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Date: 23.11.2019

CERTIFICATE OF TITLE

Ref: - This Report and Certificate is issued at the request of **GREEN VALLEY REALTORS** a duly registered partnership firm, having its office at Mehboob Towers, Opp. Arlem Junction, Fatorda, Margao Salcete Goa represented by its Partner namely **Mr. SHEIKH GAUSE** son of late Mr. Sheikh Abdul Gaffar, Resident of H. No. 221/A, Pulvaddo, Benaullim, Salcete Goa, in respect of the property described herein below.

Plot No. 8 carved out of the property known as “BALIBATA”, or “XIRA” situated at Chondrovaddo, Fatorda, of Salcete Taluka and Sub District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, which is described in the Land Registration Office of Salcete under No. 32597 and is enrolled in the Land Revenue Office under Matriz Nos. 1971 and 1984; which Plot is now surveyed under survey Chalta No. 16 A of P.T. Sheet No. 11, admeasuring an area of 475 square meters and bounded as under:

on the east : by the Footpath of one and half meters,

On the west : by Chalta No. 2 of P.T. sheet no. 11

on the north : by Plot no. 7 of the bigger property which was sold to
Caetano Barreto and

on the South: by the public road.

Hereinafter this property shall be referred to as the SAID PROPERTY.

The search is restricted to Plot No. 8 carved out from the SAID PROPERTY which forms an independent and separate property. The Plot no. 8 is surveyed under Chalta No. 16 A of P.T. Sheet No. 11 of Margao City, admeasuring an area of 475 square meters



1. Name of the Property:

“BALIBATA” or “XIRA”

2. Location of the Property:

Property situated at Chondrovaddo, Fatorda, Margao Goa, within the Jurisdiction of Margao Municipal Council, Taluka and Sub District of Salcete, District of Goa.

3. Land Registration Description and Inscription No. :

Described in the Land Registration Office of Salcete under No. 32597.

4. Matriz No.:

Enrolled in the matriz under no. 1971 and 1984

5. Survey/Chalta No.:

Presently this property under scrutiny is surveyed under Chalta No. 16 A of P.T. Sheet No. 11 of Margao City of Margao City of Salcete Taluka,

6. Area:

This Plot no. 8 under scrutiny admeasures an area of 475 square meters as per the plan.

7. Boundaries of the Property:

The property under scrutiny and more particularly is bounded as follows:

on the east : by the Footpath of one and half meters,

On the west : by Chalta No. 2 of P.T. sheet no. 11

on the north : by Plot no. 7 of the bigger property which was sold to
Caetano Barreto and

on the South: by the public road.

As per the land registration certificate the property as a whole is bounded as follows:

on the East : by with the land of the heirs of Luciano Prospero da
Conceicao e Silva

on the West : by the land of Fr Joao Salvador Constancio Pereira,

on the North : by the land of the Comunidade of Raia and

on the South : by the land of Gabriel Pacheco.



8. Documents Scrutinized:

- a) Photocopy of the Land Description and inscription of Salcete under no. 32,597 along with its English translation.
- b) Photocopy of the Matrix certificate under no. 1971 and 1984 along with its English translation.
- c) Photocopy of the Regular Inventory Proceedings No. 4/2008/F which was instituted in the Court of the Civil Judge, Junior Division, at Margao and was finally disposed vide order dated 10/8/2010.
- d) Photocopy of the vide Deed of Sale dated 15/10/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 5106 at pages 92 to 111, of Book No. I, Volume No. 2684, dated 23/10/2007, between the said Manuelina Dias, Filipina Barreto, Francisca Barreto and her husband, Rosario Miranda on one part as Vendors and Mr. Shaikh Abdul Azeem on the other part as purchaser.
- e) Photocopy of the vide Deed of Sale dated 15/11/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1278 at pages 280 to 303, of Book No. I, Volume No. 2863, dated 4/3/2008, between the said Rosalina Barreto e Tavares, David Tavares, Joao Tavares, Joaquina Barreto e Almeida, Lourenco Almeida and his wife, Antoneta Miranda Almeida on one part as Vendors and Mr. Shaikh Abdul Azeem on the other part as purchaser.
- f) Photocopy of the vide Deed of Sale dated 20/8/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1276 at pages 250 to 262, of Book No. I, Volume No. 2863, dated 4/3/2008, between the said Joao Benicio Soares and his wife, Luiza Costa on one part as Vendors and Mr. Shaikh Abdul Azeem on the other part as purchaser.
- g) Photocopy of the Deed of Sale dated 19/3/2008, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1746 at pages 190 to 207, of Book No. I, Volume No. 2900, dated 28/3/2008 between the said Remetina Pango alias Remediana D'Souza, Martino D'Souza and Anthony D'Souza on one part as



Vendors and Mr. Shaikh Abdul Azeem on the other part as purchaser.

