

PAVITHRAN. A. V.

**B.A., LL.M,
ADVOCATE**

**S-3, IInd Floor, Bhanav Apartments,
Next to Axis Bank, Near Mahalaxmi
Temple, Panaji-Goa 403 001. Tel No-
0832-2227773. 9552590929**

Date: 21/12/2022

CERTIFICATE /TITLE REPORT

M/s. Mannat Infra Developers & Contractors, proprietary concern and having its office at 9/10, 1st floor, Patto Center, Panaji-Goa, represented by its sole Proprietor Mr. Abdul Gafoor, son of Mohammed Haji residing at Flat No.A-2,/F-2, Milrock Retreat, Ribandar, Ilhas-Goa, has referred to me the property documents, to verify the title, in respect of immovable properties known as "TEMERICHIO SORVO" consisting of four pieces and parcel of land and first immovable property situated within the Jurisdiction of Mapusa Municipal Council Mapusa Bardez, Goa of Chalta No.3 P.T. Sheet No.113 admeasuring an 1221 sq. mts., second immovable property situated within the jurisdiction of Mapusa Municipal Council, Mapusa Bardez, Goa of Chalta No.4 P.T. Sheet No.113 admeasuring 37 sq. mts.,. Third immovable property situated within the jurisdiction of Mapusa Municipal Council Mapusa Bardez, Goa of Chalta No.5, PT. Sheet No.113 admeasuring 25 sq. mts. and Fourth immovable property situated within the jurisdiction of Mapusa Municipal Council, Mapusa Bardez, Goa



**Res.: Flat No.HEG-25, Ground Floor, "E" Building "Navodaya Co-Op. Housing Society Ltd.", Behind Hero Honda Showroom, Alto-Porvorim, Bardez, Goa.
E-mail: pavi3233@gmail.com, pavi_3233@rediffmail.com**

of Chalta No.6 P.T. Sheet No.113 admeasuring 30 sq. mts., and the said properties are described in Land Registration Office of the Judicial Division under No. 37988 at folios 128 of Book B-97, Inscribed under Inscription no. 14962 of F-17/30 totally admeasuring an area of 1313 Sq. meters.

DESCRIPTION OF THE PROPERTIES UNDER SCRUTINY:

Property I

All that immovable properties known as "TEMERICHO SORVO" situated within the jurisdiction of Mapusa Municipal Council Mapusa Bardez-Goa of Chulta No.3 P.T. Sheet No.113 admeasuring an area of 1221 sq. mts., described in Land Registration Office of the Judicial Division under No. 37988 at folios 128 of Book B-97, Inscribed under Inscription No. 14962 of F-17/30 along with a 70 year old house bearing No.9/92 admeasuring an area of 120 Sq. meters and the same is bounded as under:

EAST :By Public Road;
WEST :Chalta No.1 of P.T. Sheet No.113,
NORTH :By Chalta No.3 of P.T. Sheet No.96; and



SOUTH : Chalta No.8 of P.T. Sheet No.113.

Property II

All that immovable properties known as TEMERICHO SORVO" situated within the jurisdiction of Mapusa Municipal Council Mapusa Bardez, Goa of Chalta No.4 P.T. Sheet No.113 admeasuring 37 sq. mts, is described in Land Registration Office of the Judicial Division under No. 37988 at folios 128 of Book B-97. Inscribed under Inscription No. 14962 of F-17/30 and the same is bounded as under:

East :By Chalta No.4 P.T. Sheet No. 113;

WEST : By Chalta No.4 P.T. Sheet No.113;

NORTH : By Chalta No.3 P.T. Sheet No.113; and

SOUTH: :By Chalta No.5 P.T. Sheet No.113.

