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CERTIFICATE OF TITLE AND SEARCH REPORT

This certificate of title and search report issued at the request of Mr. Sagun Vinayak Parkar , resident of H. No. 129/A, Arossim- Tontem, Cansaulim, Goa, 403712 in respect of the properly described hereinbelow:

Description of the property:

ALL THAT Plot No. B forming part of Plot No 11 of the property known "**CUMBORDA**" with two additions attached to each other and constituting one and single property, situated at Verna, within the area of Village Panchayat of Verna. Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.9669 at page 60 overleaf of Book B 25 of New Series, enrolled in the land Revenue Office of Salcete under Matriz No.3 and surveyed under No.21 sub division 2-L of Verna village having an area of 570 sq.



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metres, forms an independent and separate property and bounded s under:-

East:- By existing road;

West:- By Property bearing Survey no 21/2-I of Verna Village;

North:- By sub division road and

South:- By property "Cumborda" of the heirs of Nicolau da Gama.

Documents scrutinised (all in xerox copies):

- a) Certificate of Description and inscription issued by the Sub-Registrar of Salcete, Margao dt.06/06/2003;
- b) Records of Inventory Proceedings No.19/1977 initiated in the Court of the Civil Judge, Sr. Division, Margao with Judgement and Decree
- c) Records of Inventory Proceedings No.106/92/R initiated on the death of said Mr. Franklin Fernandes in the Court of the Addl. Civil Judge, Sr.Dvn, Margao,



- d) Deed of Sale dt. 21/09/1992 registered in the office of the Sub-Registrar of Salcete, Margao under No.1204 at pages 336 to 351 of Book No.1 Vol.293 dt. 13/09/1993;
- e) Deed of Sale dt.11/10/1993 registered in the office of the Sub-Registrar of Salcete, Margao under No.103 at pages 1 to 14 of Book No.1 Vol. 339 dt. 07/01/1994
- f) Deed of Sale dated 21/08/2017 registered before the Sub-Registrar of Salcete at Margao at Book I Document, Registration No. MGO-BK1-03967-2017 CD Number MGOD115 dated 24/08/2017
- g) Sanad for Conversion of the Project Land bearing No. SDO/ SAL/ CONV- 163 /98 /1998 dated 18/08/1998 granted by the SDO & Deputy Collector, Margao South Goa District along with the Plan approved for the same
- h) Partition order dated 18/07/2019 vide No LRC/PART/Verna/106/2018/7860 issued by the Dy Coll and SDO Margao Goa, the said Plot B admeasuring 570 square meters is identifying as Survey No 21/2-L, Verna Village;



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- i) Technical Clearance Order from Town and Country Planning Department under Order No. TPM/34457/Const/Ver/21/2-L/2023/1936 dt. 12/04/2023
- j) No Objection Certificate No. DHS092304770 dated 02-04-2023 issued by Primary Health Centre at Cortalim of the Directorate of Health Services along with the Plans approved;
- k) Construction Licence No. VP/V/Const/f.794/2023-2024/141 dated 24-04-2023 along with approved Plans issued by Village Panchayat Verna Salcete Goa
- l) Form No.1 & XIV and survey plan;
- m) Nil encumbrance certificate dt. 24/05/2024;

SCRUTINY OF RECORDS:

From the Land Registration records it is clear there exists a property known as "**CUMBORDA**" two additions attached to each other one single property. situated and at that with constituting Verna, within the area of Village Panchayat of Verna, Taluka and Suh-



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District of Salcete, District of South Goa, State of Goa and described in the Land Registration Office of Salcete under No.9669 at page 60 overleaf of Book B 25 of New Series.

