

**Smt. SHUBHLAKSHMI NAIK**

ADVOCATE

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**CERTIFICATE OF TITLE**

**I.- Description of the Property**

All that plot admeasuring 18,994m<sup>2</sup> bearing Chalta No.1,2 and 3/1 of P.T.Sheet 127 and Chalta no.1/3; 2; 3; 14 of P.T.Sheet 128 situated at Margao within the limits of Margao Municipal Council, Taluka and Registration/Sub-District of Salcete District South Goa in the State of Goa which is formed out of amalgamation of two properties (a) known as "AZULIANCHI TOLLOY" or "GOGOLLA" described under No.456 at folio 30 of Book B-2(New) and enrolled in the Taluka Revenue Office under Matriz No.1085 (b) known as "AZULEANCHI TOLLOY" or "GOGOLLA" described under No.457 at folio 30 (R) of Book B-2 and enrolled in the Taluka Revenue Office under Matriz No.1087.

**The SAID PROPERTY is bounded as under:-**

Towards the North:-By Road and Chalta No.1,25,2,31,28 and 3 of P.T.Sheet 122.

Towards the South:-By Chalta No.1/2,6,7 of P.T.Sheet 128 and Chalta No.1, 2,3 sub division 2 and 5 of P.T.Sheet no.127

Towards the East :-By Chalta No.1 of P.T.Sheet 126 of City Survey Margao.

Towards the West :- By Road

**II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED**

I have examined the following documents which are valid as per the prevailing laws:-

1.-Certificate of Description and Inscription from Land registrar Salcete.

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2.-Form D (property Card) of Chalta No.1/3,2,3 and 14 of PT.Sheet 128.

3.-Deed of Sale dated 15-01-1961 drawn at folio 30(R) onwards of Book 1117 in the office of Notary Raul Gerson Purificacao Santa Rita Vaz.

4.-Deed of partition dated 21-05-2007 registered under No.2556 of Book I Vol.2474 in the office of Sub-registrar Salcete.

5.-Deed of Succession dated 25-02-1987 drawn at folio 54(R) onwards of Book No.1309 in the office of Notary-Ex-Officio-Sub-Registrar Salcete.

6.-Agreement for development dated 29-10-2009 between Laxmibai Kare and others and Alcon Developers.

7.-Agreement dated 01-11-2018 for Sale of road area of 459m<sup>2</sup> to Alcon Developers registered under I Doc.Reg.No. MGO-BKI-04765-2018; of CD No.MGOD129 in the office of Sub-Registrar Salcete.

8.-By 6 separate Agreement all dated 11-09-2018 registered under Book I Doc.Reg.No. MGO-BKI-04034-2018; MGO-BKI-04036-2018; MGO-BKI-04037-2018; MGO-BKI-04038-2018; MGO-BKI-04039-2018; MGO-BKI-04040-2018;all of CD No.MGOD128 in the office of Sub-Registrar Salcete.

9.-Deed of Relinquishment dated 22-12-1984 registered drawn at pages 85(R) Overleaf under No.1299 in the office of Ex-Officio-Notary Salcete at Margao.

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10.-(a) Survey Plan

(b) Sub-division Plan

**III.- OFFICES SEARCHED**

I have also given searches in the Offices of Land-Registrar/Sub-Registrar Salcete, Court of Civil Judge Salcete.

**IV.- FLOW OF TITLE**

On perusal of the above listed documents and on giving searches in the relevant Offices I confirm that on 20-07-1961 one Half of Half the said property is inscribed under no.47874 of Book G-56 in the name of Vassant Voicuna Sinai Caro alias Vassanta Kare.

By Deed of Sale Gift and Exchange dated 15-01-1961 the said Vassant Voicuna Sinai Caro and his wife Laxmibai bought the said property from Jairam Caro and his wife; which Deed is duly registered in the office of Notary Raul Gerson Purificacao de Santa Rita Vaz.

Vassant Kare died on 22-05-1976 being survived by his wife Laxmibai and his son Vaikunth Vassant Kare; Srivallabh Vassant Kare; Tejaswini Nagesh Naik Kurade.

Ms. Tejaswini with her husband Nagesh Sagoon Naik Kurade relinquished her rights of inheritance on 22-12-1984.

By a Deed of Succession dated 25-02-1987 Shri Laxmibai Vassant Kare was declared as the moiety holder of Vassant Kare and Vaikunt Vassant Kare married to Meenaxi alias Shanta Kare Shrivallabh Vassant Kare married to Mangala alias Indira Kare were declared as

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the legal heirs of Vassant Kare as Tejaswini Nagesh Naik Kurade, the daughter married to Nagesh Sagoon Naik Kurade with her said spouse relinquished their rights of inheritance of their Father, Father-in-Law which Deed of Succession of is duly drawn in the office of Notary-Ex-Officio-Sub-registrar Salcete.

By Deed of partition dated 21-05-2007 1.-Laxmibai Vassant Kare and his son 2.-Vaikunth Vassant Kare with his wife Shanta; and Srivallabh Vassant kare with his wife Indira partitioned the said property whereby usufructary Rights was reserved for first party; Plots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 33, 35, 37 and 39 for 2<sup>nd</sup> party Plots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 31, 32, 34 and 38 were reserved for 3<sup>rd</sup> party which Deed is duly registered in the office of Sub-registrar Salcete.

On 29-09-2009 Parties Laxmibai and Vaikunt and Srivallabh with their spouses entered into an Agreement with Alcon Developers for Development of the said property towards which the Developer would reserved 45% of the developed Plot for himself.

On 24-10-2017 Laxmibai Vasant Kare expired and her right of usufruct was extinguished.

On 01-11-2018 Vaikunt Vasant Kare and others entered into an Agreement with Alcon Developers for Sale of road area of 459m<sup>2</sup>.

By 6 separate Agreement all dated 11-09-2018 Vaikunt Vasant Kare and others entered into an Agreements

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with Alcon Developers from the sale of Plots No.25,26,27, 28, 29 and 40 of the said property which Agreement are duly registered in the office of Sub-Registrar Salcete.

In terms of the aboves the above plots now bear the Chalta no. as 19,20,21,22,3,32 respectively corresponding to plots no.25,26,27,28,29,40 and the road area bearing Chalta no.2 all of P.T.Sheet 127 of City Survey Margao.

By an Agreement dated 01-11-2018 Vaikunt Vassant Kare and Srivallabh Vassant Kare with their spouses agreed to sell their reseeded internal private road admeasuring area of 459m<sup>2</sup> to Alcon Developers from the sale of of the said property which Agreement are duly registered in the office of Sub-Registrar Salcete.

**V.- OPINION**

In the light of the above I confirm that Vaikunt Vassant Kare and Srivallabh Vassant Kare with spouses have and hold absolute, valid and marketable title to the said property (Plots 1 to 40) subject to Agreement concerning Plots 25,26,27,28,29,40 and road area of 459m<sup>2</sup> with Alcon Developers.

Panaji, 27-12-2018



Adv. S.S. Naik