

# ADVOCATES & NOTARY



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Date: 26/09/2022

## TITLE INVESTIGATION REPORT OF MR. MUZAFFAR KADRI AND MR. SHAIKH JIYAZ AHMED.

### **COMPLETE OR FULL DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that **PLOT A**, admeasuring an area of **825 sq. mts.**, along with the **Residential House being Constructed** Surveyed under Survey No. 100/1 of Village Quelossim, Mormugao, Goa forming a part of the whole Property identified as "**ANTOLEAO CHEAMALTER alias ANTOLEA O CHEARMATHE alias ANTOLEA CHEM MATEM**", situated at Quelossim, within the limits of Village Panchayat of Quelossim, Taluka and Registration Sub-District of Mormugao, District of South Goa, State of Goa.

### **BOUNDED AS UNDER:-**

**North:** By 6 meters wide road;

**South:** By part 100/1;

**East:** By Survey No. 98 of Quelossim Village; and

**West:** By part 100/1.

### **DERIVATION OF TITLE:**

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title/ interest to the current title holder.

1. There exists all that Property identified as "**ANTOLEAO CHEAMALTER alias ANTOLEA O CHEARMATHE alias ANTOLEA CHEM MATEM**", situated at

Quellossim, within the limits of Village Panchayat of Quellossim, Taluka and Registration Sub-District of Mormugao, District of South Goa, State of Goa, bearing Survey No. 100/1 of Village Quellossim, which property is described in the office of Land Registrar of Salcete under No. 37797 at folio 190(R) of Book B-97 (New) and is enrolled in Taluka Revenue Office under Matriz No. 400 and

**BOUNDED AS UNDER: -**

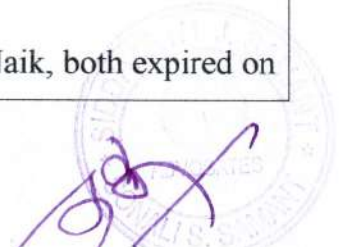
**EAST:** By Survey No. 101 and 100/7 of Quellossim;

**WEST:** By Survey No. 99 and 98 of Quellossim;

**NORTH:** By Survey No. 99 and 119 of Quellossim; and

**SOUTH:** By Survey No. 100/7 of Quellossim.

1. The Said Whole Property Originally belonged to Madeu Ezzo Naique alias Madeva Ezzo Naik alias Madu Ezzo Naique alias Madu Ezzo Naik.
2. The Said Property is Described under Description No. 37797 at folio 190(R) of Book B-97 (New) and Inscribed under Inscription No. 44918 at folio 13 of Book G-52 in the Office of the Sub Registrar of Salcete in favour of Madeu Ezzo Naique on **16/12/1952**.
3. Said Madeu Ezzo Naique alias Madeva Ezzo Naik alias Madu Ezzo Naique alias Madu Ezzo Naik and his widow Shanu Naik expired on 25/10/1957 and 08/12/1986 respectively without leaving any will or disposition of their last wish but leaving behind their Children as their Sole and Universal heirs namely:
  - a) Mr. Sitaram Mahadev Naik married to Kusum Sitaram Naik,
  - b) Banu Mahadev Naik married to Tulsi Banu Naik alias Tulsi Naique
  - c) Mrs. Manjula Mahadev Naik married to Vishnu Naik;
  - d) Mrs. Bina Mahadev Naik alias Bina Hiru Naik married to Hiru Naik;
  - e) Mrs. Jaya Mahadev Naik alias Jaya Laxman Kavlekar and
  - f) Mrs. Laxmi Mahadev Naik married to Raghuvir Vittu Naik.
4. Said Mr. Sitaram Mahadev Naik married to Kusum Sitaram Naik, both expired on



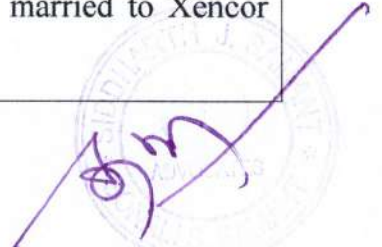


26/01/1987 and 14/04/1988 respectively without leaving any will or disposition of their last wish but leaving behind their Children as their Sole and Universal heirs namely:

- a) Mahesh Sitaram Naik alias Maexa Sitaram Naique married to Lila Naique;
- b) Mr. Ramesh Sitaram Naique alias Ramexa Sitaram Naique married to Asha Jaganath Pednekar alias Ramsha Ramexa Naique;
- c) Mr. Vishwanath Sitaram Naik alias Vishvanta Sitaram Naique married to Solbha Visvanta Naique;
- d) Mrs. Madev Sitaram Naique married to Jayashree Banaulikar alias Jayashree Madev Naique
- e) Mr. Dipak Sitaram Naique married to Shalan Sitaram Naik alias Shalan Dipak Naique;
- f) Mrs. Sulochana Sitaram Naique alias Sulochane Ganpat Naique married to Dattanam Ganapata Naique;
- g) Mrs. Savita Sitaram Naique alias Savita Prakash Naik married to Prakash Naik; and
- h) Mrs. Manda Sitaram Naique alias Sumtia Sunhaxa Pagui married to Subhaxa Pagui.

5. Said Banu Mahadev Naik expired on 18/12/2002 without leaving any will or disposition of their last wish but leaving behind his widow Tulsi Banu Naik alias Tulsi Naique as moiety holder and Five Children as their Sole and Universal heirs namely:

- a) Mr. Nilesh Banu Naik married to Neha Nilesh Naik;
- b) Mr. Dinesh Banu Naik married to Sarupa Baban Naik alias Sarupa Dinesh Naik;
- c) Mrs. Anjali Banu Naik alias Deepa Digamber Fottu Dessai married to Digamber Dattu Fottu Dessai;
- d) Mrs. Nisha Banu Naik alias Nisha Xencor Naique married to Xencor Rama Naique and

A handwritten signature in purple ink is written over a circular stamp. The stamp contains text that is partially obscured by the signature and the page number. The signature appears to be a stylized name, possibly 'M. S. Naik'.

e) Nilima Banu Naik married to Sushant Vinaek Naik.

6. Said Hiru Naik expired on 23/07/2008 leaving behind his widow Mrs. Bina Mahadev Naik alias Bina Hiru Naik as his moiety Sharer and following children as his Sole and Universal heirs namely:

- a) Surexa Hiru Naik alias Suresh Naik married to Somati Naique;
- b) Mr. Tucarama Hiru Naique married to Mrs. Shaila Pandu Naik alias Shubha Tucarama Naique; and
- c) Mrs. Neeta Hiru Naik alias Neeta Santu Homeonde married to Santu Bapa Homeonda.

7. Said Surexa Hiru Naik alias Suresh Naik expired on 01/04/2001, leaving behind his widow Somati Naique as his moiety sharer and his only daughter Miss Suchita Naik as his Sole and Universal heir.

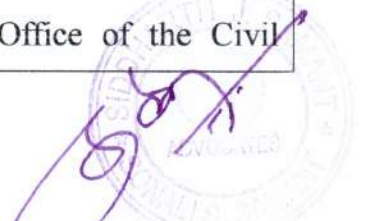
8. Sai Raghuvir Vittu Naik expired on 07/01/1979, without any will or disposition of his last wish, but leaving behind his widow Mrs. Laxmi Mahadev Naik and following children as Sole and Universal heirs:

- a) Mr. Kalu Raghuvir Naik alias Shanti Gopal Naik married to Gopal Shankar Naik; and
- b) Mrs. Sushali Raghuvir Naik alias Shali Ankush Naik alias Cuxali Roguvira Naique married to Ankush Naguexa Naique.

9. Said Ankush Naguexa Naique expired on 12/08/2006 leaving behind his widow Mrs. Sushali Raghuvir Naik alias Shali Ankush Naik alias Cuxali Roguvira Naique as his moiety sharer and following children as his Sole and Universal heirs:

- a) Roshmi Ankush Naik and
- b) Rashmita Ankush Naik.

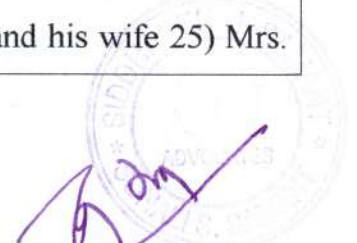
10. All the above legal heirs are confirmed vide **Deed of Succession and Qualification of heirs dated 26/02/2010**, drawn in the Office of the Civil





Registrar Cum Sub Registrar-II, Salcete-Margao-Goa recorded at Folio 84 to 86v of Deed Book No. 1547.