- h) Photocopy of the Deed of Sale dated 20/8/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1277 at pages 263 to 279, of Book No. I, Volume No. 2863, dated 4.3.2008 between the said Felicidade Soares Pereira and her husband Martinho Pereira on one part as Vendors and Mr. Shaikh Abdul Azeem on the other part as purchaser.
- i) Photocopy of the Deed of Sale dated 2/5/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. MGO-BK1-02123, CD No. MGOD76 dated 2/5/2014 between the said Ms. Sebastiana D'Souza and Master Sefton Barreto on one part as Vendors and Mr. Shaikh Abdul Azeem on the other part as purchaser.
- j) Photocopy of the deed of sale dated 30.03.2017 duly registered in the office of Sub Registrar of Salcete, Margao Goa bearing Reg. no. MGO-BK1-01424-2017, CD No. MGOD110, Book I Document dated 30.03.2017 between the said Mr. Shaikh Abdul Azeem and his wife Mrs. Humeera Shaikh on one part as Vendors and **GREEN VALLEY REALTORS** a duly registered partnership firm, represented by its Partners on the other part as purchaser
- k) Photocopy of sanad issued in respect of the SAID PROPERTY vide no. SDO/SAL/CONV/AK/48/2014/8370 dated 30.10.2014 from the office of Deputy Collector and Sub Divisional Officer, Margao Goa.
- l) Photocopy of construction licence from Margao Municipal Council bearing no. A/28/18-19 dated 07.09.2018 and revised Plan bearing no. A/28/18-19 dated 13.03.2019.
- m) Photocopy of health NOC from the office of Urban Health Centre, Margao Goa bearing no. UHCN/NOC/2018-19/816 dated 07.07.2018.
- n) Photocopy of approvals from the office of South Goa Planning & Development Authority by letter No. SGPDA/P/5973/438/17-18 dated 20.06.2018 and SGPDA/P/5973/1716/18-19 dated 17.01.2019.



- o) Photo Copy of the survey plan of the property surveyed under Chalta No. 16 A of P.T. Sheet No. 11 of Margao City of Margao City, issued by Directorate of Settlements and Land Records, Margao – Goa.
- p) Photo Copy of Form D of property Chalta No. 16 A of P.T. Sheet No. 11 of Margao City of Margao City issued by Inspector of land and survey records, Margao Goa.
- q) Photo copy of Nil Encumbrance certificate.

9. Scrutiny of Documents:

- a. The Document at Para 8. (a) above shows that the SAID PLOT is Described in the Land Registration office of Salcete under no. 32,597.
- b. The Document at Para 8. (b) above shows the SAID PLOT is described in the Matrix certificate.
- c. The Document at Para 8. (c) above shows that Regular Inventory Proceedings No. 4/2008/F were instituted in the Court of the Civil Judge, Junior Division, at Margao, and the said property enlisted therein as Item No. 1 and vide Final Chart of Partition dated 5/8/2010, confirmed by order dated 10/8/2010, the said property was held to be owned by the heirs in the following shares:
 - 1/8th to Mrs. Remetina Pango alias Remediana D'Souza,
 - 1/24th to Martino D'Souza,
 - 1/24th to Anthony D'Souza,
 - 1/24th to Sebastiana D'Souza,
 - 1/24th to Mrs. Manuelina Dias,
 - 1/24th to Sefton Barreto,
 - 1/12th to Mrs. Filipina Barreto alias Philipina Barreto,
 - 1/12th to Mrs. Francisca Barreto and her husband, Mr. Rosario Miranda,
 - 1/16th to Mrs. Rosalina Barreto,
 - 1/32th to Mr. David Tavares,
 - 1/32th to Mr. Joao Tavares,
 - 1/16th to Mrs. Joaquina Brreto,
 - 1/16th to Mr. Lourenco Almeida and his wife, Antoneta Almeida,



1/8th to Mrs. Felicidade Soares alias Filsu Soares and her husband, Martinho Pereira,

1/8th to Mr. Joao Benecio Soares and his wife, Luiza Costa.

