

# A.K.PHADTE

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Date : 07/06/2022

## THE TITLE VERIFICATION, SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

At the request of Mr. Sydney Saldanha, resident of H.No. 381, Vaiguin vaddo, Nachinola, Bardez - Goa, for preparing the Title Verification and Search Report and the Title Clearance Certificate in respect of survey no.76/1-B, situated at Nachinola, Goa, described hereunder, I, Shri A. K. Phadte, Advocate, having office at El-Capitan Center, Mapusa - Goa, do hereby submit my report as under :-

### DESCRIPTION OF PROPERTY :

ALL THAT PROPERTY known as "DACTI BORVON" also known as "DHACTI BHORVON" also known as "TOLEACHI BORVON", admeasuring 1900 sq. mtrs., bearing Survey no. 76/1-B, situated at Nachinola, Bardez, Goa, alongwith the well existing therein, which was earlier part of the larger property bearing Survey no. 76/1, described in the Land Registration Office of Bardez under No. 35185 at page 103 overleaf of Book B-90 New, situated within the limits of the Village Panchayat of Nachinola, Taluka and Sub-District of Bardez, North Goa District, Goa, and is bounded as under:

East: by the property bearing survey no. 76/ I-A and Public Road,  
West: by Drain.  
North: by the property bearing survey no. 76/1,  
South: by Public Road.

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

a) Order dated 16-10-2002 passed in Inv.Proc.No.270/2001 on the death of Mr. Joao Jose Antonio Piedade Regalado de Born Jesus Lobo alias Joao Jose Lobo alias Jose Lobo.





b) Order dated 29-09-2005, passed by Dy. Collector & S.D.O. Mapusa, in Case No. 15/102/2005/PART/LAND.

c) Sale Deed dated 28/6/2001 in the names of Mr. Felix M.Sequeira & Mrs. Agnes M.Sequeira.

d) Sale Deed dated 25/7/2019 in the name of Mr. Sydney Saldanha.

e) Sanad dated 11/3/2022 from Addl. Collector III, North Goa District, Mapusa, Goa

f) License dated 8/4/2022 with approved plan issued by Village Panchayat of Nachinola.

g) Technical Clearance order dated 24/12/2021 issued by Town & Country Planning Dept.

h) Form I & XIV of Survey No. 76/1-B of Village Nachinola in the name of Mr. Sydney Saldanha.

i) Nil Encumbrance Certificate dated 12/7/2019 issued by Sub-Registrar of Bardez.

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

The said property was owned and possessed by Mr. Joao Jose Antonio Piedade Regalado de Born Jesus Lobo alias Joao Jose Lobo alias Jose Lobo, having purchased the same from its erstwhile owners, vide a Deed of Sale with Discharge dated 17-11-1937, recorded before the Notary of the Judicial Division of Bardez Mr. Jose Joaquim Filip Pinto De Menezes and as such the property came to be inscribed in favour of the Mr. Joao Jose Antonio Piedade Regalado de Born Jesus Lobo, under Inscription No. 29131 at folio 62v of Book G 34.

Mr. Joao Jose Antonio Piedade Regalado de Born Jesus Lobo alias Joao Jose Lobo alias Jose Lobo, expired on 13-04-1995 and his wife Mrs. Ligia Matildes Piedade Cruz e Lobo, expired on 13-07-1972 and upon their death, their heirs commenced Inventory Proceedings in the Court of the Civil Judge Senior Division, "B" Court, Mapusa, which were registered under Inv. Proc. No. 270/2001.

Mr. Joao Jose Antonio Piedade Regalado de Born Jesus Lobo alias Joao Jose Lobo alias Jose Lobo, expired on 13-04-1995 and his wife Mrs. Ligia Matildes Piedade Cruz e Lobo, expired on 13-07-1972, leaving behind their two children, namely, Mr. Oleazorio Antonio Lobo married to Mrs. Fatima Mary lobo and Mrs. Maria de Graca Terezinha Cruz e lobo alias Teresinha Cruz e Lobo married to Tito Antonio 'Diniz de Figueredo alias Tito Figueredo and Mr. Oleazorio Antonio Lobo expired on 14/7/2000 leaving behind his widow Mrs. Fatima Mary Lobo and children Mrs. Sonia Ligia Lobo e Butt alias Sonia Lobo married to Mark U. Butt, Mr. Rohan Inacio Lobo, bachelor and Ms.