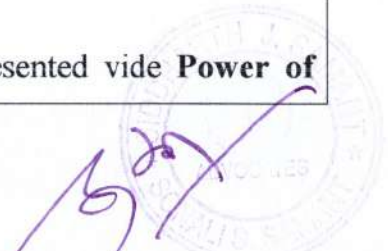
11. **Landuse/Zoning Information dated 16/02/2012** under Ref. No. DH/4268/Z1/MTP/2011-12/770 issued by the Office of the Associate Town Planner, Town and Country Planning Department, Mormugao-Goa in term of land use/zoning information indicating the zoning of the said property as V.P.1 having F. A. R. 80.
12. Vide **Deed of Sale dated 30/05/2019** duly registered in the Office of the Sub-Registrar of Mormugao in Book 1 Document under Reg. No. MOR-1-1150-2019 dated 04/06/2019 read with Vide **Deed of Rectification dated 03/01/2020** duly registered in the Office of the Sub-Registrar of Mormugao, Vasco da Gama in Book 1 Document under Reg. No. MOR-1-40-2020, dated 08/01/2020 and Vide **Deed of Declaration Cum Confirmation dated 12/11/2019** duly registered in the Office of the Sub-Registrar of Mormugao, Vasco da Gama in Book 1 Document under Reg. No. MOR-1-2138-2019 dated 13/11/2019 Said 1) Miss Rasika Sitaram Naik, 2) Mr. Ramesh S. Naik alias Ramexa Sitaram Naique and his wife 3) Mrs. Ranisha Ramesh Naik alias Ranisha Rameza Naique, 4) Smt. Sulochana D. Naique alias Kundaikar and her husband 5) Mr. Dattaram G. Naique alias Kundaikar, 6) Mr. Sidhya Mahesh Naik alias Sidhay Kundaikar, 7) Miss Namita Mahesh Naik, 8) Mr. Devidas Tucaram Naik and his wife 9) Smt. Divya Devidas Naik, 10) Mr. Dayanand Chudu Naik and his wife 11) Smt. Diksha Dayanand Naik, 12) Mr. Mahadev S. Naik alias Madev Sitaram Naique and his wife 13) Mrs. Jayshree Mahadev Naik, 14) Mr. Deepak S. Naik and his wife 15) Mrs. Shalan Deepak Naik, 16) Mr. Vishwannath S. Naik alias Visvanta Sitaram Naique and his wife 17) Mrs. Vijeita Vishvanata Naique alias Shoba Sitaram Naik, 18) Mrs. Sunetra Suuvhaxa Pagui alias Manda Subhas Pagui and her husband 19) Mr. Subhaxa Gopal Pagui alias Shri. Subhash Gopal Pagui, 20) Mrs. Savita P. Naik and her husband 21) Shri. Prakash Naik, 22) Mrs. Neha Naik and her husband 23) Mr. Nilesh Naik, 24) Mr. Dinesh B. Naik and his wife 25) Mrs.



Swaroop Dinesh Naik, 26) Mrs. Deepa D. Dessai and her husband 27) Mr. Digambar D. Dessai, 28) Mrs. Nisha S. Naik and her husband 29) Mr. Shankar Naik, 30) Mr. Sushant Naik and his wife 31) Mrs. Nileema Naik, 32) Mr. Ramnath Naik and his wife 33) Mrs. Suman Naik, 34) Mr. Madhurkar Shirodkar and his wife 35) Mrs. Vasant Madhukar Shirodkar, 36) Mr. Gurudas Borkar and his wife 37) Mrs. Milan Borkar, 38) Mr. Tucaram Naik and his wife 39) Mrs. Shaila Tucaram Naik, 40) Miss Suchita Naik, 41) Mr. Sattu Homkhande and his wife 42) Mrs. Neeta Homkhande, 43) Mr. Gopal Naik and his wife 44) Mrs. Shanti Naik alias Kally, 45) Miss Ramita Ankush Naik, 46) Miss Roshni Ankush Naik, 47) Shri. Laxman Kavlekar and his wife 48) Smt. Jayu Kavlekar as the Vendors Sold the Said Plot, admeasuring 825 sq. mts. to 1) Mr. Saleem Shaikh, 2) Mr. Inaith Shaikh, 3) Mr. Ilyas Abdul Rahoof Dhalayat and Mrs. Sebia Bi Lalanawar as the Purchaser.

