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**TITLE REPORT IN RESPECT OF THE PLOT/PROPERTY DESCRIBED  
UNDER SCHEDULE 'C' BELOW, BEARING CHALTA No.48 OF P.T.  
SHEET no.30**

Schedule A

(Description of the said property)

All that landed property known as UNHACHEM MOLLA or UNHA MOLLA, situated at ward Fatorda of Margao town, within the area of Margao Municipal Council, taluka and sub district of Salcete, district of South Goa, state of Goa, described in the land registration office of Salcete under no.165 of Book B-2 of old series and enrolled in the land revenue office under matriz nos.952 and 959 and bounded as follows :-

On the East –by the boundary of Arlem village;

On the West and South – by the land of comunidade of Margao;

On the North – by a nallah;

And is surveyed under Chalta no.1 of P.T. Sheet no.30.

This property shall hereinafter be referred to as the **“SAID PROPERTY”**.

Schedule B

(Description of SAID PART)

All that western side portion equivalent to 10/15 or 2/3<sup>rd</sup> of the said property described in Schedule 'A' above, constituting in itself a separate and distinct unit or property, as such is bounded on the :-

East – by the properties of Joaquim Dias, Joaquim Almeida and brothers;

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West – by road and by the properties of Nuno Lourenco, Piedade Braganza and heirs of Francisco Xavier Lourenco;

North – by the properties of Alfredo Fernandes, Comunidade, Sadanand Ladu Borkar, Dinanath Sadekar, Joaquim Fernandes, Bharat Petroleum Corporation and Joaquim Dias;

South – by road and by the properties of Antonio Gomes, Joao Camilo, Joaquim Vaz, Manuel Dias and Joao Mariano Fernandes;

This property shall hereinafter be referred to as the “**SAID PART**”.

Schedule C

Description of SAID PLOT.

All that piece or parcel of land of the SAID PART of property described in Schedule ‘B’ above, namely **PLOT no.38**, having an area of **507** square metres or thereabouts, surveyed under Chalta no.48 of P.T. Sheet no.30, forming an independent and separate property, situated at ward Fatorda of Margao town, within the area of Margao Municipal Council, taluka and sub district of Salcete, district of South Goa, state of Goa, and is bounded as follows

on the East – by road;

on the West – by plot under chalta no.46 of P.T. Sheet no.30;

on the North – by plot under chalta no.47 of P.T. Sheet no.30;

on the South – by plots under Chalta nos.44 and 45 of P.T. Sheet no.47

This property shall hereinafter be referred to as the “**SAID PLOT**”.





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The following documents in respect of the said property/said Plot have been submitted for my scrutiny for issuing this Title Report :-

1. Certificate of Description and Inscription issued by the Sub Registrar, Land Registration Office of Salcete, Margao, dated 30th January 1987 in respect of the property bearing Description no.165 drawn at page 28v of Book B no.2 of old series along with its Inscription, in Portuguese along with its English translation.
2. Public Instrument of Relinquishment dated 24<sup>th</sup> May 1923 recorded at page 10V upto 11v of book no.366 in the office of the Asst. Notary of Salcete, Margao, executed by Adelia Aspasia Flavia de Almeida; in Portuguese along with its English translation.
3. Public Deed of Relinquishment dated 28<sup>th</sup> April 1925 recorded at page 4V upto 5 of book no.385 in the office of the Asst. Notary of Notes in the Salcete jurisdiction, executed by Joaquim Santana Alarico de Almeida; in Portuguese along with its English translation.
4. Public Deed of Partition dated dated 23<sup>rd</sup> November 1931 recorded at page 47v upto 48v of Book no.445 in the Office of the Notary of Salcete, in Portuguese along with its English translation.



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5. Orfanological Inventory Proceedings instituted in the First Office of the Court of the Judicial Division of Salcete, being Inventario Orfanologio No.40 of 1944, upon the death of Dulcidonio Expectacao Roque do Rosario Almeida and his wife Elisma Carmelinda dos Prazeres Fernandes, in Portuguese along with its English translation.

6. Two Matriz Certificates in respect of the property bearing no.952 and bearing no.959, both issued by the Mamlatdar and Head of Taluka Revenue Office, Margao, in Portuguese along with its English translations.

7. Deed of Gift dated 14<sup>th</sup> March 1972 duly registered in the office of the sub registrar of salcete at Margao, under Reg. no.509 at pages 311 to 317 of book no.I vol. no.90, in respect of the SAIF PART better described in Schedule 'B' above.

8. Conversion Sanad issued by the Collector of Goa, dated 20<sup>th</sup> August 1975 under No.RB/CNV/20/73/984 (21) in respect of the SAID PART.