Property III

All that immovable properties known as "TEMERICHO SORVO" situated within the jurisdiction of Mapusa Municipal Council Mapusa, Bardez-Goa of Chalta No.5 PT. Sheet No.113 admeasuring 25 sq. mts described in Land Registration Office of the Judicial Division under No. 37988 at folios 128 of Book



B-97, Inscribed under Inscription no. 14962 of F-17/30 and the same is bounded as under:

East :By Chalta No.4 P.T. Sheet No.113;
WEST :By Chalta No.4 P.T. Sheet No:113;
NORTH : By Chalta No.4 P.T. Sheet No.113; and
SOUTH :By Chalta No.6 P.T. Sheet No.113.

Property IV

All that immovable properties known as "TEMERICHO SORVO" situated within the jurisdiction of Mapusa Council, Mapusa Bardez-Goa of Chalta No.6 P.T. Sheet No.113 admeasuring 30 sq. mts described in Land Registration Office of the Judicial Division under No. 37988 at folios 128 of Book B-97, Inscribed under Inscription No. 11962 of F-17/30 and the same is bounded as under:

East :By Chalta No.4 P.T. Sheet No.113;
WEST :By Chalta No.4 P.T. Sheet No.113;
NORTH :Chalta No.SP.T. Sheet No.113; and
SOUTH :By Chalta No.3 P.T. Sheet No.113.



DOCUMENTS VERIFIED

The following documents have been placed before me for verification of title:-

Sr. No.	Date	Particulars	Copies
1.		Form D pertaining to P.T. Sheet No.113 Chalta No.3, 4, 5 and 6.	Photocopies
2.		Inscription and Description of the property.	Photocopy
3.	03/08/2022	Deed of Sale duly registered before Sub-Registrar of Bardez in Book-1, Document Registration No.BRZ-1-3525-2022 on 12/08/2022.	Photocopy
4.	20/10/2022	Construction License under Ref.	Photocopy



		No.CONSTLIC/MAPU SA/2022-2023/8 issued by Mapusa Municipal Council, Mapusa-Goa.	
5.	06/06/20 22	Provisional N.O.C. for proposed Construction of Commercial Cum Residential Building issued by Office of the Assistant Engineer, PWD, Mapusa-Goa.	Photocopy
6.	06/07/20 22	N.O.C. for proposed Construction of Commercial Cum Residential Building issued by Office of the Sub-Divisional Engineer, Electricity Department, Mapusa- Goa.	Photocopy
7.	12/03/20 22	N.O.C. for proposed Construction of Commercial Cum	Photocopy



		Residential Building issued by UGC Mapusa Health Centre, Mapusa-Goa.	
8.	12/01/2022	Order issued by North Goa Planning and Development Authority, Panaji-Goa	Photocopy
9.	13/07/2022	Final Order and records and proceedings in Inventory Proceedings No.195/2022/E instituted before Civil Judge Junior at Mapusa-Goa.	Photocopy
10.	06/12/2022	Conversion Sanad	Photocopy
11.		Approved Plans	Photocopy
12.		Cadastral Plan	Photocopy



FLOW OF TITLE OF THE PROPERTIES:

All that landed immovable properties known as 'TEMERICHO SORVO' consisting of four pieces and parcel of land and first immovable property situated within the jurisdiction of Mapusa Municipal Council Mapusa Bardez, Goa of Chalta No.3 P.T. Sheet No.113 admeasuring an 1221 sq. mts., second immovable property situated within the jurisdiction of Mapusa Municipal Council, Mapusa Bardez, Goa of Chalta No.4 P.T. Sheet No.113 admeasuring 37 sq. mts., and Third is imovable property situated within the jurisdiction of Mapusa Municipal Council Mapusa Bardes, Goa of Chalta No.5 PT. Sheet No.113 admeasuring 25 sq. mts. and Fourth immovable property situated within the jurisdiction of Mapusa Municipal Council, Mapusa Bardez, Goa of Chalta No.6 P.T. Sheet No.113 admeasuring 30 sq. mts. and the said properties are described in Land Registration Office of the Judicial Division under No. 37988 at folios 128 of Book B-97, Inscribed under Inscription no. 14962 of F-17/30 totally admeasuring an area of 1313 Sq. meters.