From the certificate of inscription and description it is clear that the said property originally belonged to Mr. Miguel Jose Fernandes and as such said property stands in- scribed in his name in the Land Registration Office of Salcete under Inscription No.16769 of Book G No.21 at pages 78;

From the records of Inventory Proceedings No.19/1977 it is clear that upon the death of said Miguel Jose Fernandes and his wife Ritinha Rodrigues and that of their son, Mr. Piedade Xavier Fernandes an Inventory Proceedings among majors under No.19/1977 was initiated in the Court of the Civil Judge, Senior Division, Margao by Smt. Maria Avelina Caldeira e Fernandes, wife of said Mr. Piedade Xavier Fernandes, wherein the said property was listed under Item No.One and wherein usufructory rights in respect of said property was allotted to said Smt. Marin Avelina Caldeira e Fernandes and nude property was allotted in



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equal shares i.e. one third share each to their sons, (a) Mr. Victor Fernandes, (b) Mr. Franklin Fernandes and (c) Mr. Tony Fernandes;

From the records of Inventory Proceedings No. 106/92/B it is clear that on the death of said Mr. Franklin Fernandes an Inventory Proceedings under No.106/92/R was initiated in the Court of the Addl. Civil Judge, Sr.Dvn, Margan, wherein the said one third share of said Mr. Franklin Fernand- es was purchased in auction hy his wife Lina Fernandes; Mrs.

Thus said (1) Smt. Avelina Caldeira e Fernand- es, wife of said late Piedade Xavier Fernandes (2) Smt. Lina Fernandes wife of said late Frank- Lin Fernandes, (3) Mr. Tony Fernandes and his wife Mrs. Lucy Fernandes and (4) Mr. Victor Fernandes and his wife Mrs. Maria Fernandes became sole owners and possessors of the said property who hy Deed of Sale dt. 21st September 1992 registered in the office of the Sub-Registrar of Salcete, Margao under No.1204 at pages 336 to 351 of Rook No.1 Vol.293 dt. 13.00.1993 sold and conveyed the said property to Mrs. Santana D'Cruz;



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From Deed of Sale dt. 11/10/1993 it is clear that said Mrs. Santana D'Cruz and her husband Mr. John D'Cruz have sub-divided the said property into various plots and by Deed of Sale dt.11/10/1993 registered in the office of the Sub-Registrar of Salcete, Margao under No.103 at pages 1 to 14 of Book No.1 Vol. 339 dt. 07/01/1994 sold and conveyed the Plots No 11 admeasuring 915 sq.mts of the said property to Smt Maria Lobo (widow of Mr Andrew Lobo)

From Deed of Sale dated 21/08/2017 it is clear that said Smt Maria Lobo divided the said Plot No.11 into two parts. Plots A and B each plot forming an independent and separate property and vide Deed of Sale dated 21/08/2017, registered before the Sub-Registrar of Salcete at Margao at Book I Document, Registration No. MGO-BK1-03967-2017 CD Number MGOD115 dated 24/08/2017 it is clear that said Smt Maria Lobo sold and conveyed the Plot No B, admeasuring 593 sq.mts forming part of the said Plot No 11 described hereinabove to Mr. Sagun V. Parker.

From Partition order dated 18/07/2019 vide No LRC/PART/Verna/106/2018/7860 issued by the Dy



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Coll and SDO Margao Goa, the said Plot B is now admeasuring 570 square meters and is identifying as Survey No 21/2-L, Verna Village.

From Technical Clearance No. TPM/34457/Const/Ver/21/2-L/2023/1936 dt. 12/04/2023 issued by the Office of the Senior Town Planner. Town and Country Planning Department, South, Margao read with Construction licence No. VP/V/Const/f.794/2023-2024/141 dated 24-04-2023 it is clear that said Mr. Sagun Parker obtained such permission and Licence to construct a residential building with compound wall in said plot.

From Nil Encumbrance certificate dt. 24/05/2024_. it is clear that the said plot B now identifying under Survey No 21/2-L, Verna Village admeasuring 570 sq mts is free from all encumbrances, charges, liens etc. of whatsoever nature

CONCLUSION AND OPINION

From the documents discussed above I conclude and opine that-

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- a) the said plot is free from all encumbrances, charges, liens and/or defects in title whatsoever:
- b) said Shri Sagun Vinayak Parkar and his wife are sole owners and possessors of the said plot

Margao, Goa.
Date: 27/05/2024



Harsha G. Arsekar
Advocate