

**M. P. MULGAONKAR
ADVOCATE
HIRA, NEAR HOLY FAMILY CHURCH,
ALTO - PORVORIM, BARDEZ -GOA**

Date:-14-12-2017

Ref: Title search report/opinion in respect of the property known as 'ANTHONY WADDO' also known as 'SANT ANTHONY WADO' situated at Colvale, Bardez , Goa admeasuring 725 sq. mts. and surveyed under Survey no. 242 sub-division no. 2 of Colvale village.

Sir,

With reference to your letter dated 08-12-2017, I on the basis of original title deeds forwarded to me pertaining to the property known as 'ANTHONY WADDO' also known as 'SANT ANTHONY WADO' situated at Colvale, Bardez , Goa admeasuring 725 sq. mts. and surveyed under Survey no. 242 sub-division no. 2 of Colvale village and other information submitted by you have conducted a detailed search and investigation and submit my report as under:-

1. Name and Address of the Mortgagor Title holder:-
Mr. Amey Singnapurkar alias
Amey Tushar Singnapurkar and
his wife
Mrs. Pallavi A. Singnapurkar alias
Pallavi Amey Signapurkar,
both residing at 424G, Canca Bandh,
P.O. Parra, Goa

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2. Title Deeds seen by me:-

- a. Copy of Mutation Register in Form no. 9 maintained under Goa Land Revenue Code, 1968
- b. Deed of Gift dated 04 -01-1994 duly registered in the office of Sub-Registrar Bardez under no. 1606 of Book no. I Volume no. 322 dated 11-09-1995.
- c. Sale Deed dated 21-05-2007 duly registered in the Office of Sub-Registrar Bardez under no. 2674 at pages 255 to 278 Book no. I Volume no. 2137 dated 24-05-2007.
- d. Deed of Rectification dated 27-05-2010 duly registered in the office of Sub-Registrar Bardez Book-1 Document Registration Number BRZ-BK1-01944-2010 CD Number BRZD65 on 27-05-2010.
- e. Form no. I & XIV and survey plan of Survey no. 242 sub-division no. 2 of Colvale village.
- f. Conversion Sanad dated 19-08-2015 issued by Collector North Goa.
- g. Construction licence dated 25-04-2017 issued by Village Panchayat of Colvale.

3. Description of Immovable property:-

Property known as 'ANTHONY WADDO' also known as 'SANT ANTHONY WADO' situated at Colvale, Bardez, Goa admeasuring 725 sq. mts.

Survey no.:- Survey no. 242 sub-division no. 2 of Colvale Village.

Extent Area: 725 sq. mtrs.

Location : Colvale, Bardez, Goa.

Boundaries:

East: by the property bearing survey no. 242/3

West: by the property bearing survey no. 242/1

North: by road

South: by property bearing survey no. 242/1

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4. Search in Sub-Registration office:-

i. Location of property:-

The aforesaid property is located within the Sub-District of Bardez at Mapusa and the address of the registering office is Sub-Registrar of Bardez, Essar Trade Centre, Second Floor, Mapusa, Bardez, Goa.

ii. Search and investigation:-

After carefully scrutinising the above documents, it is seen that there exists a property known as 'ANTHONY WADDO' also known as 'SANT ANTHONY WADO' situated at Colvale, Bardez, Goa admeasuring 725 sq. mts. surveyed under Survey no. 242 sub-division no. 2 of Colvale Village (hereinafter referred to as the said property).

The said property was originally belonging to Rosy D'Souza and in the Mutation Register in Form no. 9 maintained under Goa Land Revenue Code, 1968 the name of Rosy D'Souza is recorded in Form 9 under Serial no. 799 as occupant of the property surveyed under Survey no. 242 sub-division no: 2 of Colvale village since before survey and the said entry is made on 03-11-1971.

By Deed of Gift dated 04 -01-1994 duly registered in the office of Sub-Registrar Bardez under no. 1606 of Book no. I Volume no. 322 dated 11-09-1995, the said Rosy D'Souza who is also known as Rosy Theresa Fernandes and her husband Joseph D'Souza gifted the said property together with house existing therein to their son Charles Francis D'Souza and by virtue of the said gift the said Charles Francis D'Souza became absolute owner of the said property.

By Sale Deed dated 21-05-2007 duly registered in the Office of Sub-Registrar Bardez under no. 2674 at pages 255 to 278 Book no. I Volume no. 2137 dated 24-05-2007, the said Charles D'Souza and his wife Corina D'Souza sold the said

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property together with the house existing therein to Amey Singnapurkar and his wife Pallavi A. Singnapurkar.