- d. The Document at Para 8. (d) above shows vide Deed of Sale dated 15/10/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 5106 at pages 92 to 111, of Book No. I, Volume No. 2684, dated 23/10/2007, the said Manuelina Dias, Filipina Barreto, Francisca Barreto and her husband, Rosario Miranda sold all their share and right in the said property to Mr. Shaikh Abdul Azeem, totally equivalent to 5/24th share in the property.
- e. The Document at Para 8. (e) above shows that Deed of Sale dated 15/11/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1278 at pages 280 to 303, of Book No. I, Volume No. 2863, dated 4/3/2008, the said Rosalina Barreto e Tavares, David Tavares, Joao Tavares, Joaquina Barreto e Almeida, Lourenco Almeida and his wife, Antoneta Miranda Almeida sold all their share and right in the said property to Mr. Shaikh Abdul Azeem, totally equivalent to 8/32th share in the property.
- f. The Document at Para 8. (f) above shows that Deed of Sale dated 20/8/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1276 at pages 250 to 262, of Book No. I, Volume No. 2863, dated 4/3/2008, the said Joao Benecio Soares and his wife, Luiza Costa sold all their 1/8th share and right in the said property to the Mr. Shaikh Abdul Azeem.
- g. The Document at Para 8. (g) above shows that vide Deed of Sale dated 19/3/2008, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1746 at pages 190 to 207, of Book No. I, Volume No. 2900, dated 28/3/2008, the said Remetina Pango alias Remediana D'Souza, Martino D'Souza and Anthony D'Souza sold all their share and right in the said property to Mr. Shaikh Abdul Azeem, totally equivalent to 5/24th share in the property.
- h. The Document at Para 8. (h) above shows that Deed of Sale dated 20/8/2007, registered in the Office of the Sub-Registrar of Salcete, at



Margao, under Registration No. 1277 at pages 263 to 279, of Book No. I, Volume No. 2863, dated 4/3/2008, the said Felicidade Soares Pereira and her husband Martinho Pereira sold all their 1/8th share and right in the said property to Mr. Shaikh Abdul Azeem.

- i. The Document at Para 8. (i) above shows that Deed of Sale dated 2/5/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. MGO-BK1-02123, CD No. MGOD76 dated 2/5/2014, the said Ms. Sebastiana D'Souza and Master Sefton Barreto sold all their share and right in the said property to Mr. Shaikh Abdul Azeem, totally equivalent to 1/12th share in the property.
- j. The Document at Para 8. (j) above shows that vide deed of sale dated 30.03.2017 duly registered in the office of Sub Registrar of Salcete, Margao Goa bearing Reg. no. MGO-BK1-01424-2017, CD No. MGOD110, Book I Document dated 30.03.2017 the said Mr. Shaikh Abdul Azeem and his wife Mrs. Humera Shaikh sold the SAID PROPERTY to the **GREEN VALLEY REALTORS** a duly registered partnership firm, represented by its Partner.
- k. The Document at Para 8. (k) above shows that sanad was issued in respect of the SAID PROPERTY vide no. SDO/SAL/CONV/AK/48/2014/8370 dated 30.10.2014 from the office of Deputy Collector and Sub Divisional Officer, Margao Goa in the name of Mr. Shaikh Abdul Azeem.
- L. The Document at Para 8. (l) above shows that construction licence is issued from the office of Margao Municipal Council bearing no. A/28/18-19 dated 07.09.2018 for the purpose of construction of the Residential cum Commercial Building & Compound wall/gates and surface drain in the SAID PROPERTY and the same is revised bearing no. A/28/18-19 dated 13.03.2019.
- m. The Document at Para 8 (m) above shows that health NOC from the office of Urban Health Centre, Margao Goa bearing no. UHCN/NOC/20188-19/816 dated 07.07.2018 is issued for the purpose of construction of the Residential cum Commercial Building & Compound wall/gates and surface drain in the SAID PROPERTY.



