Kuvelkar and others by a Deed of Sale dt. 1<sup>st</sup> day of May 1973 duly registered before the Sub Registrar Office of Ponda under No. 168 at pages 215 onwards of Book No. I volume 22 dt. 13.06.1973.

**That** when the above deed was executed the survey of Village Shiroda or rather Goa was going on and it was not sure under which survey number the said land was coming and hence, later on when the parties came to know about the correct survey number covering the area sold by the original owners to the said purchaser, Shri Salvador Carvalho, the then owner by a Deed of Rectification dt. 6<sup>th</sup> day of November 1998 executed between the parties duly registered before the Sub Registrar Office of Ponda under No. 1025 at pages 282 to 290 of Book No. I volume 403 dt. 19.11.1998, by which deed the Original deed was rectified to show that the portion of land 1176 sold to the said purchaser Mr. Salvador Carvalho formed part of the survey No. 270/10 of Village Shiroda.

**That** the said land 'Ductorem @ Duptolem @ Sotiamola' originally belonged to Xamba Crisna Sinai Kuvelkar and others on whose death Inventory proceedings took place in the Court of the Civil Judge Senior Division at Salcete Goa under Nos. 8613/1941 and 79/60 and in which Proceedings 2/3 of the above mentioned property came to belong to Kusumabai Sinai Kuvelkar which came to be described in the said Proceedings under Item No. 25 and came to be finalized by the Order of the said Court dt. 13<sup>th</sup> day December 1965 and the remaining 1/3<sup>rd</sup> to heirs of Rauji Hori Sinai Kuvelkar in the other proceedings in which the said 1/3<sup>rd</sup> part, which was described under Item No. 11, came to be allotted vide Final Order of the said Court dt. 31.07.1967 to the heirs of the said Hori Rauji Sinai Kuvelkar who together by a Deed of Sale dt. 1<sup>st</sup> day of May 1973 sold the said area of 1176 sq. meters to Shri Salvador Carvalho since deceased.



**That** said Mr. Salvador Carvalho and his wife Smt. Abelina Gomes having expired, Inventory Proceedings was initiated by their son, Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho, in the Court of the Civil Judge Senior Division at Ponda under Inventory File No.44/2005/C wherein it is seen the above mentioned property or portion of land admeasuring 1176 sq. meters was allotted to their only son Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and which allotment and proceedings were finalized by the Final Order and Judgment of the said Court dt. 20<sup>th</sup> day of January 2009 without any appeal and the Vendor No. 2 being the wife of the Vendor No. 1 acquired equal rights to it.

**That** Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho having got the said land allotted to him got the same re surveyed through the Office of the Dy. Collector, SDO Ponda under case No. PON/LRC/PART/208/2017 and vide Judgment of the said Court got the said land allotted a separate sub division which is now surveyed under No. 270/10-B of Village Shiroda with an area of 1176 sq. meters exclusively in the name of the Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and herein after referred to as **"SAID PLOT"**.

**That** in terms of Agreement for Development and Sale dated 11/07/2022 and registered before Notary Satish S S Pilgaonkar and bearing Registration No. 703/22 dated 11/07/2022, Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and his wife Mrs Eugenia Carvalho as Owners of the said Plot and Mr Kapil Digamber Sinai Borker as Developer have entered into agreement to develop the said plot, wherein the developer shall

develop and construct on the said plot and shall allot constructed premises as described in the said Development Agreement to Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and his wife Mrs Eugenia Carvalho as consideration and shall retain the balance area of the constructed area as his development cost as agreed in the said Agreement dated 11/07/2022.

**That** Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and his wife Mrs Eugenia Carvalho have also executed Power of Attorney dated 8/7/2022 and registered before Sub Registrar Ponda and bearing Registration No. PON-POA Register-12-2022 dated 11/7/202 in favour of Mr Kapil Digamber Sinai Borker with respect to said Plot, save and except the premises reserved for Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and his wife Mrs Eugenia Carvalho.

**That** Mr Kapil Borker has got the said plot converted to Non Agricultural use vide Sanad bearing No. CAD3PON07-22-38/480 dated 23/09/2022 issued by the Additional Collector-III, Ponda Goa.

**That** the Office of the Town and Country Planning Department, Ponda Goa, has issued Technical Clearance Order for the said property on 21/10/2022 under No. TPP/396/Shiroda/270/10-B/22/2259 for Residential Building.

**That** the Office of the Goa State Primary Health Center, Shiroda-Goa, had issued a NO OBJECTION CERTIFICATE dated 08/11/2022 under No. DHS/2022/DHS0901/00022/1453.

**That** the Office of the Village Panchayat of Shiroda, has issued a Construction License under No. VPS/Const. License/P.F./09/2022-23/2738 dated 13/12/2022 for construction of Residential Building and Compound Wall.

**That** the Engineer Bilva R Kamat, having Registration No. SE/0012/2015 has issued a Estimate for construction of a Residential Building in the above Survey No. 270/10-B.

**That** the Sub Registrar of Ponda- Goa has issued a Nil Encumbrance Certificate for the above Survey No. 270/10-B, Ponda, under Certificate No. 423 of 2022 dated 12/05/2022.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is Owned by Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and his wife Mrs Eugenia Carvalho and Mr kapil Digamber Sinai Borker has agreed to develop the said Plot in terms of Agreement for Development and Sale dated 11/07/2022.

6. By virtue of the said Agreement for Development and Sale dated 11/07/2022 said property is exclusively possessed by Mr Kapil Digamber Sinai Borker and is authorised to develop the same.

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have

been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is Owned by Mr Antonio Francisco Socorro Carvalho alias Anthony F. S. Carvalho and his wife Mrs Eugenia Carvalho and Mr Kapil Digamber Sinai Borker has agreed to develop the said Plot in terms of Agreement for Development and Sale dated 11/07/2022 which has empowered all the development rights.

#### **SCHUDULE**

**ALL THAT** Portion of Land admeasuring 1176 sq. mts. of the property known as "DUCTOREM" also known as "DUPTOLEM" alias "SOTIAMOLA" situated at village Shiroda within Jurisdiction of Village Panchayat of Shiroda of taluka and Sub district of Ponda of South Goa district of the state of Goa and which property is described in the land registration office at Ilhas Goa under no.324 of book B of the Old series and enrolled in the matriz records

under no. 458, to 461 and 537 and now surveyed under No. 270/10-B of village Shiroda and which portion of land as a separate and distinct unit is bounded as Under:

North: by Plot bearing New Survey No. 270/10 and partly by 270/10-C,

South: by Public Road,

East: by property bearing New Survey No. 270/10,

West: by property bearing New Survey No. 270/10-A.

Date: 10/03/2023

Satish S. S. Pilgaonkar

