



ADVOCATE

TUSHAR SHENVI

ADVOCATE

Office No. 14, First Floor, Nagarsekar Bldg, Chaudi, Canacona, Goa
9960816743

To,

M/s Santosh Babu Tubki and Associates,

Having office at Patnem

Canacona – Goa

Date: 25/05/2020

SUB: SEARCH REPORT IN THE MATTER OF TITLE OF LAND
BELONGING TO SANTOSH BABU TUBKI &
ASSOCIATES KNOWN AS 'COPTA MORODA alias
"VALCOTEAVORIL" also known as "CUPATORI MOROD'
AT CHAUDI, CANACONA, GOA

I) TITLE HOLDERS:

SANTOSH BABU TUBKI & ASSOCIATES, Patnem, Canacona,
Goa

II) LIST OF DOCUMENTS SCRUTINISED AND
EXAMINED:

1. Instrumento de Vendo alongwith English Translation dated 08/06/1971
2. Deed of Sale dated 30/05/2005
3. Deed of Succession & Qualification of Heirs dated 14/12/2005
4. Form I & XIV of Survey No 169/7 of Village Nagorcem – Palolem.
5. Survey Plan of Survey No 169/7 of Village Nagorcem – Palolem.

III) DESCRIPTION OF THE PROPERTY:

All that landed Property known as "COPTA MORODA" alias "VALCOTEAVORIL" also known as "CUPA TORI MOROD" in two additions of cultivation of rice situated in ward Nagarcem of Canacona Municipal Council. Taluka and sub district of Canacona. District of South Goa, State of Goa. which is found registered in the land registration office of Quepem under No. 16145 and enrolled in the Taluka Revenue office of Canacona under matrize No. 1452 and the first addition is bounded as under:

On The East – By property Cupatamorod of Vithoba Morto Naik

On The West – By property Vodiabag of Ramchandra Vithoba Naik

On The North – By Hill,

On The South – By property chinchemoroda of Zaiwant Anant Sinai

The second addition is bounded as under:

On The East – by property Vodiabag of Ramchandra Vithoba Naik and Chinchemoroda of Zaiwant Anant Sinai,

On the West – by property of Gharbhat of the legal heirs of Purso Molu Naik,

On the North – by property Vodiabaga of Paik Ganba Naik

On the South – by property Chinchemoroda of Zaiwant Anant Sinai,



IV) DESCRIPTION OF THE PLOT:

All that 1/3rd share being part of the Property known as COPTA MORODA alias "VALCOTEAVORIL" also known as "CUPATORI MOROD situated in ward Nagarcem of Canacona Municipal Council. Taluka and sub district of Canacona, District of South Goa, State of Goa which is found registered in the land registration office of Judicial Division of Quepem under no 16145 (part) and enrolled in the Taluka Revenue office of Canacona under Matriz No. 1452 (Part) and having total area admeasuring about 508 sq. mts. and surveyed under Survey No. 169/7 of Village Chaudi. Taluka Canacona having area admeasuring about 1581 sq. mts. and the said plot is bounded as follows:

On The East - by property under survey No. 173/14 and 170/2 of Village Chaudi,

On the West - by property under Survey No. 169/3 of Village Chaudi,

On the North - by property under survey No. 169/3 and 169/4 and part of the property under survey no. 173/4 of Village Chaudi, and

On the South - by property under survey No. 170/1 and 170/2 of Village Chaudi

V) SEARCH REPORT:



1. I have carefully examined the documents set out in Para II and also carried out thorough searches in the records.
2. From Scrutiny of the documents it transpires that the Property mentioned in Para IV that Smt Audu Desai and Raya Raghunath Kadam were the owners of 1/6th Share and Subhadra Xantaram Gaonkar and Kishori Xantaram Gaonkar were owners of 1/6th Share. Smt Audu Desai, Raya Raghunath Kadam, Subhadra Xantaram Gaonkar and Kishori Xantaram Gaonkar altogether sold their respective rights totally comprising of 1/6th share in the property to Mrs Josefina Florence Viegas by Instrumento de Vendo dated 08/06/1971.
3. The said property came to be recorded in the Survey Records under Nos 169/6 and 169/7 of Village Chaudi in the name of Josefina Florence Viegas.
4. That as per Deed of Succession & Qualification of Heirs dated 14/12/2005 Mrs Josefina Florence Viegas and her Husband Mathew Dias expired leaving behind their children Mr Sylvester M. Dias married to Mrs Anjeline S. Dias, Mrs. Christaline Dias married to Mr Andree Dias, Mrs Faustine Janet Dias married to Mr Alloyosin D'Cruz as their universal legal heirs thus acquiring exclusive rights to the said property.
5. By virtue of deed of sale dated 30/05/2005 duly registered in the office of sub registrar of Canacona under No. 140 at pages 57 to 81, Book No. I volume No. 153 dated 31/05/2005, said Shri Sylvester M. Dias, Smt. Anjeline S. Dias, Smt. Christaline



Dias, Mr Andree Dias, Smt. Janet Dias and Mr Alloyosin D'Cruz sold the said property inherited by them to M/s Santosh Babu Tubki and Associates.

6. On the strength of the Deed, M/s Santosh Babu Tubki & Associates have got their names Mutated in the Survey records being the owner of the Said Property vide Mutation No 5981. Form No I & XIV of S No 169/7 of Village Chaudi mentions the name of M/s Santosh Babu Tubki & Associates as the sole occupant.
7. Perusal of aforementioned Survey record makes it clear that No person/authority other than M/s Santosh Babu Tubki & Associates have right in the property.

VI) LEGAL OPINION:

The title to the said Plot bearing S No 169/7 of Village Chaudi has been passed by virtue of Deeds and as it is in the lawful possession of M/s Santosh Babu Tubki & Associates.

Based on the Scrutiny of the Documents regarding the aforementioned property, I hereby certify as under –

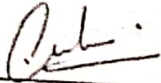
M/s Santosh Babu Tubki has absolutely clean, clear and Marketable to the property bearing S. No 169/7 of Village Chaudi being exclusive owner of the property.



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The submission of above report, as per your request, is based on documents available for Scrutiny and Examination.

Yours Sincerely



Adv Tushar M. Shenvi