
AUDUMBER B. SUKHTHANKER
B.Sc. L.L.M.
ADVOCATE

CENTRAL MANSION
PONDA - GOA.403-401
PH - 2312266 (O)
M - 9823669413

Date:- 20/03/2024

To,
Shri. Khaja Shaikh & Smt. Sharifa Shaikh,
H. No.17/35, Khadpabandh,
Near Water Tank,
Ponda Goa.

Ref:- Title Verification and Search Report for RERA Registration.

Sir,

Having been engaged by Shri. Khaja Shaikh & Smt. Sharifa Shaikh to prepare a Title Verification and Search Report of Plot No.6 admeasuring an area of 640.00 sq. mts and surveyed under Survey No.59/0 of Village Ponda, Taluka Ponda to be submitted for the purpose of registration under The Real Estates (Regulation and Development) Act, 2016 (16 of 2016), I submit my report based on the documents submitted as under:-

1. DESCRIPTION OF THE PROPERTY:-



ALL THAT Plot No. 6 admeasuring 640.00 square meters forming the part of the larger property known as “NAGAMOSSODICODIL BORODO TICAN” or “GORBATA” or “BORODO” situated at Curti, within the limits of Village Panchayat of Curti – Khandepar, Taluka and Registration Sub – District of Ponda, District of South Goa, State of Goa, and registered in the Land Registration Office of Ilhas under No.4301 at Book B-11 and enrolled in Taluka Revenue office under No.870 and Surveyed under Survey No. 59/0 of Village Ponda and the Plot is bounded as under:- On or towards the East:- Plot No.7, On or towards the West:- Plot No.5 On or towards the North:- Access road, On or towards the South:- Nalla.

2. DOCUMENTS VERIFIED:-

- a. Consent Decree passed in Regular Civil Suit No. 63/1979 by the Civil Judge Senior Division at Ponda Goa dated 06/12/1985.
- b. Conversion Sanad under No.6/14/91-CONV/1304 dated 27/05/1992 issued by Dy. Collector & S.D.O. Ponda Goa.
- c. Deed of Partition dated 08/05/1995 registered before Sub – Registrar of Ponda under registered No.447 at pages 510 to 528 Book No. I Volume No.245 dated 16/06/1995.
- d. Deed of Sale dated 29/04/2022 registered before Sub – Registrar of Ponda under registered No.PON-1-756-2022 dated 09/05/2022.



e. Deed of Rectification dated 06/10/2022 registered before Sub – Registrar of Ponda under registered No.PON-1-127-2023 dated 27/01/2023.

f. Approved plan under No.TPP/1354/Curti/59/0.Plot-06/2022/108 dated 16/01/2023 issued by Office of Town Planer.

g. Construction License under No.VPCC/01/2022-23/3840 dated 10/02/2023 issued by Village Panchayat of Curti Khandepar.

h. Nil Certificate of Encumbrance of Plot No.6 under Certificate No.NEC/11/2024/283 dated 21/02/2024.

3. CHAIN OF TITLE:-

a. That there exists a property known as “**NAGAMOSSODICODIL BORODO TIKAN**” or “**GORBATA**” or “**BORODO**” situated at Curti, within the limits of Village Panchayat of Curti – Khandepar, Taluka and Registration Sub – District of Ponda, District of South Goa, State of Goa, and registered in the Land Registration Office of Ilhas under No.4301 at Book B-11 and enrolled in Taluka Revenue office under No.870 and Surveyed under Survey No. 52/2 and 59/0 of Village Ponda.

b. That aforesaid property was originally owned, enjoyed and possessed by Mullam Issub Muzavor also known as Yusuf Alli Mulla.



c. That intarms of Consent Decree passed in Regular Civil Suit No. 63/1979 by the Civil Judge Senior Division at Ponda Goa dated 06/12/1985, Plot A4 admeasuring 9812.00 square meters was allotted to heirs of Mullam Issub Muzavor, i.e. Shri. Hasmatulla Khan, Smt. Sharifa Bi, Shri. Mulla Abdul Sattar, Shri. Mulla Muzawar, Shri. Mulla Abdul Razak, Smt. Nassima Bi and Smt. Rabiam Bi.

