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NOTARY

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**THE TITLE VERIFICATION, SEARCH REPORT AND THE LEGAL OPINION
WITH RESPECT TO PLOT OF LAND ADMEASURING AN AREA OF 668 SQ
MTRS OF PROPERTY BEARING P.T.SHEET No. 293 CHALTA No. 45 OF
CITY SURVEY MARGAO GOA.**

To,

Mr. DATTATRAYA G. REGE,

QUEPEM GOA.

Sir,

1.	Name, Father's/Husband's Name and Address of the Title Holder	Mr. Anthony Rodrigues and his children (1) Egno David A. Rodrigues, (2) Wyno Julio Anthony Rodrigues and his wife Cherryl Ann J D'souza and (3) Lyno Ross Anthony Rodrigues and his wife Richie Fernandes
2.	Description of the Property	All that Plot of Land admeasuring an area of 668 sq mtrs. forming part of the property known as 'Colmoroda' or 'Roquemoroda', situated at Colmorod Navelim Salcete Goa, within the limits and jurisdiction of Margao Municipal Council, Taluka Salcete, District South Goa, described in the Land Registration Office of Comarca Office of Salcete under No. 10111 at page 82 of Book B 26 New Series No 3047, at pages 77 of Book B 59, new series 12051 at page 59 of book B 31, new series and No. 19625 at page 141 of Book B 27 New Series and enrolled in the Taluka Revenue Office of



Salcete under Matriz Nos. 1051, 1052, 146 and 1060 respectively and bounded on the East : By Plot No. 16. On the West By 6.00 metres wide road; On the North : By Open Space; and On the South : By Plot No. 17 and 15; Surveyed in the City Survey Records of Margao under Chalta No. 45 of P T Sheet No 293.

Documents Verified:

Sr. No.	Whether original or Xerox	Date of Documents	Nature of Documents	Parties to the Documents
1.	Certified Copy	11.07.2011	Deed of Sale	Executed by Mrs. Lata Dinanath Naik, Rama alias Rajiv Dinanath Naik, Mrs. Siya alias Binda Rajiv Naik, Mr. Vinayak alias Rahul Dinanath Naik, Mrs. Sayee Rahul Naik, Mr. Ajay Dinanath Naik and Mrs, Sweta Ajay Naik, all residents of Margao Goa and Shri. Nitin Anand Naik, resident of Comba Margao Goa.



2.	Xerox	26 th October 1983	Deed of Partition registered in the Office of the Sub Registrar of Salcete under Reg. No. 1022 at pages 349 to 360 of book No. I Volume No. 299	Executed among the legal heirs of late Rama Yeshwant Naik namely his wife Sitabai Naik and children Shri. Anand Naik, Dinanath Naik and Smt. Snehlata Naik
3.	Xerox	05 th August 2003	Deed of Deed of Succession drawn up in the Notarial Office of Salcete recorded under No. 72 of deeds Book No. 1451.	Executed upon the death of Shri. Dinanath Rama Naik
4.	Xerox	19 th August 1991	Agreement for Development	Executed between Mrs. Lata Dinanath Naik and others and M/s Sitara Real Estates.
5.	Xerox Copy	04.03.2010	Power of Attorney	Executed by Mrs. Lata Dinanath Naik, Shri. Rama alias Rajiv Dinanath Naik, Mrs. Siya alias Binda Rajiv Naik, Vinayak alias Rahul Dinanath Naik and Mrs. sayee Rahul Naik in favour of Ajay Dinanath Naik.



6.	Xerox Copy	30.06.2010	Power of Attorney	Executed by Sweta Ajay Naik in favour of her husband Ajay Sinanath Naik
7.	Certified Copy	16.04.2012	Deed of Sale Cum Exchange registered in the Office of the Sub Registrar Salcete under Reg. No. MGO-BK1-02274-2012 CD No MGOD59 dated 16.04.2012	Executed between Anthony Rodrigues and his children and Nitin Anand Naik and others.
8.	Certified Copy	09.05.2011, 11.04.2012	Power of Attorneys	Executed by Egno David A Rodrigues, Lyno Ross Anthony Rodrigues and his wife Richie Fernandes, Wyno Julio Anthony Rodrigues and his wife Cherryl Ann J. D souza in favour of Anthony Rodrigues.
9.	Original	22.01.2015	Agreement for Development and Sale	Executed between Egno David A Rodrigues, Lyno Ross A. Rodrigues and his wife Richie Fernandes, Wyno Julio Anthony Rodrigues and his wife Cherryl Ann J. D souza and Shri. Dattatraya G. Rege, resident of Quepem



10.	Original		Survey Records	Survey Records of P.T.Sheet No. 293 Chalta No. 45
11.	Original	13.08.2019	Nil Encumbrance Certificate	Plot No. 16 admeasuring an area of 668 sq. mtrs. bearing P.T.Sheet No 293 Chalta No. 45

