

**GAUTAM K. FADTE**  
**ADVOCATE**

**OFFICE**  
U G-8, "VINAYAK PLAZA"  
ABOVE CORPORATION BANK,  
BEPQUEGAL, CURCHOREM-GOA.  
MOB:- 9850260930, 8308816470  
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Ref:

Date: 25<sup>th</sup> July 2024

### **TITLE SEARCH REPORT**

My services have been engaged by Mrs. Sanchita Satchit Korgaonkar residing at H.No.1167, Near Electricity Department, Volvonem, Tivim, Bardez-Goa and Mr. Pitu Chandrakant Wadkar, residing at Dabolim, Vasco, Chicalim, Mormogao-Goa to give Legal Opinion about below mentioned property detailed in SCHEDULE:

#### **1. DISCRIPTION OF THE PROPETRY**

##### **SCHEDULE**

All that plot of land totally admeasuring an area of 1000.00 sq. mts. being the part of the larger property denominated as "PONTEMOL" situated in village Curchorem, within the limits of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, South Goa & which property is described in the Land Registration office under No.5385 of Book No.17 and enrolled in the Land Revenue Office under Matriz No.47 & 54 and presently surveyed under Survey No.118/4-0 of village Curchorem of Quepem taluka and the said plot of land is bounded as follows:

On the EAST :By 10 mts. wide road.  
On the WEST :By Plot No.2.  
On the NORTH :By area reserved for school building for  
Education Department and Plot No.5.  
On the SOUTH :By a Road.



**DESCRIPTION OF THE DOCUMENTS PROVIDED**

1. Notorise true copy of Deed of Sale dated 05/11/2021.
2. Notorise true copy of Deed of Sale dated 02/12/2021.
3. Copy of Deed of Sale dated 26<sup>th</sup> March 2007
4. Copy of Deed of Sale dated 9<sup>th</sup> February 2007
5. Original Copy Form I & XIV of the property bearing survey No.118/4-O of village Curchorem.
6. Original survey plan of the property bearing survey No.118/4-O of village Curchorem.
7. Certified copy of order dated 5/1/2023 passed by Inspector of Survey and Land Records, Quepem for partition of the said plot of land.
8. Original Copy of Land Use Zoning Information dated 14/03/2023 issued by Town & Country planning department, Quepem.

**2. FLOW OF THE TITLE**

**A. AS PER DOCUMENTS AND INFORMATION PROVIDED & SCRUTINISED**

It is observed that the said property as described in the SCHEDULE was originally belonging to Mrs. Valentina Fatima Fernandes and her husband Mr. Minguel Minin Fernandes which consist of two different plots one plot bearing Plot No.3 totally admeasuring an area of 425.00 sq. mts. and the second plot bearing Plot No.4 totally admeasuring an area of 575.00 sq. mts.



That said Mr. Pitu Chandrakant Wadkar and Mrs. Sanchita Satchit Korgaonkar purchase the said property described in the SCHEDULE from Mrs. Valentina Fatima Fernandes and Mr. Minguel Minin Fernandes by virtue of two different deed of sale being the said Plot No.3 totally admeasuring an area of 425.00 sq. mts. was purchased by virtue of Deed of Sale dated 2<sup>nd</sup> December 2021 duly registered in the office of the sub registrar of Quepem under Reg.No.QPM-1-668-2021 dated 7/12/2021 and the said Plot No.4 was purchase by virtue of Deed of Sale dated 5<sup>th</sup> November 2021 duly registered in the office of the sub registrar of Quepem under Reg.No.QPM-1-606-2021 dated 9/11/2021.

That the property described in the SCHEDULE is disannexed from the larger property denominated as "PONTEMOL" and the same was gifted to Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva by his late parents Shri Jose Salvador Constantino Pedro Teles da Silva also known as Jose Pedro Lourenco Antonio Constantino Salvador Teles da Silva and his wife Smt. Maria Quiteria Arsenia Augustilia Faria e Silva hailing from Vauxem, Loutolim vide Notarial Deed of Gift dated 5<sup>th</sup> December 1955 drawn up by the Notary of Salcete,



Margao Shri Xencora Camotim at folio 12 overleaf onwards of Notarial Registrar Book No.967.