Ayesha Lobo, spinster which is confirmed by the civil court in Inv.Proc.No.270/2001 which concluded vide order dated 16-10-2002 and registered before Sub-Registrar of Bardez under no.344/2001 dated 15/11/2001.

The heirs of the late Mr. -Joao Jose Antonio Piedade Regalado de Bom Jesus Lobo alias Joao Jose Lobo alias Jose Lobo and of his wife late Digia Matildes Piedade Cruz e Lobo, Mr. Tito Figueiredo and his wife Maria Da Graca Terezinha Cruz Lobo e Figueiredo, Mrs. Fatima Mary Lobo, Ms. Ayesha Lobo, Mark U. Butt & Sonia Lobo sold, conveyed and transferred the property to Mr. Felix M.Sequeira & Mrs. Agnes M.Sequeira, by Sale Deed dated 28/6/2001 registered In the Sub-Registrar of Bardez under no. 1400, at pages 196 to 209, Book I. vol.833, dated 4/7/2001

Mr. Felix M.Sequeira & Mrs. Agnes M.Sequeira partitioned the property as separate independent property bearing Survey No. 76/1-B of Nachinola Village, vide order dated 29-09-2005, passed by the Dy. Collector & S.D.O. Mapusa, in Case No. 15/102/2005/PART/LAND.

The property is recorded in the names of Mr. Felix M.Sequeira & Mrs. Agnes M.Sequeira in Form I & XIV of the Village of Nachinola, Bardez, Goa.

Being owners Mr. Felix M.Sequeira & Mrs. Agnes M.Sequeira sold the said property to Mr. Sydney Saldanha by sale deed dated 25/7/2019 registered In the Sub-Registrar of Bardez under no.BRZ-1-2336-2019 dated 25/7/2019. Accordingly Mr. Sydney Saldanha became owner of the said property and his title is clear and marketable.

Mr. Sydney Saldanha obtained Sanad dated 11/3/2022 from Addl. Collector III, North Goa District, Mapusa, Goa with 60 FAR, including License dated 8/4/2022 with approved plan issued by Village Panchayat of Nachinola and Technical Clearance order dated 24/12/2021 issued by Town & Country Planning Dept.

I have also taken searches in the office of Sub-Registrar of Bardez and gone through the Nil Encumbrance Certificate dated 12/7/2019 for 20 years from 4/7/2001 to 12/7/2019 and it is found that the said property is free from encumbrances, charges and demands whatsoever.

Accordingly, the link in chain of transactions for the last over 30 years has been properly established till this date.

4. All the necessary parties have 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 properties which are placed before me are Xerox which I have tallied from the respective offices and the authorities and appear to be in order.

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 verified and confirmed from the Government and the Public Land Acquisition Authorities that the said property is not subject to any acquisition or requisition from these authorities.

8. In the result, I have to state that I have made necessary searches of the concerned offices till date and as a result of such satisfied that the said property is free from all encumbrances.

9. 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 till date.

10. 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.

11. No tenancy laws and no minor's interest are involved in the said property which is free from encumbrances.

#### CERTIFICATE

On the basis of all the documents listed above, that Mr. Sydney Saldanha is owner in possession of Survey No. 76/1-B of Village Nachinola and based on the documents, he obtained Sanad and got approved approvals from Govt. authorities and license with approved plan issued by Village Panchayat of Nachinola and as such the construction of residential cum commercial buildings consisting of blocks A & B and swimming pool is legal and free from encumbrances and his title over the same is clean, clear and marketable



*AKP*  
A. K. PHADTE  
Advocate  
07/06/2022