

**Adv. Pandurang N. Parab**  
M.Com. L.L.B.  
Curchorem - Goa

Adv. Pandurang. N. Parab ,

ADVOCATE HIGH COURT ,

Shop No.UG-7, 1<sup>ST</sup> floor, Ashutosh building,

Oppo icici bank , Curchorem-Goa 403706

Mobile Ni.9067875019,


Date: 21/05/2024

### **TITLE VERIFICATION AND SEARCH REPORT**

Mr. Gauribhushan Shivdas Karpe, resident of Dattaprasad. Madyegal, Cacora, Quepem, Goa approach with documents for title verification and search report of the plots Said Plot No.156 which is now surveyed under no.11/1-D admeasuring an area 911 sq.mts and Plot No. 156 known as CARIACHI MORDI, (Primeira Adicao de Metade de dezassete dezoito avos) or KAREACHI MUDDI situated at Kakoda, Village Panchayat of Kakoda, Taluka and Registration Sub District of Quepem, District of Goa.

### **DESCRIPTION OF THE PROPERTY:**

All that Immovable Said Plot No.156 which is now surveyed under no.11/1-D admeasuring an area 911 sq.mts known as CARIACHI MORDI, (Primeira Adicao de Metade de dezassete dezoito avos) or KAREACHI MUDDI situated at Kakoda, Village Panchayat of Kakoda, Taluka and Registration Sub District of Quepem, District of Goa, described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka

  
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Revenue Office, Quepem for village Kakoda under Matriz No.97 and on the East by property surveyed under no.11/1, on the West by Curcholem-Sanguem public road, on the North by property surveyed under no.11/15 and on the South by the property surveyed under no.11/16 which plot shall hereinafter called THE SAID PLOT NO.1.

2) I HAVE EXAMINED THE FOLLOWING DOCUMENTS WHICH ARE PHOTOCOPIES

- a) Form No. 1 & XIV in respect of the Said Property bearing Survey no. 11/1-D of Village Cacora, Quepem, Goa also verified on website.
- b) Survey Plan in respect of the Said Property bearing Survey no. Survey no. 11/1-D of Village Cacora, Quepem, Goa.
- c) Deed of sale dated 11/09/1971 registered before the sub registrar of Quepem under no.277 at pages 265 to 271 of Book no.1 vol. no.26 dated 20/9/1971.
- d) Deed of sale dated 30/3/1987 registered before the sub registrar of Quepem under no.248 at pages 406 to 416 of Book no.1 vol. no.8 dated 17/7/1987.
- e) Deed of sale dated 06/2/2009 registered before the sub registrar of Quepem under no.226 at pages 542 to 562 of Book no.I vol. no.490 dated 24/2/2009.
- f) Deed of rectification dated 03/08/2009 bearing registration no.851 at pages 482 to 492 Book no.1 Vol. no.512 on date 06/08/2009.
- g) Nil encumbrance certificate dated 24/2/2022.



1) Deed of sale dated 25/03/2023, Book-1, document registered before the sub registrar of Quepem under no.QPM-1-253-2023 Dated 29/03/2023 ,With respect to plot no.156.

**FLOW OF TITLE:**

Originally the said property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.97 which is surveyed under no.11 sub division no.1 located at village cacora, Quepem, Goa belonged to Camilo Antonio Figueiredo e Melo (bachelor), Antonio Camilo Figueiredo e Melo and his wife Claudina Pinto de Melo, Avelino Jose Figueiredo e Melo and his wife Argilia Jovita Faria, Antonio Sebastiao Vital Figueiredo e Melo and his wife Olivia Regina Saldanha. Said Camilo Antonio Figueiredo e Melo (bachelor), Antonio Camilo Figueiredo e Melo and his wife Claudina Pinto de Melo, Avelino Jose Figueiredo e Melo and his wife Argilia Jovita Faria, Antonio Sebastiao Vital Figueiredo e Melo and his wife Olivia Regina Saldanha made plots of the said property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.27 which is surveyed under no.11 sub division no. 1.