TITLE TO THE PROPERTY

1.	Reason for not producing the originals	Original documents are with the title holders and the same are inspected and Xerox copies compared with the original.
2.	Tracing of the title for the last 30 to 35 years	a) That the landed property known as COLMOROD and ROQUEMOROD of the cultivation of coconut and other trees situated as Navelim within the area of Margao Municipal Council, Taluka Salcete, District South Goa, described in the Land Registration Office of Comarca Office of Salcete under No. 10111 at page 82 of Book B 26 New Series No 3047, at pages 77 of Book B 59, new series 12051 at page 59 of book B 31, new series and No. 19625 at page 141 of Book B 27 New Series and enrolled in the Taluka Revenue Office of Salcete under Matriz Nos. 1051, 1052, 146 and 1060 respectively originally belonged to Esvonta Vishno Naik alias Bombi Naik and consequent to his death, the same was passed to his grandchildren one of them being Rama Yeshwant Naik by virtue of Inventory Proceeding No. 2567/34.



b) That by virtue of Deed of Partition dated 26th October 1983 recorded in the office of the Sub Registrar Salcete Margao Goa executed among the legal heirs of late Rama Yeshwant Naik namely his wife Sitabai Naik and children Shri. Anand Naik, Shri. **Dinanath Naik** and Smt. Snehlata Naik, the aforesaid property was mutually partitioned among the aforesaid legal heirs and the property bearing P.T.Sheet No. 293 Chalta No. 45 amongst other was allocated to Dinanath Rama Naik.

c) That subsequently, the aforesaid Dinanath Rama Naik expired leaving behind his wife Lata Dinanath Naik and her sons Rama alias Rajiv Dinanath Naik and his wife Siya alias Binda Rajiv Naik, Vinayak alias Rahul Dinanath Naik and his wife Sayee Rahul Naik and Ajay Dinanath Naik and his wife Sweta Ajay Naik as envisaged in the Deed of Succession dated 05.08.2003 drawn up in the Notarial Office of Salcete and recorded under No. 72 of deeds Book No. 1451.

d) That by virtue of Agreement for Development and Sale dated 19.08.1991 executed between Mrs. Lata Dinanath Naik and others with M/s Sitara Real Estates, the aforesaid property bearing Chalta No. 45 P.T.Sheet No. 293 was given for development to M/s Sitara Real Estates and by virtue of the said Agreement for Development and Sale, Plot No. 16 admeasuring an area of 668 sq. mtrs. forming part of P.T.Sheet No. 293 Chalta No. 45 was allocated to Ajay Dinanath Naik.



e) That by virtue of Deed of Sale dated 11.07.2011, the said Ajay Dinanath Naik and others sold the Said Plot No. 16 admeasuring 668 sq. mtrs. forming part of P.T.Sheet No. 293 Chalta No. 45 which is the subject matter of the present title report to Nitin Anand Naik, who subsequently vide Agreement for Development and Sale dated 16.04.2012 exchanged the said plot for another property with Mr. Anthony Rodrigues and his children namely Egno David A. Rodrigues, Lyno Ross Anthony Rodrigues and his wife Richie Fernandes, Wyno Julio Anthony Rodrigues and his wife Cherryl Ann J. D souza and accordingly the said Mr. Anthony Rodrigues got his name and that of his children mutated in the Survey Records of P.T.Sheet No. 293 Chalta No. 45 of Margao City.

f) That consequent to acquiring the ownership right to Plot No. 16 of the property Surveyed under Chalta No. 45 of P. T. Sheet No 293, the said Anthony Rodrigues and his children Egno David A. Rodrigues, Lyno Ross Anthony Rodrigues and his wife Richie Fernandes, Wyno Julio Anthony Rodrigues and his wife Cherryl Ann J. D souza entered into an Agreement for Development and Sale dated 22.01.2015 with Mr. Dattatraya G. Rege, resident of Near Civil Court, Quepem Goa.

NOTE : Accordingly, the link in chain of transactions for the last over 30 years with respect to Plot No. 16 of the property Surveyed under Chalta No. 45 of P.T.Sheet No 293 of City Survey Margao has been properly established.



	Survey Records	Survey records has been produced in respect of the said property.
6.	Encumbrances	No encumbrances are found in the said property as per the Nil Encumbrance Certificate produced by the parties.
7.	Additional documents	Nil
8.	Final Certificate	On the basis of the verification of the aforesaid documents, I certify that Anthony Rodrigues and his children Egno David A. Rodrigues, Lyno Ross Anthony Rodrigues and his wife Richie Fernandes, Wyno Julio Anthony Rodrigues and his wife Cherryl Ann J. D souza are legally entitled to sell/enter into an agreement for development and sale with respect to Plot of Land denominated as Plot No. 16 of the property Surveyed under Chalta No. 45 of P. T. Sheet No 293 of Margao City.

Place : MARGAO GOA.

Date : 28th AUGUST 2019



[Signature]
ALFRED FERNANDES
(Advocate)