13. In the aforesaid Deed of Sale dated 30/05/2019 Said Mr. Nilesh Naik duly represented Vendors by separate Power of Attorney's

- a) Vendors under Serial No. 1 is duly represented vide **General Power of Attorney dated 24/10/2011** executed before the Notary Adv. Shri. Ulhas C. Shetye, Vasco da Gama under Reg. No. 4410/2011.
- b) Vendor No. 2, 3,4,5,6,7,12,13,14,15,16,17,18,19,20 and 21 are duly represented vide **Power of Attorney dated 24/09/2010**, executed before the Notary Adv. Shri. Ulhas C. Shetye, Vasco da Gama, under Reg. No. 4173/2010.
- c) Vendor under Serial No. 8, 9, 10,11 duly represented vide **Irrevocable Power of Attorney 17/09/2010** executed before the Notary Adv. Ulhas G. Shetye, Vasco da Gama under Reg. No. 4557/10.
- d) Vendor under Serial No. 22, 24, 25, 26, 27, 28, 29,30 and 31 duly represented vide **General Power of Attorney dated 08/02/2010** executed before the Notary Adv. Shri. Ulhas G. Shetye, Vasco da Gama under Reg. No. 6064.
- e) Vendor under Serial No. 32 and 33 duly represented vide **Power of**





**Attorney dated 29/03/2010**, executed before the Notary Adv. Shri. Ulhas G. Shetye, Vasco da Gama under Reg. No. 1429/2011.

- f) Vendors under Serial No. 34, 35, 36 and 37 duly represented vide **General Power of Attorney dated 12/04/2011** executed before the Notary Adv. Shri. Ulhas G. Shetye, Vasco da Gama under Reg. No. 1520/2011.
- g) Vendors under Serial No. 38, 39, 40, 41 and 42 duly represented vide **Irrevocable Power of Attorney dated 04/02/2010** executed before the Notary Adv. Shri. Ulhas G. Shetye, Vasco da Gama under Reg. No. 6028.
- h) Vendor under Serial No. 43, 44, 45 and 46 duly represented vide **General Power of Attorney dated 02/04/2011** executed before the Notary Adv. Marcelino Fernandes, Vasco da Gama under Reg. No. 672.
- i) Vendor under Serial No. 47 and 48 duly represented vide Power of Attorney dated 04/02/2011, executed before the Notary Adv. Marcelino Fernandes, Vasco da Gama under Reg. no. 6029.

14. Vide **Deed of Sale dated 20/01/2020** duly registered in the Office of the Sub-Registrar of Mormugao, Vasco da Gama in Book 1 Document under Reg. No. MOR-1-138-2020 dated 22/01/2020 Said 1) Mr. Saleem Shaikh, 2) Mrs. Farzana Shaikh, 3) Mr. Inaith Shaikh, 4) Mrs. Bibi Mariam Shaikh, 5) Mr. Ilyas Abdul Rahoof Dhalayat and 6) Mrs. Sebia Bi Lalanawar as the Vendors sold the Said **Plot A, admeasuring 825 sq. mts.** to Mr. Muzaffar Kadri and Mr. Shaikh Jiyaz Ahmed as the Purchasers.

15. **Mr. Muzaffar Kadri and Mr. Shaikh Jiyaz Ahmed** has carried out the mutation and their names have appeared in the Occupant's Column of **Form I & XIV pertaining to Survey No. 100/1-E of Village Quelossim in the Taluka of Mormugao** for an area admeasuring 825 sq. mts against mutation entry No. 16815.