Said Antonio Camilo Figueiredo e Melo and his wife Claudina Pinto de Melo, Avelino Jose Figueiredo e Melo and his wife Argilia Jovita Faria, Antonio Sebastiao Vital Figueiredo e Melo and his wife Olivia Regina Saldanha. Said Camilo Antonio Figueiredo e Melo (bachelor), Antonio Camilo Figueiredo e Melo and his wife Claudina Pinto de Melo, Avelino Jose Figueiredo e Melo and his

wife Argilia Jovita Faria, Antonio Sebastiao Vital Figueiredo e Melo and his wife Olivia Regina Saldanha sold one of the plot no. 156 admeasuring an area 747.50 sq.mts along with additional area of 200 sq.mts for future road widening which is part of the property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.97 which is surveyed under no.11 sub division no.1 to Yusuf Meherally and Iqbal Meherally who were minor at that time represented by their father Mr. Feroz Meherally by deed of sale dated 11/09/1971 registered before the sub registrar of Quepem under no.277 at pages 265 to 271 of Book no.1 vol. no.26 dated 20/9/1971.

All that plot no.156 admeasuring an area 747.50 sq.mts along with additional area of 200 sq.mts for future road widening which is part of the property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.97 which is surveyed under no.11 sub division no.1 is herein after called the said plot.

Said Yusuf Meherally and Iqbal Meherally being major and being vendors along with Mrs. Arifa Yusuf Meherally wife of Yusuf Meherally being consenting party sold the said plot to Mr. Nelson Pereira by deed of sale dated 30/3/1987 registered before the sub registrar of Quepem under no.248 at pages 406 to 416 of Book no.1 vol. no.8 dated 17/7/1987.

Said Mr. Nelson Pereira along with his wife Mrs. Belinda Alice Pereira sold the said plot to M/s. Mahalaxmi Constructions represented by its sole proprietor Mrs. Sambhaji Shivaji Thorwat by deed of sale dated 06/2/2009 registered



before the sub registrar of Quepem under no.226 at pages 542 to 562 of Book no.1 vol. no.490 dated 24/2/2009.

In the said deed of sale dated 06/2/2009 registered before the sub registrar of Quepem under no.226 at pages 542 to 562 of Book no.I vol. no.490 dated 24/2/2009 there was error of matrix no. instead of 97 it is recorded as 27 which is rectified by deed of rectification dated 03/08/2009 bearing registration no.851 at pages 482 to 492 Book no.1 Vol. no.512 on date 06/08/2009.

By virtue of deed of sale dated 06/2/2009 registered before the sub registrar of Quepem under no.226 at pages 542 to 562 of Book no.1 vol. no.490 dated 24/2/2009 and deed of rectification dated 03/08/2009 bearing registration no.851 at pages 482 to 492 Book no.1 Vol. no.512 on date 06/08/2009 said M/s. Mahalaxmi Constructions represented by its sole proprietor Mrs. Sambhaji Shivaji Thorwat became exclusive owners of the said plot.

Said M/s. Mahalaxmi Constructions represented by its sole proprietor Mrs. Sambhaji Shivaji Thorwat separated the said plot and Inspector of Land Survey department separated the Said plot formed new survey no.11/1-D admeasuring an area 911 sq.mts and name of M/s. Mahalaxmi Constructions is recorded in the 1 and XIV form of the said property.

Said Mr. Gauribhushan Shivdas Karpe became exclusive owners of the said plot no.156 ,survey no.11/1-D admeasuring an area 911 sq.mts by virtue of Deed of sale dated 25/03/2023,Book-1,document registered before the sub registrar of Quepem under no.QPM-1-253-2023 Dated 29/03/2023



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Said Mr. Gauribhushan Shivdas Karpe has placed nil encumbrance certificate dated 24/2/2022 and it shows no encumbrance for last 13 years from 24/2/2009 to 23/2/2022.

The said bearing Survey no. 11/1-D of village Kakoda, Quepem, Goa is under settlement zone as per zoning plan 2021 which I have verified from Town and Country planning website.

From the above documents it is revealed that there is/are no tenant or Mundkar in the said property.

The Urban Ceiling Act is not applicable to the State of Goa. The said property is free from encumbrance and there is no charge of whatsoever on the said property. The said property is having good and clear marketable right and title.

Minor's interest is not involved in the said property.

