

V.V. SUKHTHANKER
ADVOCATE & CENTRAL
GOVT NOTARY

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SEARCH REPORT AND CERTIFICATE OF TITLE

This Report and the Certificate is issued at the request of S. N. ASSOCIATES & BUILDERS PVT LTD, a Private Limited Company incorporated and Registered under the Company Act having its registered office at S N Classic, Near Holy Spirit School, Margao-Curtorim Road Margao, 403 601, in respect of the property described herein below:-

1. NAME OF THE PROPERTY :

The property is denominated as "PREDIO URBANO DE CASA DE MORDA COM SEU PATIO E QUINTAL".

2. LOCATION :

The property is located at Borda, Margao-Goa, within the city of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa.

3. DESCRIPTION IN THE LAND REGISTRATION OFFICE :

The property is registered as a whole under no. 19,449 at page 23 B-50 of New Series in the Land Registration Office of Salcete.

4. SURVEY NUMBER :

The property is surveyed under Chalta no 71 of P T Sheet no 178 of City Survey Margao-Goa.



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6. AREA OF THE LAND :

The property admeasures 1270 square metres.

7. BOUNDARIES :

The property is bounded as under:-

- On the East : By the road that goes to the Monte de Nossa Senhora de Piedade,
- On the West : By dwelling houses and property of the heirs of Lusitano da Silva,
- On the North : By road which goes to Rachol and
- On the South : By the property of the heirs of the said Lusitano

8. DOCUMENTS PERUSED :

- (a) Certificate dated 03.04.1943 issued by the Alvaro Jose Maria Da Silva Dias Sub registrar (lands) Judicial Division of Salcete, dated 3rd of April 1943, along with its translation in English.
- (b) Title of Auction dated 6th day of March 1943 issued in favour of bidders Visnum Vamoan Xete Amonkar by the court of the Judicial Division of Salcete along with its translation in English.
- (c) Certificate of Sale issued by the Additional Civil Judge of Salcete at Margao passed in Execution Application no 47 of 1971 dated 10th day of November 1972.
- (d) Deed of Gift dated 25/08/1982 duly registered in the office of the Sub-Registrar of Salcete, at Margao-Goa under Registration no 1537 at pages 339 to 343 Book no 1 vol no 277 dated 14/09/83.

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- (e) Deed of Succession drawn in the Office of Notary Public Ex – Officio of Quepem, at pages 16V to 18 onwards of Notarial Book Deed 589 dated 22/11/2011.
- (f) Deed of Surrender of Lease dated 24/07/2014 duly executed and registered before Notary Shri. V V Sukhthanker under his Registration no 4186/14 dated 24/07/2014
- (g) Certified copy of Survey Plan of Chalta no 71 of P T Sheet no 178 of City Survey Margao-Goa, issued by the Inspector of Survey & Land Records, City Survey, Margao;
- (h) Certified copy of the Property card "Form D" in respect of the Chalta no 71 of P T Sheet no 178 issued by the Inspector of Survey & Land Records, City Survey, Margao-Goa.
- (i) Certified copy of the Deed of Sale dated 30/07/2014 duly executed and registered in the office of the Sub-Registrar of Salcete at Margao-Goa under Registration no MGO-BK1-03490-2014 CD Number MGOD78 on 01/08/2014.
- (j) Nil Certificate of Encumbrance on property under no 1757 of 2014 dated 12.08.2014 issued by the Sub Registrar of Salcete;

9. SCRUTINY OF DOCUMENTS:

- (a) From the Certificate dated 03.04.1943 issued by the Alvaro Jose Maria Da Silva Dias Sub registrar(lands) Judicial Division of Salcete, dated 3rd of April 1943, along



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with its translation in English, it is seen that the said property PREDIO URBANO DE CASA DE MORDA COM SEU PATIO E QUINTAL is found registered as a whole under no. 19,449 at page 23 B-50 of New Series, in the Land Registration Office of Salcete.

- (b) From the document of Title of Auction dated 6th day of March 1943 issued in favour of bidders Visnum Vamona Xete Amonkar by the court of the Judicial Division of Salcete, along with its translation in English, it can be confirmed that the property registered under no 19,449 was purchased by Visnum Vamon Xete Amonkar in the name of Vamon Panduronga Amoncar and Cridsnanata Xencora Amoncar both bachelors and came to be inscribed in their names.
- (c) From the Certificate of Sale issued by the Additional Civil Judge of Salcete, at Margao, in Execution Application no 47 of 1971 dated 10th day of November 1972, it can be verified that the half share of the said property owned by Crishnanata Shankar Amonkar came to be auctioned in the said Execution Application, which was filed by one Shanker Krishnappa Lokure came to be purchased in said auction by Shri. Froilano Carmelino da Rocha Machado, son of Carmelina Evaristo da Rocha Machado, resident of Vasco Da Gama.
- (d) From the Deed of Gift dated 25/08/1982, duly registered in the office of the Sub-Registrar of Salcete, at Margao-Goa, under Registration no 1537, at pages 339 to 343 Book no 1, vol no 27,7 dated 14/09/83, it is found that the half share owned by Shri. Froilano Carmelino da Rocha Machado, and his wife Smt. Sara Leonildes das Mercedes Souza came to be gifted by them to their

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daughter Smt Sheela do Carmo Machado & her husband Dr. Stacey Moraes, Physician and Cardiologist, both residing at Margao, Goa.

