

Date: - 19-09-2011

### SEARCH REPORT AND CERTIFICATE OF TITLE

This Report and Certificate of Title is given at the request of Nanu Estates Private Limited, with its Registered Office at House No. 1448, Nanu House, Varde Valaulicar Road, Margao, Goa; in relation to the below described property:-

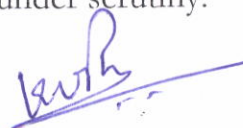
1. **NAME:-** SEGUNDO LOTE DO PREDIO BONDEL"  
or may be the Eastern Part designated as Second Lote of the entire property "BONDEL".
2. **SITUATION:-** City of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa.
3. **LAND REGISTRATION DESCRIPTION No.** 10399 of Book-B. No. 39 of old series.
4. **MATRIZ NO.:-** 2167 of Margao Town.
5. **SURVEY NO.:-** Chalta No. 16 of P. T. Sheet No. 41 of Margao City Survey.
6. **AREA:-** 1,320 square meters
7. **BOUNDARIES:-**  
  
East:- By water drain under Chalta No. 17 of P. T. Sheet No. 41 of Margao;  
  
West:- By Margao-Panaji Road;  
  
North:- By lands bearing sub-division Nos. 2 to 7 of Chalta No. 11 of P. T. Sheet No. 41 of Margao; and  
  
South:- By Road.

**Note:** There are three structures existing in the above described land, which structures bears Municipal House Nos. 2/656, 2/656A and 2/1072.

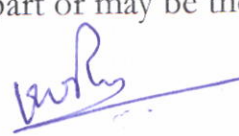
*W. S. Rao*

8. DOCUMENTS SCRUTINISED:

- (a) Certified copy dated 01-08-2011 issued by the Land Registrar of Salcete at Margao, Goa, in respect of the **Land Registration** Records pertaining to the property bearing Description No. 10399 of Book-B. No. 39 of old series, along with all its Inscriptions; and its true English translation.
- (b) Certificate dated 05-07-2011 issued by the Head of Taluka Revenue Office of Salcete Taluka, Margao, in respect of records of **Matriz** No. 2167 of Margao Town; along with its true English translation.
- (c) **Deed of Sale** dated 17-09-1974, duly registered in the office of the Sub-Registrar of Salcete at Margao, under Registration No. 969 at pages 280 to 284 of Book No. I, Volume No. 129 dated 29-10-1974.
- (d) Certified copy dated 02-08-2011 issued by the Notary Public Ex-Officio of Salcete, Margao, Goa, in respect of the **Deed of Succession** drawn on 01-08-2011 at pages 96 (overleaf) to 97 (overleaf) of Notarial Deeds Book No. 1565.
- (e) **Deed of Sale** dated 24-08-2011 duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, Book-1 Document Registration No. MGO-BK1-04591-2011, CD No. MGOD54 on 24-08-2011.
- (f) Certified copy dated 05-08-2011 issued by the Inspector of Surveys and Land Records (City Survey), Margao, Goa, in respect of **Form-D** of Chalta No. 16 of P. T. Sheet No. 41 of Margao City.
- (g) Certified copy dated 09-08-2011 issued by the Inspector of Surveys and Land Records (City Survey), Margao, Goa, in respect of **Survey Plan** of Chalta No. 16 of P. T. Sheet No. 41 of Margao City.
- (h) **Nil Certificate of Encumbrance** No. 1995 of 2011 dated 16-09-2011 issued by the Sub Registrar of Salcete at Margao, for the period from 01-11-1965 to 15-09-2011 in respect of the property under scrutiny.