Based on the documents produced before me of last more than 30 years I found and I opine that Mr. Gauribhushan Shivdas Karpe is exclusive owner of the said Plot No. 156 which is now surveyed under no.11/1-D admeasuring an area 911 sq.mts known as " CARIACHI MORDI", (Primeira Adicao de Metade de dezassete dezoito avos) or KAREACHI MUDDI situated at Kakoda, Village Panchayat of Kakoda, Taluka and Registration Sub District of Quepem, District of Goa, described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.97 and on the East by property surveyed under no.11/1, on the West by Curchorem-Sanguem public


road, on the North by property surveyed under no.11/15 and on the South by the property surveyed under no.11/16.



( ADV.Pandurang.N.Parab )

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Date:21/05/2024

### **TITLE VERIFICATION AND SEARCH REPORT**

MR. GAURIBHUSHAN SHIVDAS KARPE, resident of Dattaprasad, Madyegal, Cacora, Quepem, Goa approach with documents for title verification and search report of the Said Plot No.157 and Plot No. 158 which is now together surveyed under no.11/16 admeasuring an area 1875 sq.mts known as CARIACHI MORDI, (Primeira Adicao de Metade de dezassete dezoito avos) or KAREACHI MUDDI situated at Kakoda, Village Panchayat of Kakoda, Taluka and Registration Sub District of Quepem, District of Goa.

### **DESCRIPTION OF THE PROPERTY:**

All that Immovable Said Plot No.157 and Plot No 158 which is now together surveyed under no 11/16 admeasuring an area 1875 sq.mts known as CARIACHI MORDI, (Primeira Adicao de Metade de dezassete dezoito avos) of KAREACHI MUDDI situated at Kakoda, Village Panchayat of Kakoda, Taluka and Registration Sub District of Quepem, District of Goa, described as a whole



in the Land Registration Office, Quepem, under No. 14380 at page 24 of Book B 40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matríz No. 97 and on the East by property surveyed under no.11/1, on the West by Curchorem-Sanguem public road, on the North by property surveyed under no. 11/1-D and on the South by the property surveyed under no.11/17 which plot shall hereinafter called THE SAID PLOTS.

2) I HAVE EXAMINED THE FOLLOWING DOCUMENTS WHICH ARE PHOTOCOPIES

- a) Form No. I & XIV in respect of the Said Property bearing Survey no. 11/16 of Village Cacora, Quepem, Goa also verified on website.
- b) Survey Plan in respect of the Said Property bearing Survey no. Survey no. 11/16 of Village Cacora, Quepem, Goa.
- c) Deed of sale dated 12/09/1970 registered before the sub registrar of Quepem under no.268 at pages 259 to 265 of Book no.1 vol. no.22 dated 16/9/1970 with respect to plot no.157 and 158.
- d) Deed of sale dated 31/3/1987 registered before the sub registrar of Quepem under no.230 at pages 236 to 246 of Book no.1 vol. no.8 dated 14/7/1987 with respect to plot no.157.
- e) Deed of sale dated 06/2/2009 registered before the sub registrar of Quepem under no.227 at pages 563 to 582 of Book no.1 vol. no.490 dated 24/2/2009 with respect to plot no. 157.

- f) Deed of rectification dated 03/08/2009 bearing registration no.852 at pages 493 to 503 Book no.1 Vol. no.512 on date 06/08/2009 with respect to plot no.157.
- g) Nil encumbrance certificate dated 24/2/2022 with respect to plot no.157.
- h) Deed of sale dated 31/3/1986 registered before the sub registrar of Quepem under no.29 at pages 293 to 304 of Book no.1 vol. no.1 dated 16/6/1986 with respect to plot no. 158.
- i) Deed of sale dated 16/11/2009 registered before the sub registrar of Quepem under no.2069 at pages 261 to 279 of Book no.1 vol. no.524 dated 10/12/2009 with respect to plot no. 158.
- j) Nil encumbrance certificates dated 24/2/2022 with respect to plot no. 158.
- k) Judgment and decree dated 08/08/2007 in Special civil suit no.06/2007/A passed by Civil judge senior division at Quepem
- l) Deed of sale dated 19/04/2023, Book-1, document registered before the sub registrar of Quepem under no.QPM-1-326-2023 Dated 26/04/2023 ,With respect to plot no.157 and 158.