16. **Mr. Muzaffar Kadri and Mr. Shaikh Jiyaz Ahmed** with the intention of Construction of **Residential building and Compound wall** in the property bearing Survey No. 100/1-E of Quelossim Village, Mormugao Taluka has obtained necessary licenses, permissions and approvals from the concerned authorities:-

- a) **Order dated 19/07/2021** under No. DH/6626/MTP/2021/561 issued by the Office of the Town Planner, Town and Country Planning Department, Mormugao-Goa for the Construction of Residential building and Compound wall in the property bearing Survey No. 100/1-E of Village Quelossim, Mormugao Taluka.
- b) **Technical Clearance Order dated 27/07/2021** under Ref. no. DH/6626/MTP/2021/569 issued by the Office of the Town Planner, Town and Country Planning Department, Mormugao-Goa for the Construction of Residential building and Compound wall in the property bearing Survey No. 100/1-E of Quelossim Village, Mormugao Taluka.
- c) **Conversion Sanad dated 31/08/2021** under No. AC-I/MOR/SG/CONV/64/2021/10394 issued by the Collector, South Goa District, Margao-Goa for the use of plot of land, Surveyed under Survey No. 100/1-E, of Quelossim Village, Mormugao Taluka, admeasuring 825 sq. mts. for the purpose of Residential use only.
- d) **Construction Licence dated 17/05/2022** under Ref. No. VP/Q/Const licence/06/2022-23/132 issued by the Office of the Village Panchayat, Quelossim, Cortalim-Mormugao-Goa for the Construction of Residential Building and Compound Wall in the property bearing Survey no. 100/1-E of Quelossim Village, Mormugao Taluka.
- e) **NOC from Sanitary Point of View dated 07/05/2022** under No. PHC/CORT/NOC/CONST/22-23/153 issued by the Primary Health Centre, Cortalim-Goa for the Construction of Residential Building in the property bearing Survey No. 100/1-E of Village Quelossim, Cortalim-Goa
- f) **Approved Plan**





17. Based upon the documents produced and the searches conducted I opine that **Mr. Muzaffar Kadri and Mr. Shaikh Jiyaz Ahmed** has a clear and marketable ownership rights and title to the **“SAID PROPERTY ALONG WITH RESIDENTIAL BUILDING”** which is legal in all aspects.

**REMARKS**

*The property is under SARFAESI COMPLIANT.*

*Title chain of documents are available from year 1952 i.e. for last 70 years. And title documents are available for scrutiny from 1952 till date and the chain title documents for last 70 years are clearly established.*

*Valid, Legal and marketable mortgage can be created.*

**LIST OF DOCUMENTS VERIFIED**

<b>PARTICULARS OF THE DOCUMENTS SCRUTINIZED</b>	
<b>Name/Nature of the Document</b>	<b>Original/ Certified copy/ certified extract/ photocopy, etc.</b>
<b>1. Inscription and Description</b>	<b>Photocopy of Portuguese extract along with its English translation</b>
<b>2. Matriz Certificate</b>	<b>Photocopy of Portuguese extract along with its English translation</b>
<b>3. Deed of Succession and Qualification of heirs dated 26/02/2010, drawn in the Office of the Civil Registrar Cum Sub Registrar-II, Salcete-Margao-Goa recorded at Folio 84 to 86v of Deed Book No. 1547</b>	<b>Photocopy</b>
<b>4. Deed of Sale dated 30/05/2019 duly registered in the Office of the Sub-Registrar of Mormugao in Book 1 Document under Reg. No. MOR-1-1150-2019 dated 04/06/2019</b>	<b>Photocopy</b>