9. Deed of Succession dated 20<sup>th</sup> August 2002 drawn by the Ex-officio Notary of Salcete and recorded at pages 56 reverse onwards of Notarial Book of Deeds no.1438, upon the death of Antonio Agnelo Dulcidonio Almeida.





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10. Deed of Sale dated 01<sup>st</sup> March 2004 duly registered in the office of the sub registrar of salcete, at Margao, under Reg. no.915 at pages 90 to 124 of book no.I Vol. No.1606 dated 18/03/2004 in respect of SAID PLOT admeasuring 507 sq. mts. and described in Schedule 'C' above.

11. Form D in respect of the SAID PLOT bearing chalta No.48 of P.T. Sheet no.30 admeasuring 507 sq. mts..

12. Conversion Sanad issued by the office of the Collector & District Magistrate South Goa District, Margao, under No.COL/SG/CONV/39/2014/9849 dated 12<sup>th</sup> October 2014 in respect of the SAID PLOT described in Schedule 'III' above.

13. Deed of Sale dated 16<sup>th</sup> April 2019 duly registered in the office of the sub registrar of salcete at Margao, under Reg. no.MGO-1-848-2019 on 29 April 2019 in respect of the SAID PLOT described in Schedule 'C' above.

14. Nil Certificate of Encumbrance on the property dated 26/04/2019 issued by the Civil Registrar cum Sub Registrar, Salcete, Margao, under Certificate no.817 of the year 2019, for the period from 06 January, 2004 till 25th April, 2019, in respect of the SAID PLOT.

15. Development permission under Section 44 of the Goa Town and Country Planning Act, 1974, issued by the South



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Goa Planning & Development Authority, Margao, under Ref. No.SGPDA/P/6187/ 518/19-20 dated 21<sup>st</sup> June, 2019

16. No Objection Certificate issued by the Health Officer, Government of Goa, Urban Health Centre, Margao, Goa, under No.UHCM/NOC/2019-20/650 dated 01st July, 2019.

17. Construction licence issued by Margao Municipal Council, Margao, Goa, under no.A/18/2019-2020 dated 08th July, 2019 along with approved plan.

After going through all the above referred documents submitted to me by Mr. SHASHANK MANMOHAN PRABHUDESSAI, Proprietor of M/s. PRABHUDESSAI REALTIES, having office at Office no.20, Bhaurao Dalal Complex, Near Hari Mandir, Pajifond, Margao, Goa, and based on the said documents, I have issued this Title Certificate as under –

1. As per document no.1, which is a Certificate of Description and Inscription issued by the Sub Registrar, Land Registration Office of Salcete, Margao, dated 30<sup>th</sup> January 1987, the said property described in Schedule “A” above is found inscribed in favour of Mrs. Adelaide Florentina Quiteria de Menezes, widow of Mr. Manuel Expectacao de Almeida under Inscription of Transmission no.3072 recorded at page 165 of Book No.G4.





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2. As per document no.2, which is a Public Instrument of Relinquishment dated 24<sup>th</sup> May 1923, one of the daughters of said Adelaide Florentina Quiteria de Menezes, namely, Adelia Aspasia Flavia de Almeida during her lifetime, relinquished her right in the estate of her mother said Adelaide Florentina Quiteria de Menezes in favour of the other co-heirs.

3. As per document no.3, which is a Public Deed of Relinquishment dated 28<sup>th</sup> April 1925, one of the sons of said Adelaide Florentina Quiteria de Menezes, namely, Joaquim Santana Alarico de Almeida during his lifetime, also relinquished his right in the estate of his mother said Adelaide Florentina Quiteria de Menezes in favour of the other co-heirs.

4. As per document no.4, which is a Public Deed of Partition dated 23<sup>rd</sup> November 1931, it has been recorded that said Adelaide Florentina Quiteria de Menezes expired leaving behind as her heirs, her four children, namely -

- a) Adelia Aspasia Flavia de Almeida;
- b) Joaquim Santana Alarico de Almeida;
- c) Dulcidonio Expectacao Roque do Rosario Almeida;
- d) Virginia Iris Adelaide de Almeida;

As per the said document of Partition, the estate of late Adelaide Florentina Quiteria de Menezes was divided into



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meets and bounds among her remaining heirs, namely, Mr. Dulcidonio Expectacao Roque do Rosario Almeida and his wife Mrs. Elisma Carmelinda dos Prazeres Fernandes as "First Party" AND Virginia Tres Adelaide de Alemida, unmarried as the "Second Party", in view of the relinquishments done by her two children Adelia Aspasia Flavia de Almeida and Joaquim Santana Alarico de Almeida in favour of other co-heirs vide above referred document no.2 and document no.3;

As per the said document, the SAID PROPERTY among other properties, was allotted to her son, said Mr. Dulcidonio Expectacao Roque do Rosario Almeida and his wife Mrs. Elisma Carmelinda dos Prazeres Fernandes (the First Party).

