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Dated. 03.02.2025.

CERTIFICATE OF TITLE

Ref: - This Report and Certificate is issued at the request of **Mr. NOOR AHMAD SHAH BYAHATTI**, son of Mr. Babajan M. Byahatti, aged 38 years, occupation businessman, holding Aadhaar Card no. Resident of EWS-87 Housing board Near Gouri Redio Rumdamol Davorlim, Salcete, Goa in respect of the PLOTS described herein below.

ALL THAT property known as BENQUICHEM MORDI or QUTUBONA consisting in land of the cultivation of palm trees and of the cultivation of paddy field with field of MORODE is situated at Village of Davorlim, District of Goa and sub district of Salcete described in the Conservatoria dos Registone de Salcete under no 1127 of Book no B6 on pages 131 reverse of old series and registered in the Land Revenue roll under no. 141, 130 and 260 surveyed under survey no 97/3 of village Davorlim Salcete Taluka and bounded as under:



East :with the property belonging to the Rafael Rodrigues known as BENQUICHI MORDI,

West :with Land known as Molla of Comunidade,

North :with top of hill belonging to the said Comunidade of Davorlim and

South:by pond of the said Comunidade

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

The search is restricted to Plots being Plot No. 2 admeasuring 311.00 Sq. Meters and Plot No. 7 admeasuring 296.00 Sq. Meters carved out from the SAID PROPERTY which forms an independent and separate properties, surveyed under survey no 97/3 of village Davorlim Salcete Taluka.

1. Name of the Property:

“BENQUICHEM MORDI or QUTUBONA”

2. Location of the Property:

Situated at Davorlim, Salcete Goa within the Jurisdiction of Village Panchayat of Davorlim-Dicarpale, Taluka and Sub District of Salcete, District of Goa

3. Land Registration Description and Inscription No. :

Described in the Conservatoria dos Registone de Salcete under no 1127 of Book no B6 on pages 131 reverse of old series

4. Matriz No.:

Registered in the Land Revenue roll under no. 141, 130 and 260

5. Survey/Chalta No.:



Presently this property under scrutiny is surveyed under survey no 97/3 of village Davorlim Salcete Taluka,

6. Area:

This Plot under scrutiny is Plots being Plot No. 2 admeasuring 311.00 Sq. Meters and Plot No. 7 admeasuring 296.00 Sq. Meters.

7. Boundaries of the Property:

The property as a whole is bounded as follows:

East :with the property belonging to the Rafael Rodrigues known as BENQUICHI MORDI,

West :with Land known as Molla of Comunidade,

North :with top of hill belonging to the said Comunidade of Davorlim and

South:by pond of the said Comunidade

The Plot No. 2 admeasuring 311.00 Sq. Meters under scrutiny and more particularly surveyed under survey no 97/3 of village Davorlim Salcete Taluka, is bounded as follows:

On the EAST : by road

On the WEST : by road.

On the NORTH : by remaining area of survey no 97,

On the SOUTH : by remaining area of survey no 97 (Plot no 3 and 6)

The Plot No. 7 admeasuring 296.00 Sq. Meters under scrutiny and more particularly surveyed under survey no 97/3 of village Davorlim Salcete Taluka, is bounded as follows:

On the EAST : by road

On the WEST : by road.

On the NORTH : by remaining area of survey no 97,



On the SOUTH : by remaining area of survey no 97 (Plot no 3 and 6)

8. Documents Scrutinized:

- a) Photocopy of the described in the Land Registration office of Salcete under no 1127 of Book no B6 on pages 131 reverse of old series.
- b) Photocopy of the Deed of Gift with Acceptance dated 08-07-1970, registered before Sub-Registrar of Mormugao under Registration no. 830 at pages 43 to 90 at Book I, Volume no. 66 date 18-07-1970.
- c) Photocopy of the Deed of Partition amongst the Family Members dated 04-11-1985 registered before the Sub-Registrar of Salcete under Registration no. 1608 at pages 51 to 73, Book No. I, Volume no. 349 date 27-11-1985.
- d) Photocopy of Sanad ref no SDO/Sal/CONV-207/94/1605 date 25-07-1995 issued by the Office of the Sub Divisional Office (Dy. Collector), Margao, Goa.
- e) Photocopy of Deed of Assignment of Illiquid and undivided Rights to Inheritance and Declaration for Succession of heirs drawn on 15-04-2011 by Ex-officio Notary of Salcete and recorded at Folio 27 v to 29 of Book No. 1462.
- f) Photocopy of Regular Inventory Proceeding no. 51/2014/1 was filed before the Court of the 1st Additional Civil Judge Senior Division at Margao.
- g) Photocopy of deed of sale dated 20/04/2024 duly registered in the office of Sub Registrar of Salcete at Margao Goa under no 20/04/2024, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-2291-2024, Book 1 document dated 08.05.2024.



