

Pradosh D. Mayenkar

B.Com. LL.B.

ADVOCATE HIGH COURT

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Bardez – Goa

Mapusa – Goa.

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Date:- 20/3/2018

To,

Mr. Altaf Yargatti

r/o Mapusa-Goa

At the request of Mr. Altaf Yargatti r/o Mapusa-Goa and as instructed by him upon submission of the documents mentioned herein below, I have carried out a search and investigation into the title documents in respect of property as "TOLLECHEM BATTA" alias known as "DONWADO" Surveyed under Survey no. 224 sub-division 2, admeasuring total area of 2275 sq.mts situated in the Jurisdiction of the Salvador do Mundo and in the Sub-Registration Jurisdiction of Bardez in the North District of Goa in the State of Goa, which is described in the Land registration office of Ilhas under description no. 20729 of folio 117 Book 55 (new) enrolled in the Taluka revenue office of Bardez under Matriz no. 5 of second Circumscription, which is herein referred as "Said Property".

For the purpose of ascertaining the documents in respect of the property known as "TOLLECHEM BATTA" alias known as "DONWADO" Surveyed under Survey no.224 sub-division 2 of Village Salvador do Mundo admeasuring total area of 2275 sq.mts situated in the Jurisdiction of the Salvador do Mundo and in the Sub-Registration Jurisdiction of Bardez in the North District of Goa in the State of Goa, which is described in the Land registration office of Ilhas under description no. 20729 of folio 117 Book 55 (new) enrolled in the Taluka revenue office of Bardez under Matriz no.5 of second Circumscription and the following documents have undergone my scrutiny.

I. DOCUMENTS SCRUTINIZED

Sr. No.	TOPIC	I	Documents scrutinized	II	Description of the property	III	Nature of land	IV	Origin of title	V	Application of ceiling/land reforms Act	VI	Nil Encumbrance Certificate	VII	Final Certificate
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- a. Copy of Form I and XIV issued by the Mahiti Ghar of Bardez Mapusa-Goa of the property under survey no.224 sub Division 2 of Village Salvador do Mundo , Bardez-Goa.
- b. Manual Form I and XIV issued by the Talathi of the Village Panchayat of Salvador do Mundo of the property under survey no.224 sub Division 2, of Village Salvador do Mundo , Bardez-Goa.
- c. Copy of the survey plan issued by Inspector of Survey and Land Records of Mapusa in respect of property under survey no.224 sub Division 2, of Village Salvador do Mundo , Bardez-Goa
- d. Inscription of the Said Property along with translation
- e. Description of the said property along with translation .
- f. Xerox copy of Deed of Sale dated 24/01/1973 executed before Sub-Registrar of Ilhas at Panaji
- g. Xerox copy of Deed of Sale dated 16/05/1986 executed before Sub-Registrar of Ilhas at Panaji.
- h. Form No.III issued by Talathi of Salvador do Mundo.
- i. Form IX issued by Talathi of Salvador do Mundo.

- h. Xerox copy of Irrevocable Power of Attorney dated 13/02/2017 executed before Advocate & Notary, Shri. D.S.Petkar which is registered under No.2527/2017 at Mapusa Mr. Hilario Minguel Jose Fernandes and his wife Mrs. Renelada v. Fernandes
- i. Xerox copy of Conversion Sanad issued by Additional Collector North at Mapusa of the said property for residential purpose.

II DESCRIPTION OF THE PROPERTY

1) ALL THAT Property known as " TOLLECHEM BATT A" alias known as " DONWADO" Surveyed under Survey no.224 sub-division 2 of Village Salvador do Mundo admeasuring total area of 2275 sq.mts situated in the Jurisdiction of the Salvador do Mundo and in the Sub-Registration Jurisdiction of Bardez in the North District of Goa in the State of Goa, which is described in the Land registration office of Ilhas under description no. 20729 of folio 117 Book 55 (new) enrolled in the Taluka revenue office of Bardez under Matriz no. 5 of second Circumscription and which is bounded as under :-

EAST:- By Public Road .

WEST:- By Curschachi bandi of late Fr.Joaquim Jose Saldanha sold to Shri Adriano Cosme Campos .

NORTH:- By Plot of heirs of Late Gasper Lobo and bought by Shri Miguel S.F M. Fernandes

SOUTH:- By Plot of heirs of Late Gasper Lobo and bought by Shri Miguel S.F M. Fernandes

That the said Miguel Tomas Sebestiao Francisco Fernandes alias Michael Fernandes who was bachelor had sold the Siad property to Mr. Hilario Minguel Jose Fernandes vide Deed of

Form No.III of Village Salvador do Mundo.
That the name of Miguel Tomas Sebestiao Francisco Fernandes alias Michael Fernandes is also duly recorded as Occupant in

Registrar of Ilhas at Panaji-Goa.
90 of Book I , Volume No.73, dated 5/02/1973 before the Sub -
dated 24/1/1973 which is registered under no.84 at Pages 85 to
Francisco Fernandes alias Michael Fernandes vide Deed of Sale
Lobo sold the Said property to Miguel Tomas Sebestiao
Sequeira Lobo and his wife Ida Bridigda de Souza Sequeira
That said Orlando Antonio Jose Sequeira Lobo alias Orlando

Lobo and his wife Ida Bridigda de Souza Sequeira Lobo
to Orlando Antonio Jose Sequeira Lobo alias Orlando Sequeira
That the property described at II (1) above, originally belonged

IV ORIGIN OF TITLE

III NATURE OF LAND : It is observed that Town and Country
Planning Department District level officer (North) Mapusa Goa,
has recommended above said property for conversion for
residential purpose and hence it is suitable for construction.

In the above Circumstances I am of the opinion that the said properties Property known as "TOLLECHEM BATTA" alias known as "DONWADO" Surveyed under Survey no.224 sub-division 2 of Village Salvador do Mundo admeasuring total area of 2275 sq.mts situated in the Jurisdiction of the Salvador do Mundo and in the Sub-Registration Jurisdiction of Bardez in the North District of Goa in the State of Goa, which is

This opinion has been given by me on the basis of documents produced and in anticipation that there are no other documents whereby any other encumbrances have been created for which a representation made by the party in the said Documents has been relied upon.

VII FINAL CERTIFICATE

Nil Encumbrance Certificate issued by Sub-Registrar of Bardez of From 5th May 2005 till 17/07/2017 dated 17/07/2017

VI. NIL ENCUMBRANCE CERTIFICATE

The Urban land ceiling Act is not applicable to the state of Goa.

V. APPLICATION OF THE CEILING/ LAND REFORMS ACT

Mr. Hilario Minguel Jose Fernandes is duly recorded in the occupant column of Form I and XIV of the Said property .

Sale dated 16/05/1986 which is registered under no.415 of Book I , Volume No.513, dated 17/05/1989 before the Sub - Registrar of Ilhas at Panaji-Goa.

described in the Land registration office of Ilhas under description no. 20729 of folio 117 Book 55 (new) enrolled in the Taluka revenue office of Bardez under Matriz no.5 of second Circumscription and on the basis of the documents which has been furnished to me, it appears that the above said property is free from any encumbrance and has clean and clear marketable title .

I am returning the documents given for perusal.

Yours faithfully,


Pradosh D. Mayekar
B.Com., LL.B.
ADVOCATE