

ASHVETA A. RAIKAR, Advocate

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CERTIFICATE OF TITLE

Ref: File of: **MR. SANDEEP ROHIDAS ADPAIKAR alias SANDIP ROHIDAS ADPAIKAR**

I. DESCRIPTION OF DOCUMENTS SCRUTINIZED:-

Sr. No.	Date of Documents	Name of Document	whether original /certified /true copy/ Photocopy
1		Survey Plan under PTS/Chalta No. 251/65, 251/66, 251/67	Photocopy
2		Approved Plan	Photocopy
3		Certificate of property Description No. 37210 on pages 8 of Book B, No. 96 of New series along with Inscription No. 34066	Photocopy
4	01/03/1939	Deed of Money Lending, Mortgages, Security, Acquittance, Agreement of sale and Declaration of the Previous Act recorded at folio No. 12v to 14v of the Book No. 468, Sr. No. 184	Photocopy
5	02/01/1940	Deed of Sale, Acquittance, Relinquishment & Assent at folio No. 41 to 43 of Book No. 483, Sr. No. 199	Photocopy
6	03/06/2008	Deed of succession recorded at folio 7 to 8 of Book No. 524	Photocopy
7	02/11/2011	Deed of succession recorded at folio 89 to 91 of Book No. 1568	Photocopy
8	15/03/2024	Land use zoning Information under Ref. No. SGPDA/ZON-222/1824/23-24	Photocopy
9	18/11/2024	Deed of Sale duly register before sub Registrar of Salcete under Reg. No. MGO-1-5694-2024, Book -1 Document, on dated. 20/11/2024	Photocopy
10	05/12/2024	Form-F, under Ref. No. SGPDA/P/6841/DC-2677/1250/24-25	Photocopy
11	05/12/2024	Order under Ref. No. SGPDA/P/6841/1251/24-25	Photocopy
12	30/12/2024	Development Permission under Ref. No. SGPDA/P/6841/1321/24-25	Photocopy
13	31/12/2024	Directorate of Fire & Emergency Services under File No. DFES/FPNA/2024/63	Photocopy
14	06/01/2025	NOC from Urban Health Centre, Margao under Ref. No. DHS/2025/DHS0901/O0028/3	Photocopy
15	09/01/2025	Issue of No Objection certificate under Ref. No. SDE-I/MAR/O&M/Tech-10/5075/2024-25	Photocopy



16	23/01/2025	Feasibility Certificate under Ref. No. PWD-XXI(PHE)/SD.I/.F.73/24-25/693	Photocopy
17	29/01/2025	Sanad under Ref. No. CCSAL/12-24-562/25	Photocopy
18	31/01/2025	Property Card- Form D under P. T. Sheet. No. 251, Chalta No. 66	Photocopy
19	26/02/2025	Construction Licence under Ref. NO. CONSTLIC/MARGAO/2024-2025/88	Photocopy

II. DESCRIPTION OF THE PROPERTY:- SCHEDULE-I

All that property known as "MALBOTA" situated at Malbhat, Margao, Goa, Taluka and Sub-District of Salcete, District of South Goa. State of Goa, described in the Land Registration Office of Salcete under no. 37210 at page 80 of Book No. 96 of new series and enrolled in the Land Revenue Office under Matriz No, 322.

SCHEDULE- II **(DESCRIPTION OF PLOTS TO BE SOLD)**

- (a) All that **Plot of land admeasuring 397 sq. mts.** forming part of the property described in schedule-I above and Surveyed under Chalta No. 65 of P. T. Sheet No. 251 of City Survey Margao and is bounded as follows :

On the East: by property of Chalta No. 125 of P. T. Sheet No. 241;

On the West: by 10 mts. PWD road;

On the North: by 6 mts. PWD road; and;

On the South: by property of Chalta No. 68 of P. T. Sheet No. 252;

- (b) All that **Plot of land admeasuring 122 sq. mts.** forming part of the property described in schedule I above and Surveyed under Chalta No. 66 of P. T. Sheet No. 251 of City Survey Margao and is bounded as follows :

On the East: by property of Chalta No. 65 of P. T. Sheet No. 251;

On the West: by property of Chalta No. 65 of P. T. Sheet No. 251;

On the North: by property of Chalta No. 65 of P. T. Sheet No. 251; and

On the South: by common wall of Chalta No. 67 of P, T. Sheet No. 252.

- (C) All that **Plot of land admeasuring 154 sq. mts.** forming part of the property described in schedule I above and Surveyed under Chalta No. 67 of P. T. Sheet No. 251 of City Survey Margao and is bounded as follows :

On the East: by property of Chalta No. 65 of P. T. Sheet No. 251;

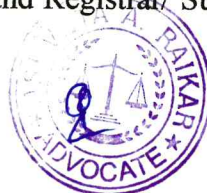
On the West: by property of Chalta No. 65 of P. T. Sheet No. 251;

On the North: by common wall of Chalta No. 66 of P, T. Sheet No. 251; and

On the South: by property of Chalta No. 65 of P. T. Sheet No. 251;

III. Office Searches:-

I have given searches in the offices of the Land Registrar/ Sub Registrar Margao /Land Revenue Office.