**FLOW OF TITLE:**

Originally the said property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.97 which is surveyed under no.11 sub division no.1 located at village cacora, Quepem, Goa belonged to Camilo Antonio Figueiredo e Melo (bachelor), Antonio Camilo



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Figueiredo e Melo and his wife Claudina Pinto de Melo, Avelino Jose Figueiredo e Melo and his wife Argilia Jovita Faria, Antonio Sebastiao Vital Figueiredo e Melo and his wife Olivia Regina Saldanha. Said Camilo Antonio Figueiredo e Melo (bachelor), Antonio Camilo Figueiredo e Melo and his wife Claudina Pinto de Melo, Avelino Jose Figueiredo e Melo and his wife Argilia Jovita Faria, Antonio Sebastiao Vital Figueiredo e Melo and his wife Olivia Regina Saldanha made plots of the said property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.27 which is surveyed under no.11 sub division no. 1.

Said Antonio Camilo Figueiredo e Melo and his wife Claudina Pinto de Melo, Avelino Jose Figueiredo e Melo and his wife Argilia Jovita Faria, Antonio Sebastiao Vital Figueiredo e Melo and his wife Olivia Regina Saldanha. Said Camilo Antonio Figueiredo e Melo (bachelor), Antonio Camilo Figueiredo e Melo and his wife Claudina Pinto de Melo, Avelino Jose Figueiredo e Melo and his wife Argilia Jovita Faria, Antonio Sebastiao Vital Figueiredo e Melo and his wife Olivia Regina Saldanha sold two i.e. plot no. 157 admeasuring an area 800 sq.mts along with additional area of 200 sq.mts for future road widening and plot no.158 admeasuring an area 700 sq.mts along with additional area of 200 sq.mts for future road widening which is part of the property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.27 which is surveyed under no.11 sub division no.1 to Mr. Feroz Meherally by deed of sale dated 12/09/1970 registered before the sub registrar of Quepem under no.268 at pages 259 to 265 of Book no.1 vol. no.22 dated 16/9/1970.

All that plot no.157 admeasuring an area 800 sq.mts along with additional area of 200 sq.mts for future road widening which is part of the property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.97 which is surveyed under no.11 sub division no.1 is herein after called THE SAID PLOT NO.1.

Said Mr. Feroz Meherally being vendor along with his Mrs. Nina Meherally being consenting party sold the said plot no.157 admeasuring an area 800 sq.mts along with additional area of 200 sq.mts for future road widening to Mr. Nelson Pereira by deed of sale dated 31/3/1987 registered before the sub registrar of Quepem under no.230 at pages 236 to 246 of Book no.1 vol. no.8 dated 14/7/1987.

Thereafter Said Mr. Nelson Pereira along with his wife Mrs. Belinda Alice Pereira sold the said plot no.157 admeasuring an area 800 sq.mts along with additional area of 200 sq.mts for future road widening to M/s. Mahalaxmi Constructions represented by its sole proprietor Mrs. Sambhaji Shivaji Thorwat by deed of sale dated 06/2/2009 registered before the sub registrar of Quepem under no.227 at pages 563 to 582 of Book no.1 vol. no.490 dated 24/2/2009.

In the said deed of sale dated 06/2/2009 registered before the sub registrar of Quepem under no.227 at pages 563 to 582 of Book no.1 vol. no.490 dated 24/2/2009 there was error of matriz no. instead of 97 it is recorded as 27 which is rectified by deed of rectification dated 03/08/2009 bearing registration no.852 at pages 493 to 503 Book no.1 Vol. no.512 on date 06/08/2009.



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By virtue of deed of sale dated 06/2/2009 registered before the sub registrar of Quepem under no.227 at pages 563 to 582 of Book no.1 vol. no.490 dated 24/2/2009 and deed of rectification dated 03/08/2009 bearing registration no.852 at pages 493 to 503 Book no.1 Vol. no.512 on date 06/08/2009 said M/s. Mahalaxmi Constructions represented by its sole proprietor Mrs. Sambhaji Shivaji Thorwat became exclusive owners of the said plot no.157 admeasuring an area 800 sq.mts along with additional area of 200 sq.mts for future road widening.

All that plot no.158 admeasuring an area 700 sq.mts along with additional area of 200 sq.mts for future road widening which is part of the property described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.97 which is surveyed under no.11 sub division no.1 is herein after called THE SAID PLOT NO.2.