**9. SCRUTINY OF DOCUMENTS:**

- (a) From the document mentioned in **Para 8 (a)** above, which is the **Land Registration Records** of the property under scrutiny herein, it is seen that as per Inscription No. 16845 at page 195 (overleaf) of Book-G. No. 21 of the Land Registration Office of Salcete, w.e.f. 20-11-1920 the property denominated "BONDEL" described under Description No. 10399 of Book-B. No. 39 of the old series, was inscribed in the name of Maria Especiosa da conceicao Santana Godinho da Silva Coelho alias Maria Godinho de Silva Coelho, widow, on account of allotment made in her favour in the Inventario Orphanological proceedings initiated upon death of her husband, Camilo Vicente Antonio da Silva Coelho.
- (b) Upon death of said Maria Especiosa da Conceicao Santana Godinho da Silva Coelho alias Maria Godinho de Silva Coelho, Inventario Orphanological Proceedings were initiated in the 3<sup>rd</sup> Office of Civil Judge of Salcete Judicial Division, wherein the bigger property "BONDEL" was allotted to her two daughters, namely, (i) Ms. Maria da Graca Ana Esperanca Cecilia Lionildes da Silva Coelho, and (ii) Ms. Maria Virginia Iolanda da Silva Coelho, both un-married, as seen from the records of Inscription No. 46186 at page 17 of Book-G. No. 54 dated 09-02-1956 of the Land Registration Office of Salcete.
- (c) From the same document mentioned at Para 8 (a) above it is further seen that bigger property "BONDEL" is fragmented into two parts on account of passing of a road through it; being the Eastern part designated as the Second Lote enrolled under Matriz No. 2167 of Margao Town, and the Western part designated as the First Lote enrolled under Matriz No. 1859 of Margao Town.
- (d) The scrutiny herein is in respect of the Western part or may be the Second Lote of the bigger property "BONDEL".
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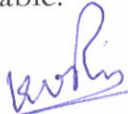
- (c) From the document mentioned at **Para 8 (b)** above, which is the **Matriz records** in respect of property under Matriz No. 2167 of Margao Town, it is seen that the name of owner is shown as Maria e da Conceicao S. Ana Godinho da Silva Coelho of Margao, which entry is deleted and the name of Shricant Jaganath Dhulapkar is recorded as new owner; on account of transfer effected in the year 1976 by virtue of Deed of Sale dated 17-09-1974.
- (f) From the document mentioned at **Para 8 (c)** above, which is the **Deed of Sale dated 17-09-1974**, it is seen that the said registered owners, namely, Ms. Maria da Graca Ana Esperanca Cecilia Lionildes da Silva Coelho and Ms. Maria Virginia Iolanda da Silva Coelho, both un-married, have sold the Second Lote or may be the Western part of the bigger property "BONDEL", in favour of Mr. Shrikant Jaganath Dhulapkar of Nuvem.
- (g) Said Mr. Shrikant Jaganath Dhulapkar expired on 31-07-1996, leaving behind his widow and moiety share holder, Mrs. Shobhan Shrikant Dhulapkar alias Shoban S. Dhulapkar alias Sabili Naique, and he left Mr. Suraj Shrikant Dhulapkar as his son and sole successor, as seen from the document mentioned at **Para 8 (d)** above being the **Deed of Succession** drawn on 01-08-2011.
- (h) From the document mentioned at **Para 8 (e)** above, which is the **Deed of Sale dated 24-08-2011**, it is seen that said Mrs. Shobhan Shrikant Dhulapkar along with her son, Mr. Suraj Shrikant Dhulapkar, have sold the said Eastern Part or may be the Second Lote of the bigger property "BONDEL", in favour of Nanu Estates Private Limited, with its Registered Office at Margao, Goa.
- (i) In view of the devolution of rights mentioned hereinabove, Nanu Estates Private Limited has become owner in possession of the said Eastern Part i.e. Second Lote of the bigger property "BONDEL".
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- (j) The survey record in **Form-D** mentioned at **Para 8 (f)** above, shows the names of Mrs. Shoban S. Dhulapkar and Dr. Shrikant Jaganath Dhulapkar, as 'Holder' of the property under scrutiny herein. As stated above, said Dr. Shrikant Jaganath Dhulapkar expired leaving behind said Mrs. Shoban S. Dhulapkar as his widow and moiety share holder and his son, Dr. Suraj Shrikant Dhulapkar, as his son and sole successor.
- (k) From the **Survey Plan** mentioned at **Para 8 (g)** above, extent of the said property can be seen. On comparing the boundaries as per the present survey plan and the boundaries as mentioned in the records of Matriz No. 2167, as also the boundaries of the Second Lote mentioned in the Land Registration records, it is seen that same matches, thus identifying the property.
- (l) The **Nil Certificate of Encumbrance** mentioned at **Para 8 (h)** above, shows that there are no encumbrances as against the said property under scrutiny herein, for the period from 01-11-1965 up to 15-09-2011.

#### 10. CONCLUSION:

In view of the above scrutiny of the documents:-

1. I report that 'Nanu Estates Private Limited', a registered company with its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa, is the owner in possession of the property under scrutiny, which bear **Chalta No. 16 of P. T. Sheet No. 41** of Margao City, admeasuring **1,320 square meters**, along with the structures existing therein.
2. I hereby certify that the title of said Nanu Estates Private Limited, to the said property under scrutiny herein, is free, clear and marketable.

  
Nandagopal Rao  
Advocate