That said Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva separated a portion of land admeasuring an area of 16,865 sq. mts. from the said larger property and handed over the same to M/s. Silva Siqueira Real Estate Developers for developing the said larger property by dividing the same into several plots.

That one Smt Nayana Vinayak Bhende approached to said Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva to purchase one of the abovesaid plot bearing Plot No.3 totally admeasuring an area of 425.00 sq. mts. disannexed from the said larger property and accordingly a Deed of Sale dated 14<sup>th</sup> April 1987 was executed before the Sub Registrar of Quepem under Registration No.155 at pages 1 to 13 Book No.1, Volume No.7 dated 8/5/1987 wherein the said Plot No.3 totally admeasuring an area of 425.00 sq. mts. was sold to said Smt Nayana Vinayak Bhende.

That one Dr. Satish Dhondu Kudchadkar approached to said Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip



de Silva to purchase one of the abovesaid plot bearing Plot No.4 totally admeasuring an area of 575.00 sq. mts. disannexed from the said larger property and accordingly a Deed of Sale dated 14<sup>th</sup> April 1987 was executed before the Sub Registrar of Quepem under Registration No.156 at pages 12 to 26, Book No.I, Volume No.7 dated 8/5/1987 wherein the said Plot No.4 totally admeasuring an area of 575.00 sq. mts. was sold to said Dr. Satish Dhondu Kudchadkar.

That said Smt Nayana Vinayak Bhende and her husband Shri Vinayak M. Bhende sold the abovesaid plot bearing Plot No.3 to the said Mrs. Valentina Fatima Fernandes by virtue of the Deed of Sale dated 26<sup>th</sup> March 2007 duly executed before the Sub Registrar of Quepem under Registration No.362 at pages 110 to 132 Book No.I, Volume No.425 dated 5/6/2007 and as such the said Mrs. Valentina Fatima Fernandes became the absolute owner in possession of the said Plot No.3.

That said Dr. Satish Dhondu Kudchadkar and his wife Smt Lata Satish Kudchadkar sold the said Plot No.4 to the said Mrs. Valentina Fatima Fernandes by virtue of the Deed of Sale dated 9<sup>th</sup> February 2007 duly executed before the Sub Registrar of Quepem under Registration No.132 at pages 436 to 458 Book



No.I, Volume No.416 dated 20/2/2007 and as such the said Mrs. Valentina Fatima Fernandes became the absolute owner in possession of the said Plot No.4.

That subsequent to the purchase of the aforesaid plots by virtue of said Deed of Sale dated 2<sup>nd</sup> December 2021 and Deed of Sale dated 5<sup>th</sup> November 2021, Mr. Pitu Chandrakant Wadkar and Mrs. Sanchita Satchit Korgaonkar mutated their names in the records of rights i.e on Form I & XIV of the property bearing survey No.118/4 of village Curchorem.

That subsequently, Mr. Pitu Chandrakant Wadkar and Mrs. Sanchita Satchit Korgaonkar filed an application before the Inspector of Survey and Land Records, Quepem for Amalgamation and Partition of the aforesaid plots from the rest of property and accordingly by order dated 5/1/2023 passed by Inspector of Survey and Land Records, Quepem, both the aforesaid plots i.e. Plot No.3 and Plot No.4 were amalgamated into a single plot and further partitioned the said single plot which is the property as described in the SCHEDULE from the rest of the property and allotted a new survey holding as Survey No.118/4-O of village Curchorem of Quepem Taluka.



That as per the certificate of Land Use Zoning Information dated 14/03/2023 issued by Town & Country planning department, Quepem, the said property as described in the SCHEDULE is earmarked as "Settlement Zone".

### **3. OPINION**

1. In the above circumstances I am of the opinion that the title of the property described in the SCHEDULE is clean & clear and as such Mr. Pitu Chandrakant Wadkar and Mrs. Sanchita Satchit Korgaonkar are the absolute owner of the said property described in the SCHEDULE.



Adv. Gautam K. Fadte

A handwritten signature in blue ink, appearing to read "Gautam K. Fadte", written over a diagonal line.