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RESIDENCE:

Opp. Mahalaxmi Temple, No.117, Fatorda,
Margao - Goa. 403602.

Date: 30/05/2025

SUB: TITLE REPORT OF THE PROPERTY BELONGING TO MR. SANDIP NAGEESH NAIK,
situated at Sao Jose De Areal, Salcete-Goa, within the area and jurisdiction of village
Panchayat of Sao Jose De Areal, Taluka and Sub-District of Salcete, District of South-
Goa, State of Goa presently surveyed under survey No. 288 Sub Div No. 70.

1	<u>Complete or full description of the immoveable property/(ies)</u> ALL THAT PROPERTY admeasuring an area of 1800 sq. mtrs., surveyed under survey No. 288 Sub Div No. 70 of village Sao Jose De Areal, of the property known as "FONDUGALL or OGDDOBATTA or PONDURGALL or PANDURGALL", situated at Sao Jose De Areal, Salcete Taluka, South Goa District, state of Goa, within the area and jurisdiction of village Panchayat of Sao Jose De Areal, in Salcete Taluka, district of South Goa, State of Goa, India, described in the land registration office of Salcete under no. 45460 (New Series), and is enrolled/ recorded in the Matríz in Salcete Taluka revenue office, under no. 767, and the said property is presently surveyed under survey no. 288/70 of village Sao Jose De Areal.				
2	a) Particulars of the documents scrutinized serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/other authorities be examined.				
	Sl. no	Date	Name/ Nature of the Document	Original/certified copy/certified/extract/photo copy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1.		<u>Land description and inscription</u> described no. 45460 and inscription No. 49835.	Photo Copy	No
	2.	17/09/1965	<u>Deed of Sale and Discharge</u> dated	Photo Copy	No



			17/09/1965, at pages 36 onwards, book no. 1240, registered in the office of the notary of judicial division of Salcete.		
	3.	17/04/2009	<u>Deed Of Sale</u> dated 03/04/2009, registered in he sub-registrar of Salcete under no. 1674, at pages 73 to 86, of book no. I, Volume no. 3362, dated 17/04/2009.	Photo Copy	No
	4.	06/12/2023	<u>Deed of sale</u> dated 30/11/2023, registered in the sub-registrar of Salcete under reg. no. MGO-1-5114-2023, dated 06/12/2023.	Photo Copy	No
	5.	01/11/2023	<u>Power of attorney</u> was executed before notary Santosh G Naik under reg. no. 6520/2023, dated 01/11/2023.	Photo copy	No
	6.	12/01/2024 And 19/09/2024	<u>Sanad</u> under no. CAD2SAL12-23-234/17, dated 12/01/2024, and <u>Sanad</u> under no. CDSAL07-24-395/2127, dated 19/09/2024, issued by the office of deputy collector & sub-divisional officer, Salcete Margao.	Photo Copy	No
	7.	06/03/2025	<u>Zoning Certificate</u> under no. TPM/Zon-Infra/8160/SJDA/288/70/2025/1648, dated 06/03/2025, issued by the Town & Country Planning Department South Goa District Office Government of Goa Margao Goa.	Photo Copy	No
	8.		<u>Form I&XIV</u> of the property surveyed under survey no. 288/70 of village Sao-Jose- De- Areal.	Photo Copy	No
	9.	09/10/2024	<u>Technical Clearance order</u> under no. TPM/35101/288/70/SJDA/2024/7710, dated 09/10/2024, issued by the Town and Country Planning department Margao Salcete Goa.	Photo Copy	No
	10.	22/04/2025	<u>Construction License</u> bearing No.	Photo Copy	No



			VP/SJA/2025-26/01, dated 22/04/2025, issued by the village Panchayat of Sao Jose De Areal.		
	11.	10/05/2025	<u>Nil Encumbrance certificate</u> was obtained under certificate No. NEC/2/2025/1265, issued by the sub-registrar of Salcete, from 26/05/1995 to 10/05/2025.	Photo Copy	No
5	<u>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used.</u> ALL THAT PROPERTY admeasuring an area of 1800 sq. mtrs., surveyed under survey No. 288 Sub Div No. 70 of village Sao Jose De Areal , of the property known as "FONDUGALL or OGDDOBATTA or PONDURGALL or PANDURGALL , situated at Sao Jose De Areal, Salcete Taluka, South Goa District , state of Goa , within the area and jurisdiction of village Panchayat of Sao Jose De Areal, in Salcete Taluka, district of South Goa, State of Goa, India , described in the land registration office of Salcete under no. 45460 (New Series), and is enrolled/ recorded in the Matriz in Salcete Taluka revenue office , under no. 767, and the said property is presently surveyed under survey no. 288/70 of village Sao Jose De Areal., and bounded as under: On the East : By the property of heirs of Leao Magno Costa; On the West: By the Property of heirs of Tomas Hiliodoro da Costa; On the North: By the Property of heirs of Tomas Hiliodoro da Costa; and On the South :By the Public Road. (Hereinafter referred to as the "SAID PROPERTY") As per the first DOCUMENT No.1) <u>Land description and inscription</u> the said property is described no. 45460, and inscribed in favor of Mr. Abdul Hamid Khan alias Hamid Khan, under inscription No. 49835. DOCUMENT No.2) Further the said Mr. Abdula Hamid Khan alias Hamid Khan and his wife Mrs. Mariambi alias Bariam Bi sold the said property to Mr. Antonio Cardozo, vide				



Deed of Sale and Discharge dated 17/09/1965, at pages 36 onwards, of book no. 1240, registered in the office of the notary of judicial division of Salcete.