Said Mr. Feroz Meherally being vendors along with his Mrs. Nina Meherally being consenting party sold the said plot no.158 admeasuring an area 700 sq.mts along with additional area of 200 sq.mts for future road widening to Mr. Nelson Pereira by deed of sale dated 31/3/1986 registered before the sub registrar of Quepem under no.29 at pages 293 to 304 of Book no.1 vol. no. 1 dated 16/6/1986. Said Mr. Nelson Pereira along with his wife Mrs. Belinda Alice Pereira sold the said plot to M/s. Mahalaxmi Constructions represented by its sole proprietor Mrs. Sambhaji Shivaji Thorwat by deed of sale dated 16/11/2009 registered before the sub registrar of Quepem under no.2069 at pages 261 to 279 of Book no.1 vol. no.524 dated 10/12/2009.

Said Mr. Nelson Pereira filed Special civil suit no.06/2007/A against Mr. Feroz Meherally and his Mrs. Nina Meherally for declaration that by virtue of said deed of sale dated 31/3/1987 registered before the sub registrar of Quepem under no.230 at pages 236 to 246 of Book no.I vol. no.8 dated 14/7/1987 for plot no.157 and deed of sale dated 31/3/1986 registered before the sub registrar of Quepem under no.29 at pages 293 to 304 of Book no.1 vol. no.1 dated 16/6/1986 for plot 158 he is owner in exclusive possession and said civil court has decreed the suit as per prayed by said Mr. Nelson Pereira and accordingly passed by Civil judge senior division at Quepem Judgment, order and decree dated 08/08/2007.

By virtue of deed of sale dated 16/11/2009 registered before the sub registrar of Quepem under no.2069 at pages 261 to 279 of Book no.I vol. no.524 dated 10/12/2009 said M/s. Mahalaxmi Constructions represented by its sole proprietor Mrs. Sambhaji Shivaji Thorwat became exclusive owners of the said plot no.158 admeasuring an area 700 sq.mts along with additional area of 200 sq.mts for future road widening.

Said M/s. Mahalaxmi Constructions represented by its sole proprietor Mrs. Sambhaji Shivaji Thorwat separated the said plots and Inspector of Land Survey department separated the Said plot formed new survey no.11/16 admeasuring an area 1875 sq.mts and name of M/s. Mahalaxmi Constructions is recorded in the I and XIV form of the said property.

Said Mr. Gauribhushan Shivdas Karpe became exclusive owners of the said plot no.157 and 158 ,survey no.11/16 admeasuring an area 1875 sq.mts by virtue of Deed of sale dated 19/04/2023,Book-1,document registered before the sub registrar of Quepem under no.QPM-1-326-2023 Dated 26/04/2023



Said Mr. Gauribhushan Shivdas Karpe has placed nil encumbrance certificate dated 24/2/2022 and it shows no encumbrance for last 13 years from 24/2/2009 to 23/2/2022 with respect to plot no. 157.

Said Mr. Gauribhushan Shivdas Karpe has placed nil encumbrance certificate dated 24/2/2022 and it shows no encumbrance for last 13 years from 24/2/2009 to 23/2/2022 with respect to plot no. 158.


The said bearing Survey no. 11/16 of village Kakoda, Quepem, Goa is under settlement zone as per zoning plan 2021 which I have verified from Town and Country planning website.

From the above documents it is reveal that there is/are no tenant or Mundkar in the said property. Minor's interest is not involved in the said property.

The Urban Ceiling Act is not applicable to the State of Goa. The said property is free from encumbrance and there is no charge of whatsoever on the said property. The said property is having good and clear marketable right and title.

Based on the documents produced before me of last more than 30 years I found and I opine that Mr. Gauribhushan Shivdas Karpe exclusive owner of the said Plot No.157 and Plot No.158 which is now together surveyed under no.11/16 admeasuring an area 1875 sq.mts known as CARIACHI MORDI, (Primeira Adicao de Metade de dezassete dezoito avos) or KAREACHI MUDDI situated at Kakoda, Village Panchayat of Kakoda, Taluka and Registration Sub District of Quepem, District of Goa, described as a whole in the Land Registration Office, Quepem, under No.14380 at page 24 of Book B-40, enrolled in the Taluka Revenue Office, Quepem for village Kakoda under Matriz No.97 and on the

East by property surveyed under no.11/1, on the West by Curchorem-Sanguem public road, on the North by property surveyed under no.11/1-D and on the South by the property surveyed under no.11/17.



( ADV.Pandurang.N.Parab )

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