- h) Photocopy of deed of sale dated 20/04/2024 duly registered in the office of Sub Registrar of Salcete at Margao Goa under no 20/04/2024, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-2306-2024, Book 1 document dated 08.05.2024.
- i) Photo copy of Form XIV of property surveyed under survey no. 97/3 of Village Davorlim, Salcete Taluka.
- j) Photo copy of survey plan of property surveyed under survey no. 97/3 of Village Davorlim, Salcete Taluka issued by Directorate of Settlements and Land Records, Margao – Goa.
- k) Photo copy of order dated 11/12/2024 under ref no. TPM/35896/Const/Davorlim/97/3/2024/9185 issued by the office of the Town and Country planning Department Salcete Goa.
- l) Photo copy of Technical Clearance order dated 17/12/2024 under ref no. TPM/35896/Const/Davorlim/97/3/2024/9361 issued by the office of the Senior Town Planner, Town and Country planning Department Salcete Goa.
- m) Notice issued by the office of Village Panchayat of Davorlim Dicarpale Salcete Goa under ref no. VPDD/2024-25/1723 dated 06.01.2025.
- n) Photo copy of construction licence bearing no. VP/DD/CL-22/2024-25/1722 dated 06.01.2025 issued by the office of the Village Panchayat of Davorlim Dicarpale Salcete Goa
- o) Photo copy of NOC Objection issued by the office of the Directorate of Health Services Primary Health Centre Curtorim Goa under Ref no. DHS/2024/DHS0901/O00018/180 dated 24.12.2024



A. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED

My legal due diligence on the basis of the documents referred herein above:

WHEREAS there exists a property known as BENQUICHEM MORDI or QUTUBONA consisting in land of the cultivation of palm trees and of the cultivation of paddy field with field of MORODE is situated at Village of Davorlim, District of Goa and sub district of Salcete described in the Conservatoria dos Registone de Salcete under no 1127 of Book no B6 on pages 131 reverse of old series and registered in the Land Revenue roll under no. 141, 130 and 260 surveyed under survey no 97/3 of village Davorlim Salcete Taluka and bounded as under:

East :with the property belonging to the Rafael Rodrigues known as BENQUICHI MORDI,

West :with Land known as Molla of Comunidade,

North :with top of hill belonging to the said Comunidade of Davorlim and

South:by pond of the said Comunidade

AND WHEREAS vide Deed of Gift with Acceptance dated 08-07-1970, registered before Sub-Registrar of Mormugao under Registration no. 830 at pages 43 to 90 at Book I, Volume no. 66 date 18-07-1970 Shri Jose Antonio Mascarenhas and Maria Joana Ligorinho D Souza had gifted the 5/6 of the ENTIRE PROPERTY to Shri Climaco Antonio Harculano Mascarenhas, Domingos Francisco Eutoquiono Luciano Mascarenhas and Joao Agnelo Joao Mascarenhas. The property described herein above



shall herein after be referred to as the "SAID PROPERTY" for sake of brevity

AND WHEREAS Thereafter it is seen that vide Deed of Partition amongst the Family Members dated 04-11-1985 registered before the Sub-Registrar of Salcete under Registration no. 1608 at pages 51 to 73, Book No. I, Volume no. 349 date 27-11-1985 the SAID PROPERTY was allotted to Domingos Francisco Eutoquiono Luciano Mascarenhas.

AND WHEREAS it is further seen that the said Domingos Francisco Eutoquiono Luciano Mascarenhas had obtained Sanad ref no SDO/Sal/CONV-207/94/1605 date 25-07-1995 issued by the Office of the Sub Divisional Office (Dy. Collector), Margao, Goa in respect of the SAID PROPERTY.