- (e) From the Deed of Succession drawn in the Office of Notary Public. Ex - Offico of Quepem, at pages 16V to 18 onwards of Notarial Book Deed 589, dated 22/11/2011, it is found that Vamona Panduronga Amoncar and his wife who were owner of half share of the said property under Chalta no. 71 of P.T. Sheet no. 178 both of whom expired leaving behind their heirs and successors namely 1. (a) Mr. Dattatraya Vaman Amoncar, 1(b) Mrs. Shubhada D. Amoncar, 2. (a) Mrs. Kirti Nitin Neogi, 2(b). Mr. Nitin Shyamsundar Neogi, 3. (a) Mrs. Seema Mahesh Parker, 3(b). Mr. Mahesh Tukaram Parker.
- (f) From the Deed of Surrender of Lease dated 24/07/2014 duly executed and registered before Notary Shri. V V Sukhthanker under his Registration no 4186/14 dated 24/07/2014, it is found that the said property was occupied by the Vidya Vikas Mandal, a Society registered under the Societies Registration Act, 1860, bearing Registration No. 329 dated 17.08.1971, having its registered office at Shree Damodar College Campus, G. R. Kare Road, Tansor, Margao, Goa, surrendered the possession of the said property in favour of 1. (a) Mr. Dattatraya Vaman Amoncar, 1(b) Mrs. Shubhada D. Amoncar, 2. (a) Mrs. Kirti Nitin Neogi, 2(b). Mr. Nitin Shyamsundar Neogi, 3. (a) Mrs. Seema Mahesh Parker, 3(b). Mr. Mahesh Tukaram Parker 4(a) Mrs. Sheela Stacy Moraes 4(b) Dr. Stacy Simon Moraes.



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- (g) From the Certified copy of Survey Plan of Chalta no 71 of P T Sheet no 178 of City Survey Margao-Goa, issued by the Inspector of Survey & Land Records, City Survey, Margao; the nature and extent of the property can be verified as per the revenue records.
- (h) From the Certified copy of the Property card "Form D" in respect of the Chalta no 71 of P T Sheet no 178 issued by the Inspector of Survey & Land Records, City Survey, Margao-Goa, it can be confirmed that as on date the said property has been recorded in the names of 1(b) Mrs. Shubhada D. Amoncar, 2. (a) Mrs. Kirti Nitin Neogi, 2(b). Mr. Nitin Shyamsundar Neogi, 3. (a) Mrs. Seema Mahesh Parker, 3(b). Mr. Mahesh Tukaram Parker to the extent of (1/12) share each and in the names of 4(a) Smt Sheela Stacy Moraes 4(b) Dr. Stacy Simon Moraes (1/4) share each.
- (i) From the Certified copy of the Deed of Sale dated 30/07/2014 duly executed and registered in the office of the Sub-Registrar of Salcete, at Margao-Goa, under Registration no MGO-BK1-03490-2014, CD Number MGOD78 on 01/08/2014, it is found that the said property came to be purchased by S. N. ASSOCIATES & BUILDERS PVT LTD, a private Limited Company incorporated and Registered under the Company Act having its registered office at S N Classic, Near Holy Spirit School, Margao-Curtorim Road Margao, 403 601, from its all the owners namely 1. (a) Mr. Dattatraya Vaman Amoncar, 1(b) Mrs. Shubhada D. Amoncar, 2. (a) Mrs. Kirti Nitin Neogi, 2(b). Mr. Nitin Shyamsundar Neogi, 3. (a) Mrs. Seema Mahesh Parker, 3(b). Mr. Mahesh Tukaram Parker 4(a) Smt Sheela Stacy Moraes 4(b) Dr. Stacy Simon Moraes.



- (j) From the Nil Certificate of Encumbrance issued by the Sub Registrar of Salcete; it can be verified that there are no encumbrances against the said property surveyed under Chalta no 71 of P T Sheet no 178 of City Survey Margao-Goa.

9. CONCLUSION :

In view of the documents perused and scrutinised by me herein above, I have to report and certify as under :-

- (a) That the above described property under scrutiny, is exclusively owned and possessed by S. N. ASSOCIATES & BUILDERS PVT LTD, having its registered office at S N Classic, Near Holy Spirit School, Margao-Curtorim Road Margao, 403 601,
- (b) That the title of said S N Associates & Builders Pvt Ltd to the said land is free, clear and marketable and also free of encumbrances.

Place: Margao-Goa.
Date: 16/08/2014


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V V Sukhthanker
Advocate