- n. The Document at Para 8 (n) shows that the office of South Goa Planning & Development Authority had granted approval for the construction of the Residential cum Commercial Building & Compound wall/gates and surface drain in the SAID PROPERTY by letter No. SGPDA/P/5973/438/17-18 dated 20.06.2018.
- o. The Document at Para 8 (o) shows that in the survey plan issued by Directorate of Settlements and Land Records, Margao – Goa of the property Chalta No. 16 A of P.T. Sheet No. 11 of Margao City of Margao City, the said plot is duly partitioned.
- P The Document at Para 8. (p) above shows that in the Form D of property Chalta No. 16 A of P.T. Sheet No. 11 of Margao City of Margao City issued by Inspector of land and survey records, Margao Goa, the name of GREEN VALLEY REALTORS is figuring in the Mutation column in respect of the said deed of sale dated 24.08.2018, having an area of 475 square meters and Mutation no. 311892.
- q. The Document at Para 8. (p) above shows that there is no encumbrance on the SAID PLOT

10. Conclusion:

WHEREAS at Chondrovaddo, Fatorda, within the limits of Margao Municipal Council, there is a property which is known as “BALIBATA”, or “XIRA” which is described in the Land Registration Office of Salcete under No. 32597 and is enrolled in the Land Revenue Office under Matriz Nos. 1971 and 1984; the property described herein above shall herein after be referred to as SAID PROPERTY.

AND WHEREAS the said property originally belonged to Andre Barreto and his wife, Luiza Barreto;

AND WHEREAS the said property was and is crossed by a public road from East to West;

AND WHEREAS vide Deed of Sale, Acquaintance and Agreement, dated 17/08/1933, duly registered before the Notary, Carlos Caetano de Souza, the said Andre Barreto and Luiza Barreto divided the said property into sixteen plots and sold Plot No. 8 having the length of 35.50 meters on the East, and 32.50 meters on the West, to Filipe Barreto; the said Plot No. 8 is now surveyed under Chalta No. 16 A of P. T. Sheet No. 11 of Margao City, and fully described in the SCHEDULE I below;



AND WHEREAS on the death of the said Filipe Barreto and his wife, Angelina Miranda, Regular Inventory Proceedings No. 4/2008/F were instituted in the Court of the Civil Judge, Junior Division, at Margao, and the said property enlisted therein as Item No. 1 and vide Final Chart of Partition dated 5/8/2010, confirmed by order dated 10/8/2010, the said property was held to be owned by the heirs in the following shares:

- a) 1/8th to Mrs. Remetina Pango alias Remediana D'Souza,
- b) 1/24th to Martino D'Souza,
- c) 1/24th to Anthony D'Souza,
- d) 1/24th to Sebastiana D'Souza,
- e) 1/24th to Mrs. Manuelina Dias,
- f) 1/24th to Sefton Barreto,
- g) 1/12th to Mrs. Filipina Barreto alias Philipina Barreto,
- h) 1/12th to Mrs. Francisca Barreto and her husband, Mr. Rosario Miranda,
- i) 1/16th to Mrs. Rosalina Barreto,
- j) 1/32th to Mr. David Tavares,
- k) 1/32th to Mr. Joao Tavares,
- l) 1/16th to Mrs. Joaquina Brreto,
- m) 1/16th to Mr. Lourenco Almeida and his wife, Antoneta Almeida,
- n) 1/8th to Mrs. Felicidade Soares alias Filsu Soares and her husband, Martinho Pereira,
- o) 1/8th to Mr. Joao Benecio Soares and his wife, Luiza Costa;

AND WHEREAS vide Deed of Sale dated 15/10/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 5106 at pages 92 to 111, of Book No. I, Volume No. 2684, dated 23/10/2007, the said Manuelina Dias, Filipina Barreto, Francisca Barreto and her husband, Rosario Miranda sold all their share and right in the said property to Mr. Shaikh Abdul Azeem, totally equivalent to 5/24th share in the property;

AND WHEREAS vide Deed of Sale dated 15/11/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1278 at pages 280 to 303, of Book No. I, Volume No. 2863, dated 4/3/2008, the said Rosalina Barreto e Tavares, David Tavares, Joao Tavares, Joaquina Barreto e Almeida, Lourenco Almeida and his wife, Antoneta Miranda Almeida sold all their share and right in the said property to Mr. Shaikh Abdul Azeem, totally equivalent to 8/32th share in the property;