DOCUMENT No.3) further upon the death of Antonio Cardozo, his legal heirs namely Mrs. Alcina Vaz (widow), Mr. Honarato Timotio Cardozo also known as Honarato Cardozo (bachelor), Mrs. Esperance Cardozo and her husband Mr. Vincent D'Souza, Mrs. Julieta Cardozo and her husband Mr. Mariano Roque Lobo, Miss. Santana Cardozo (spinster) sold the said property to Miss. Gokul Datta Alve (spinster), vide **Deed Of Sale** dated 03/04/2009, registered in the sub-registrar of Salcete under no. 1674, at pages 73 to 86, of book no. I, Volume no. 3362, dated 17/04/2009.

DOCUMENT NO. 4) and soon the said Ms. Gokul Datta Alve (spinster) sold the said property admeasuring an area of 1800 sq. mtrs to Mr. Sandip Nagesh Naik, vide **Deed of sale** dated 30/11/2023, registered in the sub-registrar of Salcete under reg. no. MGO-1-5114-2023, dated 06/12/2023.

Document No. 5) further in the above mentioned deed of sale dated 30/11/2023, **Power of attorney** was executed before notary Santosh G Naik under reg. no. 6520/2023, dated 01/11/2023, wherein the Ms. Gokul Datta Alve gave the authority her brother Mr. Prakash Datta Alve to sign on her behalf.

DOCUMENT No. 6) further the said property was converted from agricultural land admeasuring an area of 1114 sq. mtrs., to non agricultural land by way of Two **Sanad** under no. CAD2SAL12-23-234/17, dated 12/01/2024, and **Sanad** under no. CDSAL07-24-395/2127, dated 19/09/2024, issued by the office of deputy collector & sub-divisional officer, Salcete Margao.

DOCUMENT No.7) And as per **Zoning Certificate** under no. TPM/Zon-Inf/8160/SJDA/288/70/2025/1648, dated 06/03/2025, issued by the Town & Country Planning Department South Goa District Office Government of Goa Margao, Goa, wherein it is seen that the said property admeasuring an area of 1260 sq. mtrs falls under settlement Zone and an area of 226 sq. mtrs falls in paddy field.

DOCUMENT No. 8) On becoming the owner of the said property Mr. Sandip Nagesh Naik mutated his name in **Form I&XIV** of the property surveyed under survey no. 288/70 of village Sao- Jose- De- Areal.

DOCUMENT No. 9) and now the said Mr. Sandip N Naik, was willing to develop the said property, for which by constructing residential complex with shops, for which **Technical Clearance order** under no. TPM/35101/288/70/SJDA/2024/7710, dated



09/10/2024, issued by the Town and Country Planning department Margao Salcete Goa.

DOCUMENT No. 10) After obtaining the Final approval from Town and Country Planning Department Margao-Goa, construction needs to be carried out for which the village Panchayat of Sao Jose De Areal issued **Construction License** bearing No. VP/SJA/2025-26/01, dated 22/04/2025.

DOCUMENT No. 11) further to check the encumbrance of the said property an application was made and **Nil Encumbrance certificate** was obtained under certificate No. NEC/2/2025/1265, issued by the sub-registrar of Salcete, from 26/05/1995 to 10/05/2025, through which it can be seen that the said property is not mortgaged or hypothecated with any other financial bank or institution up till 10/05/2025.

6	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt./ Grantee/ Allottee etc.	Full Ownership Rights
9	If occupancy right, whether,	
	a) Such right is heritable and transferable,	Yes
10	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reason for coming to such conclusion	It is clarified that there are no Minor's interest is seen involved in the documents scrutinized by me.
11	(a) If the property is agricultural land, whether the local laws permit mortgage of Agricultural land whether there are any restrictions for creation/enforcement of mortgage	No
	(b) Incase of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No



	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	<u>Sanad</u> under no. CAD2SAL12-23-234/17, dated 12/01/2024, and <u>Sanad</u> under no. CDSAL07-24-395/2127, dated 19/09/2024, issued by the office of deputy collector & sub-divisional officer, Salcete Margao.
12	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
13	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
14	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No pending litigation seen from the documents produced.
	(b) Whether the title documents have any court seal/marking which points out any litigation/attachment/ security to court in respect of the property in question? In such case please comment on such seal/marking	Not Applicable
15	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims Liens etc. and details thereof.	<u>Nil Encumbrance certificate</u> was obtained under certificate No. NEC/2/2025/1265, issued by the sub-registrar of Salcete, from 26/05/1995 to 10/05/2025, and as per the said certificate No ENCUMBERANCE has been found on the SAID Property.
16	Details of RTC—extracts/mutation extracts/ Katha extract pertaining to the property in question.	Surveyed under survey No. 288 Sub Div No. 70, of village Sao Jose De Aeral.
CONCLUSION: On going through the details about the property, and based on the documents submitted by		



the owner /promoter, the owner /promoter is having Full Ownership Rights, so also the property is FREE OF ENCUMBERANCE as per the, NEC/2/2025/1265, issued by the sub-registrar of Salcete, from 26/05/1995 to 10/05/2025, and hence the owner /promoter have clear and marketable title over the property described under survey No. 288 Sub Div No. 70, of village Sao Jose De Areal

Date : 30/05/2025.

Place: Margao-Goa


Signature of the Advocate