5. As per document no.5, which is a Orfanological Inventory Proceedings instituted in the First Office of the Court of the Judicial Division of Salcete, being Inventario Orfanologico No.40 of 1944, upon the death of said Dulcidonio Expectacao Roque do Rosario Almeida and his wife Elisma Carmelinda dos Prazeres Fernandes alias Elizena Carmelina dos Prazeres Torrado, it has been recorded and confirmed that said Dulcidonio Expectacao Roque do Rosario Almeida and his wife Elisma Carmelinda dos Prazeres Fernandes alias Elizena Carmelina dos Prazeres Torrado expired leaving behind as their heirs, their three children, namely -





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- a) Caetano Braancamp do Coracao de Jesus Almeida;
- b) Joaquim Antonio do Coracao de Jesus Almeida;
- c) Adelaide Guiomar Aspulqueta do Coracao de Jesus Almeida also known as Adelaide Almeida;

In the said Inventory it was further mentioned that their son namely Joaquim Antonio do Coracao de Jesus Almeida expired in the status of bachelor, without any will or gift, and in the absence of neither descendants nor ascendants, leaving behind as his only universal heirs among others, his brother (i) said Caetano Braancamp do Coracao de Jesus Almeida married to Maria Idalina Amalia Clementina Olinda de Abreu e Almeida and his sister (ii) Adelaide Guiomar Aspulqueta do Coracao de Jesus Almeida also known as Adelaide Almeida, unmarried;

And as per the final Order dated 29/08/1947 passed in the said Inventory Proceedings, it has been finally confirmed that the SAID PROPERTY described in Schedule "A" above, which was enlisted under ITEM no.14, was allotted to Adelaide Guiomar Aspulqueta do Coracao de Jesus Almeida.

6. As per document no.6, which are two Matriz Certificates, the SAID PROPERTY bearing Matriz no.952 and Matriz no.959 is found inscribed in favour of ADELAIDE GUIOMAR ASPULQUITA DO CORACAO DE JESUS ALMEIDA of Margao.



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7. As per document no.7, which is a Deed of Gift dated 14<sup>th</sup> March 1972, said Adelaide Guiomar Aspulqueta do Coracao de Jesus Almeida also known as Adelaide Almeida, unmarried, as "Donor" gifted a part of the SAID PROPERTY, namely, part corresponding to 10/15 or 2/3<sup>rd</sup> of the Western side of the SAID PROPERTY i.e. the SAID PART which is better described in Schedule 'B' above, in favour of -

- a) Mr. Antonio Agnelo Dulcidonio Almeida
- b) Mr. Joaquim Santana Jose Almeida alias Jose Almeida;
- c) Mr. Francisco do Rosario Almeida;
- d) Mr. Manuel Maria do Rosario Almeida

8. As per document no.8, which is a Conversion Sanad issued by the Collector of Goa, dated 20<sup>th</sup> August 1975, the SAID PART described in Schedule 'B' above was converted for nonagricultural purpose for the purpose of construction with regard to an area of 69,608.36 square metres.

That subsequently, said Mr. Joaquim Santana Jose Almeida alias Jose Almeida; Mr. Francisco do Rosario Almeida; and Mr. Manuel Maria do Rosario Almeida and late Mr. Antonio Agnelo Dulcidonio Almeida formed themselves into a partnership namely M/s. ATLAS REALTORS, for the purpose of development of the SAID PART into plots or housing colony, and accordingly, obtained Approval from the Margao Municipal



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Council vide letter no.ENGCG/1113/76 dated 15/09/1976 for developing the SAID PART into various plots (which is stated in the document no.10 i.e. Deed of Sale dated 01/03/2004).