AND WHEREAS vide Deed of Sale dated 20/8/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under



Registration No. 1276 at pages 250 to 262, of Book No. I, Volume No. 2863, dated 4/3/2008, the said Joao Benicio Soares and his wife, Luiza Costa sold all their 1/8th share and right in the said property to the Mr. Shaikh Abdul Azeem;

AND WHEREAS vide Deed of Sale dated 19/3/2008, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1746 at pages 190 to 207, of Book No. I, Volume No. 2900, dated 28/3/2008, the said Remetina Pango alias Remediana D'Souza, Martino D'Souza and Anthony D'Souza sold all their share and right in the said property to Mr. Shaikh Abdul Azeem, totally equivalent to 5/24th share in the property;

AND WHEREAS vide Deed of Sale dated 20/8/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. 1277 at pages 263 to 279, of Book No. I, Volume No. 2863, dated 4/3/2008, the said Felicidade Soares Pereira and her husband Martinho Pereira sold all their 1/8th share and right in the said property to Mr. Shaikh Abdul Azeem;

AND WHEREAS vide Deed of Sale dated 2/5/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. MGO-BK1-02123, CD No. MGOD76 dated 2/5/2014, the said Ms. Sebastiana D'Souza and Master Sefton Barreto sold all their share and right in the said property to Mr. Shaikh Abdul Azeem, totally equivalent to 1/12th share in the property;

AND WHEREAS thus the said Mr. Shaikh Abdul Azeem became lawful owner in possession of the SAID PROPERTY.

AND WHEREAS the office of Deputy Collector and Sub Divisional Officer, Margao Goa had issued sanad in respect of the SAID PROPERTY vide no. SDO/SAL/CONV/AK/48/2014/8370 dated 30.10.2014.

AND WHEREAS the said Mr. Shaikh Abdul Azeem and his wife Mrs. Humera Shaikh sold the SAID PROPERTY to the **GREEN VALLEY REALTORS** a duly registered partnership firm, represented by its Partner herein vide deed of sale dated 30.03.2017 duly registered in the office of Sub Registrar of Salcete, Margao Goa bearing Reg. no. MGO-BK1-01424-2017, CD No. MGOD110, Book I Document dated 30.03.2017.

AND WHEREAS the **GREEN VALLEY REALTORS** a duly registered partnership firm, represented by its Partner are the owners in possession of the SAID PROPERTY, admeasuring an area of 475



square meters, surveyed under Chalta No. 16 A of P.T. Sheet no. 11 of Margao City. Hereinafter the above described property for the brevity sake is referred to as the SAID PROPERTY and better described in SCHEDULE I.


AND WHEREAS the **GREEN VALLEY REALTORS** a duly registered partnership firm, represented by its Partner herein had got approved construction licence from Margao Municipal Council bearing no. A/28/18-19 dated 07.09.2018 and also health NOC from the office of Urban Health Centre, Margao Goa bearing no. UHCN/NOC/20188-19/816 dated 07.07.2018 for the construction of the Residential cum Commercial Building & Compound wall/gates and surface drain in the SAID PROPERTY.

AND WHEREAS the **GREEN VALLEY REALTORS** a duly registered partnership firm, represented by its Partner designed plans of the buildings duly approved by South Goa Planning & Development Authority by approval letter No. SGPDA/P/5973/438/17-18 dated 20.06.2018 and accordingly started construction of the building in the SAID PROPERTY.

AND WHEREAS the said **GREEN VALLEY REALTORS** a duly registered partnership firm, represented by its Partner had accordingly applied for mutation and their name is recorded in the Form D in respect of the SAID PLOT.

AND WHEREAS the **GREEN VALLEY REALTORS** a duly registered partnership firm, represented by its Partners are the owner in possession of the SAID PROPERTY, admeasuring an area of 475 square meters, surveyed under Chalta No. 16 A of P.T. Sheet no. 11 of Margao City in Salcete Taluka is clear, legal and marketable.

The above report is purely based on the documents and information made available to the undersigned.



Nayim khan

Advocate