All the above mentioned properties earlier belonged to late Shri. Mohidin Khan and his wife Smt. Rabiya Bi and the name of



Shri. Mohidin Khan is duly recorded in the occupants column of the revenue records of the said properties.

All the above mentioned properties are also shown at serial No.28 of the Cadastral plan whereby the name of Shri Moidin Can is duly recorded at serial no.28.

The said Shri. Mohidin Khan expired on 26/06/1974, leaving behind him his moiety holder his wife the said Smt. Rabiya Bi who also expired on 06/08/1983 leaving behind them their only son Mr. Abdul Aziz Khan who also known as Abdul Agis Can married to Mrs. Banu Aziz Khan.

The said Mr. Abdul Aziz Khan also known as Abdul Agis Can expired on 20/01/2019 leaving behind him his wife and half moiety holder Mrs. Banu Aziz Khan and his only son Mr. Mohidin Khan married to Mrs. Afrin Khan alias Afrine Shaikh as their legal heirs/successors to the said properties.

The said Mrs. Banu Aziz Khan expired on 05/03/2022 at District Hospital Mapusa-Goa, leaving behind them their above mentioned son Mr. Mohidin Khan and his wife Mrs. Afrin Khan alias Afrine Shaikh as their only legal heirs/successors to the said properties.



Upon the death of above mentioned persons i.e. (1) Late Mr. Maidin Khan alias Mohiddin Khan alias Moidin Can alias Mohidin Khan, (2) Mrs. Rabiabi Mohiddin Khan alias Mohiddin Khan, (3) Mr. Abdul Aziz Khan also known as Abdul Agis Can and (4) Mrs. Banu Aziz Khan an Inventory Proceeding was initiated in the Court of the Civil Judge Junior Division in Mapusa bearing No.195/2022/E, wherein the said properties Described in Property-I to Property-IV are shown in list of assets and vide Order and Judgment dated 13/07/2022, the said Mr. Mohidin Khan and his wife Mrs. Afrin Khan alias Afrine Shaikh have been declared as their sole legal successors of the properties of the above mentioned deceased persons i.e. Late Mr. Maidin Khan alias Mohiddin Khan alias Moidin Can alias Mohidin Khan, late Mrs. Rabiabi Mohiddin Khan alias Mohiddin Khan, late Mr. Abdul Aziz Khan alias Abdul Agis Can and late Mrs. Banu Aziz Khan.

By virtue of above mentioned Order and Judgment dated 13/07/2022, passed in Inventory Proceeding No.195/2022/E, by the Court of the Civil Judge Junior Division in Mapusa, the said Mr. Mohidin Khan and his wife Mrs. Afrin Khan alias Afrine Shaikh are the lawful owners in possession and enjoyment of the said properties through inheritance.



Thereafter, Vide Deed of Sale dated 03/08/2022, duly registered before the Sub-Registrar of Bardez in Book-1, Document Registration No.BRZ-1-3525-2022 on 12/08/2022, the said Mr. Mohidin Khan and his Mrs. Afrin Khan alias Afrine Shaikh as vendors sold and conveyed all the above mentioned properties i.e. Property-I to Property-IV to **M/s. Mannat Infra Developers & Contractors**, proprietary concern of Mr. Abdul Gafoor.

In view of the above and by virtue of the documents scrutinized by me, I am of the opinion that M/s. Mannat Infra Developers & Contractors became the absolute owners in possession of the above mentioned properties i.e. Property-I to Property-IV by virtue of Deed of Sale dated 03/08/2022 along with all the permissions and licenses obtained from concern departments for the proposed construction of buildings in the above mentioned properties.

Place: Panaji, Goa

Date : 21/12/2022



Pavithran A.V.
Advocate