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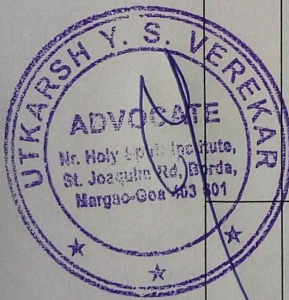
RESIDENCE:Opp. Mahalaxmi Temple, No.117,
Fatorda,

Margao - Goa. 403602.

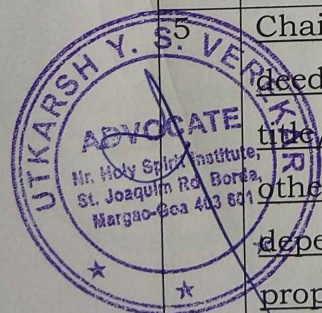
Date: 24/02/2021

SUB: TITLE REPORT OF THE plot of land bearing Plot No.1, admeasuring an area of 503.00 sq. mtrs; which is part of said property known as "SIRVODEM" situated at Sirvodem, Navelim, Sub-district, Taluka of Salcete, District of South Goa, State of Goa, included in the survey records under Chalta No.5, P.T. sheet No.296 of Margao city

1	<u>Complete or full description of the immoveable property/(ies)</u> ALL That plot of land bearing Plot No.1, admeasuring an area of 503.00 sq. mtrs; which is part of said property known as "SIRVODEM" situated at Sirvodem, Sub-district, Taluka of Salcete, District of South Goa, State of Goa, included in the survey records under Chalta No.5, P.T. sheet No.296 of Margao city.				
2	a) Particulars of the documents scrutinized serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.				
	Sl. no	Date	Name/ Nature of the Document	Original/certified copy/certified/ extract/ photo copy, etc.	In case of copies whether the original was scrutinized by the Advocate
	1.	05/06/1964	Deed of Succession dated 05/06/1964 recorded at folio 4V to 7 of Deed Book No. 851	Photo Copy	No
	2.	24/04/1996	Final Approval for Sub-Division bearing No. SGPDA/P/1479/77/96/97 dated 24/4/1996	Photo Copy	No
	3.	04/03/1997	Deed of Sale dated 4/3/1997, registered in	Photo Copy	No



			the Office of the Sub-Registrar of Salcete, at Margao, under No.591 at pages 482 to 538, Book No. 1, Volume No.707, dated 18/3/1997		
	4.	04/09/2020	Deed of Sale dated 04/09/2020 duly registered before Sub-Registrar of Salcete under No. MGO-1-2352-2020 dated 11/09/2020	Photo Copy	No
	5.	28/12/2020	Development Permission under No. SGPDA/P/6369/DC2039/1092/20-21 issued by South Goa Planning & Development Authority, dated 28/12/2020	Photo Copy	No
	6.	25/01/2021	Construction License under No. A/70/2020-2021 which is issued by Margao Municipal Council, Margao Goa, dated 25/01/2021	Photo Copy	No



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 predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used).

All That plot of land bearing Plot No.1, admeasuring an area of 503.00 sq. mtrs; which is part of said property known as "SIRVODEM" situated at Sirvodem, Navelim, Sub-district, Taluka of Salcete, District of South Goa, State of Goa, included in the survey records under Chalta No.5, P.T. sheet

No.296 of Margao city and is bounded as under:

On the North : Plot No. 2

On the South : 10mts. wide Municipal road

On the East : 8mtrs wide road

On the west : P. T. Sheet No. 296 Chalta No. 3

(Hereinafter referred to as Said PLOT)

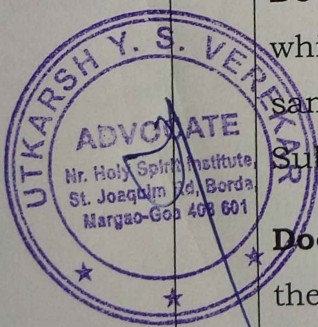
Document No.1) The property was originally belonging to Mr. Ludovico Santana das Dores Andrade who expired on 22/01/1964 and upon his death the a) Joaquim Jose Francisco do Rosario Andrade, (b) Antonio Filipe Santana do Rosario Andrade, (c) Jose Iago do Rosario Andrade and (d) Carlos Coracao de Jesus do Rosario Andrade were declared as sole and universal heir by virtue of **Deed of Succession** dated 05/06/1964 recorded at folio 4V to 7 of Deed Book No. 851, further the property came exclusively owned by 1)Antonio Filipe Santana Do Rosario Andrade, 2) Mrs. Alice Cunha Andrade, 3)Mrs. Nypha Nazareth Andrade, 4)Fr. Jose Iago Do Rosario Andrade, 5) Mr. Carlos Coracao De Jesus Do Rosario , 6) Mrs. Rita Maria De Loiola Andrade, 7) Mr. Edsel Andrade, 8) Mr. Lester Andrade, 9)Mrs. Thelma Andrade, 10) Mrs. Yvonne Andrade

Document No.2) Further by virtue of **Agreement** dated 27/7/1994 the above mentioned owners agreed to sell the said property to Mr. Ramesh Raghuvir Karekar;

Document No. 3) who further developed the part of the said property which falls within the Municipal Limits of Margao City by sub-dividing the same into Plots for residential purposes, by virtue of **Final Approval** for Sub-Division bearing No. SGPDA/P/1479/77/96/97 dated 24/4/1996;

Document No. 4) By virtue of **Deed of Sale** dated 4/3/1997, registered in the Office of the Sub- Registrar of Salcete, at Margao, under No.591 at pages 482 to 538, Book No. I, Volume No.707, dated 18/3/1997, the said owners along with Ramesh Raghuvir Karekar and his wife, Roshan Ramesh Karekar sold the said plot to Mr. Peter Conceicao Fernandes alias Peter Concesao Fernandes and his wife Mrs. Philomena Fernandes alias Filomena Fernandes.

