

TITLE REPORT

1. Documents Produced by : Shiroda Investment Pvt. Ltd.,
Panaji - Goa

2. Documents Examined: 1) deed of Sale dated 18/10/1980
2) property card in form D

3. Offices Searched : 1. Office of the Sub Registrar of Ilhas at
Panaji – Goa
2. Taluka Revenue Office.
3. Land Survey Department.
4. Department of Archives.

4. Description of Property : All that plot of land admeasuring an area of
1448 sq. mtrs. as per title document of sale deed
but shown in survey as admeasuring 1403 sq.
mtrs. which plot comprises of two sub plots
bearing Plot No. 18 and Plot No. 19 of property



“Varzea cotta xetta” situated at St. Inez (Miramar area) of Panaji City, within local limits of Corporation of City of Panaji, Taluka Tiswadi Registration Sub District of Ilhas, District North Goa, State of Goa, which property bears land Registration No. 1647 at page 207 (Overleaf) and bearing Taluka Revenue No. 89 surveyed during the recent city survey under Chalta No. 70 of P. T. Sheet No. 119 which property as a whole is bounded as under:-

East:- by 10 mts. road

West:- by land bearing chalta no. 2 P. T. Sheet No. 119

North:- by land bearing Chalta no. 32 of P.T.Sheet No. 119

South:- by 15 mtrs proposed road

Hereinafter called “the said plot”.

Flow of Title :

I have examined the documents mentioned at para (2) above.

From the documents examined and the searches carried out it transpires that said entire property of which the said plot forms a part was originally owned and possessed by Aleixo Xavier Martins. Said Aleixo Martins

Sub divided the said property into sub plots after obtaining NOC of the Town Planning Committee bearing No.DE/1347/3028/75-76 dated 19/1/1976 and conversion Sanad no. RD/TNC/258/71-74 dated 30/9/1974 which sub division was granted final NOC vide certificate No. PMC/TS/52/79 dated 15/01/79 by Panaji Municipal Council conveyed vide letter No. PMC/TS/153/79 DATED 15/01/79.

SUBSEQUENTLY, UNDER A Deed of sale dated 18/10/1980 duly registered in the office of the Sub Registrar of Ilhas at Panaji Goa under No. 69 of Book 1 vol. 177 at pages 86 to 95 date 14/1/1983, Mr. Aleixo Xavier Martins alongwith his wife Mrs. Maria Theresa Rosario Pinto, sold and transferred two sub plots bearing nos. 18 and 19 to the purchaser company Shiroda Investments Pvt. Ltd. with the developer firm M/S Albama & Co. joining thereto and confirming the sale.

Thus, Shiroda Investment Pvt. Ltd. became the owner in possession of the said plot nos. 18 and 19 as described in the said sale deed.

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In fact at the relevant time, the said plot formed a part of the land surveyed under Chlata No.2 of P. T. Sheet No. 119. Subsequently, in view of recording of the sub divisions made of the said entire property in survey records, the said plot nos 18 and 19 were combined together and surveyed as a single holding under Chalta no. 70 of PT Sheet No. 119 of Panaji City. The area thereof was however, shown as 1403 sq. mtrs and the same was confirmed in the name of Shiroda Investment Pvt. Ltd. and even property card was issued in the name of the said company.

I carried out searches in the Office of the Sub-Registrar of Ilhas however, as the indexes are not maintained upto date, a detailed search is not possible. Further it is found that the sad property presently free from encumbrance as the earlier encumbrance created in favour of Kotak Mahindra Bank Ltd., Mumbai stands discharged by payment. Therefore, even Nil Encumbrance certificate be required to be produced by the party.



6. Legal Opinion : I have therefore, to opine that Shiroda Investments Pvt. Ltd. is the owner in possession of the said plot described above and that its title thereto is clean, clear and marketable and free from encumbrance.

In my opinion, Shiroda Investment Pvt. Ltd. can create a valid equitable mortgage in favour of any Bank or institution by deposit of the following documents in original:-

- 1) Deed of Sale dated 18/10/1980
- 2) Property Card in Form "D"

Place:-Panaji - Goa

Date:- 17/08/2024

U. R. Timble
U.R.TIMBLE

Advocate

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