d. That Office of Dy. Collector & S.D.O., Ponda issued Conversion Sanad under No.6/14/91-CONV/1304 dated 27/05/1992.

e. That intarms of Deed of Partition dated 08/05/1995 registered before Sub – Registrar of Ponda under registered No.447 at pages 510 to 528 Book No. I Volume No.245 dated 16/06/1995, Shri. Hasmatulla Khan, Smt. Sharifa Bi, Shri. Mulla Abdul Sattar, Shri. Mulla Muzawar, Shri. Mulla Abdul Razak, Smt. Nassima Bi and Smt. Rabiam Bi partitioned Plot A4 admeasuring 9812.00 square meters and intarms thereof Plot No.6 admeasuring 640.00 sq. mts was allotted to Shri. Mulla Mohamad Muzawar alias Mulla Mahamood Muzawar alias Mulla Mahamud Muzawar alias Mahamud Issub Mulla and his wife Smt. Zaibunissa Mahamud Mulla alias Zaibunissa. That said Plot A4 is bounded as under:- On or towards the East:- Nalla, On or towards the West:- existing road and property under No.52 of Village Ponda, On or towards the North:- property under Survey No.62 Village Ponda and On or towards the South:- Nalla.



f. That intems of Deed of Sale dated 29/04/2022 registered before Sub – Registrar of Ponda under registered No.PON-1-756-2022 dated 09/05/2022, Shri. Mulla Mohamad Muzawar alias Mulla Mahamood Muzawar alias Mulla Mahamud Muzawar alias Mahamud Issub Mulla and his wife Smt. Zaibunissa Mahamud Mulla alias Zaibunissa sold and transferred Plot No.6 admeasuring 640.00 sq. mts infavour of Shri. Khaja Shaikh & Smt. Sharifa Shaikh. That said Plot is bounded as under:- On or towards the East:- Plot No.7, On or towards the West:- Plot No.5 On or towards the North:- Access road, On or towards the South:- Nalla.

g. That intems of Deed of Rectification dated 06/10/2022 registered before Sub – Registrar of Ponda under registered No.PON-1-127-2023 dated 27/01/2023, aforesaid Deed of Sale dated 29/04/2022 registered before Sub – Registrar of Ponda under registered No.PON-1-756-2022 dated 09/05/2022 was rectified and revenue village was corrected as Ponda instead of Curti.

h. That Shri. Khaja Shaikh & Smt. Sharifa Shaikh obtained approved plan under No.TPP/1354/Curti/59/0.Plot-06/2022/108 dated 16/01/2023 from the Office of Town Planer and Construction License under No.VPCC/01/2022-23/3840 dated 10/02/2023.

4. LEGAL OPINION:-



- a. Upon perusal of the aforesaid documents it transpires that the Plot No. 6 admeasuring 640.00 square meters is purchased by Shri. Khaja Shaikh & Smt. Sharifa Shaikh vide Deed of Sale dated 29/04/2022 registered before Sub – Registrar of Ponda.
- b. The Links in chain of title have been properly established. All the necessary parties have been joined in the documents and the documents have a desired effect.
- c. I have to state that I have made necessary searches at Sub-Registrar's Office at Ponda Goa up to date and as a result of such searches I am satisfied that the title of Shri. Khaja Shaikh & Smt. Sharifa Shaikh to Plot No. 6 admeasuring 640.00 square meters is clean, clear, marketable and free from all types of encumbrances. That Sub – Registrar Ponda has issued a Nil Certificate of Encumbrance of Plot No.6 under Certificate No.NEC/11/2024/283 dated 21/02/2024
- d. To conclude, based on documents produced before me, I have to state that Plot No. 6 admeasuring 640.00 square meters is owned and possessed by Shri. Khaja Shaikh & Smt. Sharifa Shaikh and they have obtained all the necessary approvals for the purpose of construction of building/s on said Plot.

Yours truly,


AUDUMBER B. SUKHTHANKER
Advocate,