9. As per document no.9, which is a Deed of Succession dated 20<sup>th</sup> August 2002, it has been confirmed that said Antonio Agnelo Dulcidonio Almeida expired leaving behind his widow and moiety holder, Mrs. Fatima das Chagas Gomes Souza e Almeida alias Fatima Almeida and as his heirs, his two children, namely –

- a) Mr. Alister Braancamp Noel Almeida, unmarried;
- b) Miss Alison Noela Alina Almeida, unmarried;

10. As per document no.10 which is a Deed of Sale dated 01<sup>st</sup> March 2004, (i) the said Partnership Firm M/s. Atlas Realtors through its Partner Mr. Joaquim Santana Jose Almeida alias Jose Almeida; (ii) Mrs. Fatima das Chagas Gomes Souza e Almeida alias Fatima Almeida, widow, (iii) Mr. Alister Brrancamp Noel Almeida, unmarried, (iv) Miss Alison Noela Alina Almeida, unmarried; (v) said Joaquim Santana Jose Almeida and his wife Maria Ana Yvette Clotildes Peres e Almeida; (vi) Mr. Francisco do Rosario Almeida and his wife Mrs. Gracinda da Conceicao Xavier Rodrigues e Almeida; (vii) Mr. Manuel Maria do Rosario Almeida, bachelor as “Vendors”



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sold one of the plots being PLOT no.38 having an area of 507 square metres independently surveyed under Chalta no.48 of P.T. Sheet no.30 and better described in Schedule 'C' above, to (i) Mr. Sanjay Damodar Naik, (ii) Mr. Rajesh Damodar Naik and (iii) Mr. Sudesh Damodar Naik, as "Purchasers".

11. As per document no.11 which is Form D in respect of the SAID PLOT bearing Chalta No.48 of P.T. Sheet no.30 admeasuring 507 sq. mts., the names of Mr. Sanjay Damodar Naik, Mr. Rajesh Damodar Naik and Mr. Sudesh Damodar Naik are appearing in the column "Name of Holder" as owners of the SAID PLOT.

12. As per document no.12 which is a Conversion Sanad dated 12<sup>th</sup> October 2014, the office of the Collector & District Magistrate South Goa District, Margao, has granted conversion/permission to use the SAID PLOT admeasuring an area of 507 sq. mts. bearing Chalta no.48 of P.T. Sheet no.30 of Margao city, for the purpose of residential use only.

13. As per document no.13 which is a Deed of Sale dated 16<sup>th</sup> April 2019, said (i) Mr. SANJAY DAMODAR NAIK along with his wife Mrs. ROSHAN SANJAY NAIK, (ii) Mr. RAJESH DAMODAR NAIK along with his wife Mrs. VAIBHAVI RAJESH NAIK, and (iii) Mr. SUDESH DAMODAR NAIK along with his wife Mrs.





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BHARGAVI SUDESH NAIK, as "VENDORS", sold the SAID PLOT described in Schedule 'C' above bearing Chalta no.48 of P.T. Sheet no.30 to PRABHUDESSAI REALTIES, a sole proprietary concern of Mr. SHASHANK MANMOHAN PRABHUDESSAI, having its office at Office No.20, Bhaurao Dalal Complex, Near Hari Mandir, Pajifond, Margao, Goa.

14. As per document no.14, which is Nil Certificate of Encumbrance on the property dated 26/04/2019, it is certified by the Civil Registrar cum Sub Registrar, Salcete that a search has been made in Book I and in the Indexes relating thereto for a period of 15 years from 06 January, 2004 till 25th April, 2019 and on such search, no act or encumbrances affecting the said property has been found.

15. As per document no.15, which is development permission dated 21<sup>st</sup> June, 2019, the South Goa Planning & Development Authority, Margao, has granted development permission for the construction of building as per the approved plan, in the SAID PLOT bearing Chalta no.48 of P.T.Sheet no.30.

16. As per document no.16, which is No Objection Certificate dated 01st July, 2019, the Health Officer, Urban Health Centre, Margao, has granted NO OBJECTION from the sanitary point of view for the proposed construction of residential building in the SAID PLOT,.



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17. As per document no.17, which is Construction licence dated 08<sup>th</sup> July 2019, the Margao Municipal Council has granted licence for carrying out the proposed construction of residential building in the SAID PLOT as per the approved plan.

Considering all the above documents, the title of the SAID PLOT described in Schedule 'C' above, bearing Chalta no.48 of P.T. Sheet no.30 admeasuring 507 square metres is clean, clear, legal and marketable.

In view of the above, said PRABHUDESSAI REALTIES the sole proprietary concern of Mr. SHASHANK MANMOHAN PRABHUDESSAI is the exclusive owner, in possession and enjoyment of the SAID PLOT described in Schedule 'C' above, and said PRABHUDESSAI REALTIES is entitled to deal with the SAID PLOT in any manner he deems fit, including develop the same and construct thereon residential building as per the various permissions, approvals and licences issued by the concerned authorities as described above.

This Certificate of Title has been issued by me, at the request of Mr. Shashank Manmohan Prabhudessai, Proprietor of PRABHUDESSAI REALTIES, Margao, Salcete, Goa.

Dated : 13th July 2019.  
Place : Margao Goa.

  
Sanjay Shirodkar  
Advocate.