Document No. 5) On becoming the owner said Mr. Peter Conceicao Fernandes alias Peter Concesao Fernandes and his wife Mrs. Philomena



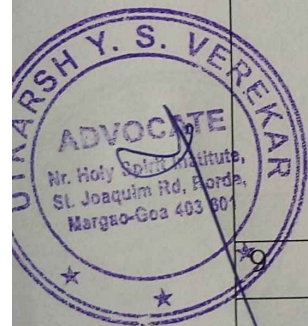
Fernandes alias Filomena Fernandes sold the said Plot to Mr. Reuben Ramesh Karekar and his Wife Mrs. Aarti Reuben Karekar by virtue of **Deed of Sale** dated 04/09/2020 duly registered before Sub-Registrar of Salcete under No. MGO-1-2352-2020 dated 11/09/2020.

Document No. 6) Application for conversion of land from agricultural to Non-agricultural land for obtaining sanad is being made.

Document No. 7) And for the purpose of development of the Said Plot by constructing the residential Cum Commercial building said Mr. Reuben Ramesh Karekar obtained **Development Permission** under No. SGPDA/P/6369/DC2039/1092/20-21, which were issued by South Goa Planning & Development Authority, dated 28/12/2020.

Document No. 8) after obtaining the final approval from the South Goa Planning & Development Authority, Margao-Goa the construction needs to be carried out for which Margao Municipal Council, of Margao-Goa issued a **Construction License** under No. A/70/2020-2021 dated 25/01/2021 in the favor of Mr. Reuben Ramesh Karekar.

6	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt./ Grantee/ Allottee etc.	Full Ownership Rights
	If occupancy right, whether,	
	a) Such right is heritable and transferable,	Yes
10	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reason for coming to such conclusion	It is clarified that there are no Minor's interest is seen involved in the documents scrutinized by me.
11	(a) If the property is agricultural land, whether the local laws permit mortgage of Agricultural land	Already applied for conversion



	whether there are any restrictions for creation/enforcement of mortgage	SANAD
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	(c) In the case of conversion of Agricultural land for commercial/residential purposes or otherwise, whether requisite procedure followed/ permission obtained.	Application for Sanad is being made which shall be obtained
12	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
14	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No pending litigation seen from the documents produced.
	(b) Whether the title documents have any court seal/marking which points out any litigation/ attachment / security to court in respect of the property in question? In such case please comment on such seal/marking	Not Applicable



15	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims Liens etc. and details thereof.	Application for fresh Nil Encumbrance certificate is being made which has to be obtained.
16	Details of RTC extracts /mutation extracts/ Katha extract pertaining to the property in question.	Surveyed under Chalta No.5, P.T. sheet No.296

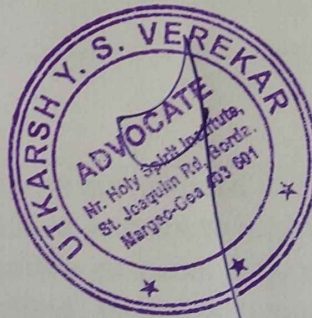
CONCLUSION:

On going through the details about the property, and based on the documents submitted by the owner /promoter, the owner /promoter is having Full Ownership Rights, so also the Application for fresh Nil Encumbrance certificate is being made which has to be obtained.

Date : 24/02/2021

Place: Margao-Goa

Signature of the Advocate



NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Note:- Neither Government nor the Sub-Registrar issuing the Certificate guarantees the accuracy or correctness of the contents of this certificate and will not be liable for any claim for damages in respect of any information contained therein.

Certificate No:- 306 of the year 2020

Application No:- 306 of the year 2020

Reuben R. Kavekar having applied to me for a Certificate giving particulars of registered acts and encumbrances. If any in respect of property described overleaf.

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for period of 30 yrs from the 01 day of month of Jan of the year 1991 to 24 the day of month of Feb of the year 2021 for acts and encumbrances affecting the said property and that on such search no act or encumbrances affecting the said property has been found.

Search made and certificate prepared by:-

Search verified and certificate examined by:-

Dated: 25/02/2021

Office of the Sub-Registrar, Margao



Sub-Registrar
Civil Registrar
Margao
Sub Registrar

Note: (1) If the property has been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Office.

DESCRIPTION OF PROPERTY

All That plot of land bearing Plot No.1, admeasuring an area of 503.00 sq. mtrs; which is part of said property known as "**SIRVODEM**" situated at Sirvodem, Navelim, Sub-district, Taluka of Salcete, District of South Goa, State of Goa, included in the survey records under Chalta No.19, P.T. sheet No.278 of Margao city and survey No.208/2 of Navelim Village, this property bears No.8937 at pages 92 overleaf of Book B 23 of new series of Salcete and is not registered in the

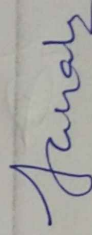
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Civil Registrar

-Cum-

Sub Registrar

Salcete