By Deed of Rectification dated 27-05-2010 duly registered in the office of Sub-Registrar Bardez Book-1 Document Registration Number BRZ-BK1-01944-2010 CD Number BRZD65 on 27-05-2010, the said Sale Deed dated 21-05-2007 was rectified declaring that Vendor no. 1 Charles D'Souza is also known as Charles Joseph D'Souza and Vendor no. 2 Corina D'Souza is also known as Corina Charles D'Souza and the Purchaser no. 1 Amey Singnapurkar is also known as Amey Tushar Singnapurkar and Purchaser no. 2 Pallavi A. Singnapurkar is also known as Pallavi Amey Singnapurkar.

The said property is surveyed under Survey no. 242 sub-division no. 2 of Colvale village and the names of Amey Singnapurkar and Pallavi A. Singnapurkar are recorded in the column of Occupant in Form no. I & XIV of survey no. 242/2 of Colvale village.

Collector North Goa has issued Conversion Sanad dated 19-08-2015 to the said property and the Village Panchayat of Colvale has issued construction licence to Amey Singnapurkar and his wife Pallavi A. Singnapurkar for construction of bungalow in the said property as per Technical Clearance Order bearing no. Ref. No. TPB/32/COL/TCP-14/2280 dated 24-07-2014 of TCP Mapusa.

- iii. Title deeds submitted are the copies of the originals registered before Registrar of Assurance.
- iv. The said property known as 'ANTHONY WADDO' also known as 'SANT ANTHONY WADO' situated at Colvale, Bardez, Goa admeasuring 725 sq. mts. surveyed under Survey no. 242 sub-division no. 2 of Colvale Village now

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belongs to Mr. Amey Signapurkar also known as Amey Tushar Singnapurkar and his wife Pallavi A. Singnapurkar also known as Pallavi Amey Singnapurkar.

- v. No minor's interest is involved in the said property proposed to be mortgaged.
- vi. No document is pending for registration in the concerned Sub-Registrar office.
- vii. Urban Land (Ceiling and Regulation) Act 1976 is not applicable where the said property is located.
- viii. The said property is not acquired under Land Acquisition Act 1894.
- ix. The said property is not a Leasehold property.
- x. No permission of the concerned Assessing officer under any of the provision of I.T. Act is required for creating mortgage and no certificate is to be submitted to the Bank to show that no dues are outstanding to Income Tax Department.
- xi. As the said property is not agricultural land no investigation is required to be done in respect to the said property.
- xii. Details of Revenue records are not available to confirm that no dues are outstanding by Mortgagor.
- xiii. There is no special enactment which is applicable to the said property proposed to be mortgaged and affects its title.
- xiv. Since the said property is not owned by company no search is required to be done before the Registrar of Companies.

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CERTIFICATE


I hereby certify that I have carried out search for last more than 30 years and verified the information furnished in this report and have compared original title deeds given to me with the copy of it in the office of Sub-Registrar and the same are tallying with each other. The statements and the information given in the report are correct and true. I certify that Mr. Amey Signapurkar also known as Amey Tushar Singnapurkar and his wife Pallavi A. Singnapurkar also known as Pallavi Amey Singnapurkar have got a valid, clear absolute and marketable title to the said property known as 'ANTHONY WADDO' also known as 'SANT ANTHONY WADO' situated at Colvale, Bardez, Goa admeasuring 725 sq. mts. surveyed under Survey no. 242 sub-division no. 2 of Colvale Village

I certify that I have taken a search for past 30 years for encumbrances on the said property. I also certify that the chain of title has been traced for last 30 years preceding the date of passing of title in favour of Mortgagors from the office of concerned Sub-Registrar by taking searches in the Office of Sub-Registrar and I hereby confirm the genuineness of the aforesaid title documents.

I hereby return the original documents forwarded to me vide your above said letter.

The following documents have to be obtained for creation of valid equitable mortgage by deposit of title deeds:-

- a) Copy of Mutation Register in Form no. 9 maintained under Goa Land Revenue Code, 1968
- b) Deed of Gift dated 04-01-1994 duly registered in the office of Sub-Registrar Bardez under no. 1606 of Book no. I Volume no. 322 dated 11-09-1995.



- check*
- c) ✓ Sale Deed dated 21-05-2007 duly registered in the Office of Sub-Registrar Bardez under no. 2674 at pages 255 to 278 Book no. I Volume no. 2137 dated 24-05-2007.
 - d) ✓ Deed of Rectification dated 27-05-2010 duly registered in the office of Sub-Registrar Bardez Book-1 Document Registration Number BRZ-BK1-01944-2010 CD Number BRZD65 on 27-05-2010.
 - e) ✓ Form no. I & XIV and survey plan of Survey no. 242 sub-division no. 2 of Colvale village.
 - f) ✓ Conversion Sanad dated 19-08-2015 issued by Collector North Goa.
 - g) ✓ Construction licence dated 25-04-2017 issued by Village Panchayat of Colvale.

Yours truly,

M. P. Mulgaokar
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