AND WHEREAS Mr. Domingos Francisco Eutoquiono Luciano Mascarenhas and his wife Mrs. Ema Filomena Mascarenhas expired leaving behind one son namely (a) Mr. Cruz Ambrozio Roque Marcelino Mascarenhas alias Cruz Mascarenhas married to Mrs. Zenia Mascarenhas and 3 daughters namely (b) Sr. Olga Conceicao Milenia Mascarenhas unmarried, (c) Mrs. Mable Julieta Emilia Mascarenhas married to Mr. Eifanio Remedios Barreto and (d) Mrs. Melita Xaverita Ida Costa married to Francisco D Costa.

AND WHEREAS By virtue of Deed of Assignment of Iliquid and undivided Rights to Inheritance and Declaration for Succession of heirs drawn on 15-04-2011 by Ex-officio Notary of Salcete and recorded at Folio 27 v to 29 of Book No. 1462 said daughters along with their husband relinquished their rights in

A handwritten signature in blue ink is written over a circular official stamp. The stamp contains the word "ADVOCATE" and "Margao - Goa" around its perimeter.

the inheritance of said deceased under Article 2029 of Portuguese Civil code.

AND WHEREAS Thereafter an Regular Inventory Proceeding no. 51/2014/1 was filed before the Court of the 1st Additional Civil Judge Senior Division at Margao of the Estate Leaver Mr. Domingos Francisco Eutoquiono Luciano Mascarenhas and his wife Mrs. Ema Filomena Mascarenhas and Plot no. 2 admeasuring 311 sq. meter and Plot no. 7 admeasuring an area of 296 sq. meters were allotted to Mr. Cruz Ambrozio Roque Marcelino Mascarenhas alias Cruz Mascarenhas married to Mrs. Zenia Mascarenhas.

AND WHEREAS thereafter vide two separate Deeds of Sale both dated 20/04/2024, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-2291-2024 and MGO-1-2306-2024, two Plots being Plot No. 2 admeasuring 311.00 Sq. Meters and Plot No. 7 admeasuring 296.00 Sq. Meters, the said Mr. Cruz Ambrozio Roque Marcelino Mascarenhas alias Cruz Mascarenhas and his wife Mrs. Zenia Mascarenhas had sold the SAID PLOTS the Mr. NOOR AHMAD SHAH BYAHATTI. Thus the Mr. NOOR AHMAD SHAH BYAHATTI became the absolute and lawful owners in occupation enjoyment and possession of the SAID PLOTS. This Plot No. 2 and 7 taken together are hereinafter referred to as "SAID PLOTS" for sake of brevity.

AND WHEREAS Subsequently, the said Mr. NOOR AHMAD SHAH BYAHATTI had carried out mutation and inserted his name in the Form I and XIV of survey no 97/3 of village Davorlim at serial no 4 and 5 respectively.



AND WHEREAS the said Mr. NOOR AHMAD SHAH BYAHATTI with an intention to develop the SAID PLOTS by constructing a building in the SAID PLOTS, had accordingly obtained the Technical clearance order dated 17/12/2024 under ref no. TPM/35896/Const/Davorlim/97/3/2024/9361 issued by the office of the Senior Town Planner, Town and Country planning Department Salcete Goa by amalgamating the SAID PLOT for carrying out construction upon obtaining construction licence bearing no. VP/DD/CL-22/2024-25/1722 dated 06.01.2025 issued by the office of the Village Panchayat of Davorlim Dicarpale Salcete Goa and NOC Objection issued by the office of the Directorate of Health Services Primary Health Centre Curtorim Goa under Ref no. DHS/2024/DHS0901/O00018/180 dated 24.12.2024

AND WHEREAS in pursuance to the approvals, licences and permissions granted, said Mr. NOOR AHMAD SHAH BYAHATTI shall undertaken the construction of a building and villas consisting of PREMISES and parking's in the SAID PLOT with the name of the Said project as "N R GREEN LEAF HOME'S AND VILLAS". This project named "N R GREEN LEAF HOME'S AND VILLAS" is hereinafter referred to as "SAID PROJECT".

AND WHEREAS the said Mr. NOOR AHMAD SHAH BYAHATTI and his wife Mrs. Shahana Byahatti are the lawful and absolute owner in possession, occupation and enjoyment of the SAID PLOTS wherein the proposed construction is carried out of village Davorlim, Salcete Taluka is clear, legal and marketable.



NIL Encumbrance certificate to be produced.

The above report is purely based on the documents and information made available to the undersigned.



Nayim khan
Advocate