<b>5. Deed of Rectification dated 03/01/2020</b> duly registered in the Office of the Sub-Registrar of Mormugao, Vasco da Gama in Book 1 Document under Reg. No. MOR-1-40-2020, dated 08/01/2020	<b>Photocopy</b>
<b>6. Deed of Declaration Cum Confirmation dated 12/11/2019</b> duly registered in the Office of the Sub-Registrar of Mormugao, Vasco da Gama in Book 1 Document under Reg. No. MOR-1-2138-2019 dated 13/11/2019	<b>Photocopy</b>
<b>7. General Power of Attorney dated 24/10/2011</b> executed before the Notary Adv. Shri. Ulhas C. Shetye, Vasco da Gama under Reg. No. 4410/2011	<b>Photocopy</b>
<b>8. Power of Attorney dated 24/09/2010</b> , executed before the Notary Adv. Shri. Ulhas C. Shetye, Vasco da Gama, under Reg. No. 4173/2010.	<b>Photocopy</b>
<b>9. Irrevocable Power of Attorney 17/09/2010</b> executed before the Notary Adv. Ulhas G. Shetye, Vasco da Gama under Reg. No. 4557/10	<b>Photocopy</b>
<b>10. General Power of Attorney dated 08/02/2010</b> executed before the Notary Adv. Shri. Ulhas G. Shetye, Vasco da Gama under Reg. No. 6064	<b>Photocopy</b>
<b>11. Power of Attorney dated 29/03/2010</b> , executed before the Notary Adv. Shri. Ulhas G. Shetye, Vasco da Gama under Reg. No. 1429/2011	<b>Photocopy</b>
<b>12. General Power of Attorney dated 12/04/2011</b> executed before the Notary Adv. Shri. Ulhas G. Shetye, Vasco da Gama under Reg. No. 1520/2011	<b>Photocopy</b>
<b>13. Irrevocable Power of Attorney dated 04/02/2010</b> executed before the Notary Adv. Shri. Ulhas G. Shetye, Vasco da Gama under Reg. No. 6028	<b>Photocopy</b>
<b>14. General Power of Attorney dated 02/04/2011</b> executed before the Notary Adv. Marcelino Fernandes, Vasco da Gama under Reg. No. 672.	<b>Photocopy</b>
<b>15. Nil Encumbrance Certificate dated 23/06/2011</b> under Certificate No. 444 of 2011 issued by the Sub-Registrar of Mormugao.	<b>Photocopy</b>
<b>16. Deed of Sale dated 20/01/2020</b> duly registered in the Office of the Sub-Registrar of Mormugao, Vasco da Gama in Book 1 Document under Reg. No. MOR-1-138-2020 dated 22/01/2020	<b>Photocopy</b>





<b>17. Form I &amp; XIV pertaining to Survey No. 100/1-E of Village Quelossim in the Taluka of Mormugao</b>	<b>Photocopy</b>
<b>18. Order dated 19/07/2021</b> under No. DH/6626/MTP/2021/561 issued by the Office of the Town Planner, Town and Country Planning Department, Mormugao-Goa	<b>Photocopy</b>
<b>19. Technical Clearance Order dated 27/07/2021</b> under Ref. no. DH/6626/MTP/2021/569 issued by the Office of the Town Planner, Town and Country Planning Department, Mormugao-Goa	<b>Photocopy</b>
<b>20. Conversion Sanad dated 31/08/2021</b> under No. AC-I/MOR/SG/CONV/64/2021/10394 issued by the Collector, South Goa District, Margao-Goa	<b>Photocopy</b>
<b>21. Construction Licence dated 17/05/2022</b> under Ref. No. VP/Q/Const licence/06/2022-23/132 issued by the Office of the Village Panchayat, Quelossim, Cortalim-Mormugao-Goa	<b>Photocopy</b>
<b>22. Landuse/Zoning Information dated 16/02/2012</b> under Ref. No. DH/4268/Z1/MTP/2011-12/770 issued by the Office of the Associate Town Planner, Town and Country Planning Department, Mormugao-Goa	<b>Photocopy</b>
<b>23. NOC from Sanitary Point of View dated 07/05/2022</b> under No. PHC/CORT/NOC/CONST/22-23/153 issued by the Primary Health Centre, Cortalim-Goa	<b>Photocopy</b>
<b>24. Approved Plan</b>	<b>Photocopy</b>
<b>25. Survey Plan</b>	<b>Photocopy</b>

**OPINION / CERTIFICATE**

Thus from the documents mentioned hereinabove and as per the information provided to me, and records made available for my perusal and believing on the same I am of the opinion that the title of <b>Mr. Muzaffar Kadri and Mr. Shaikh Jiyaz Ahmed</b> have a clear, clean and marketable <b>“SAID PROPERTY ALONG WITH RESIDENTIAL BUILDING”</b> which is legal in all aspects.
<b>DOCUMENTS TO BE EXECUTED IN FAVOUR OF PROSPECTIVE PURCHASERS</b>
<b>1. Deed of Sale dated 20/01/2020</b> duly registered in the Office of the Sub-Registrar of Mormugao, Vasco da Gama in Book 1 Document under Reg. No. MOR-1-138-2020 dated 22/01/2020. <b>[Original]</b>

2. Latest Nil Encumbrance Certificate to be Obtained. [Original]

**Place:** Panaji- Goa

**Date:** 26/09/2022

**Advocate Siddharth J. Samant**