IV. FLOW OF TITLE:-

That there exists a Plot of land admeasuring 673 sq. mts. along with old residential house forming part of the property known as "MALBOTA" situated at Malbhat, Margao, Goa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under no. 37210 at page 80 of Book No. 96 of new series and enrolled in the Land Revenue Office under Matriz No. 322 and surveyed under Chalta no. 65, 66, 67 of P, T. Sheet No. 251 situated at Aquem, Margao Town of Salcete Taluka and hereinafter referred to as the "Said Plot" more specifically described in SCHEDULE-I hereunder.

That the said property was originally belong to Inacio Manuel De Miranda who sold the said 2/3rd property to Eusabio Valerio Francisco Xavier Dos Reis Falcao and his wife Caridade Noronha, wherein said Eusabio Valerio Francisco Xavier Dos Reis Falcao and his wife Caridade Noronha has taken a money lending from Advocate Jose Custodio Faria vide Deed of Money Lending, Mortgages, Security, Acquittance, Agreement of sale and Declaration of the Previous Act dated 01/03/1939 recorded at folio No. 12v to 14v of the Book No. 468, Sr. No. 184.

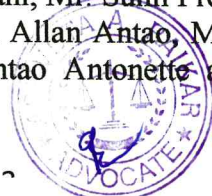
Thereafter Inacio Manuel De Miranda(widower) and Eusabio Valerio Francisco Xavier Dos Reis Falcao and his wife Caridade Noronha along with Advocate Jose Custodio Faria sold the said 826 and half upon 18039 of two southern side 2/3rd of Property described in SCHEDULE-I to Antonio Mariano Antao alias Antonio Mariano alias A. M. Antao and Rosario Colaco being the latter in lifelong usufruct and to the former Antonio in property described in SCHEDULE-I, vide Deed of Sale, Acquittance, Relinquishment & Assent dated 02/01/1940 at folio No. 41 to 43 of Book No. 483, Sr. No. 199.

That Antonio Mariano Antao married to Maria Santa Ana Colaso e Antao daughter of Mr. Rosario Colaco and Mrs. Rosa Bendita Mascarenhas, who both expired on 26/11/1984 and 12/12/1988 respectively leaving behind their three children's namely (a) Jose Miguel Gaspar Antao alias Joseph Antao alias Joseph Michael Antao alias Jose Gaspar Antao who expired on 10/06/2006 leaving behind his widow Annie Antao alias Annie D'Souza as his moiety sharer and his two children namely (1a) Sandra Clara Antonetta Antao married to Captain Sunil Mani and (2a) Allan Anthony Antao married to Syble Sebastian Cornello as his sole and universal heirs which was confirmed vide Deed of Succession dated 03/06/2008 executed before Notary Ex-officio of Salcete recorded at folio 7v to 8v of Deeds Book No. 1524, (b) Martiniano Luis Antonio Antao married to Antonieta Diana Elisa Reveredo alias Antonetta Antao and (c) Aureliato Joao Joaquim Antao married to Maria Gracinda do Nascimento Ribeiro as their sole and universal heirs which was confirmed vide Deed of Succession dated 02/11/2011 executed before Notary Ex-officio of Salcete recorded at folio 89 to 91 of Deeds Book No. 1568.

That said Mrs. Annie Antao, Mrs. Sandra Sunil Mani, Mr. Sunil Fredrick Mani alias Sunil Remi Mani, Mr. Allan Joseph Antao, Mrs. Sibal Allan Antao, Mr. Luis Antonio Antao alias Martiniano Luis Antonio Antao, Mrs. Antao Antonette alias Antonette Diana Eliza Reveredo Antao, Mr. Aurelito Anthony Antao alias Aureliato Joao Anto alias Aureliato Joao Joaquim Antao, Mrs. Gracinda Antao alias Maria Gracinda Antao have agreed to sell the said plots more fully described in schedule II along with old structures in dilapidated condition in order to develop the said property and approached Mr. Sandeep Rohidas Adpaikar alias Sandip Rohidas Adpaikar herein.

That the office of South Goa Planning & Development Authority has issued Land Use/Zoning Information for the zoning of the property in the Plots bearing Chalta no. 65, 66, 67 of P, T. Sheet No. 251 situated at Aquem, Margao Town of Salcete Taluka admeasuring 673 sq. mts. as the plot falls in Commercial C-1 Zone vide its Ref. No. SGPDA/ZON-222/1168/24-25 dated 18/11/2024.

That Mr. Sandeep Rohidas Adpaikar alias Sandip Rohidas Adpaikar has accepted the offer of Mrs. Annie Antao, Mrs. Sandra Sunil Mani, Mr. Sunil Fredrick Mani alias Sunil Remi Mani, Mr. Allan Joseph Antao, Mrs. Sibal Allan Antao, Mr. Luis Antonio Antao alias Martiniano Luis Antonio Antao, Mrs. Antao Antonette alias Antonette Diana Eliza



Reveredo Antao, Mr. Aurelito Anthony Antao alias Aureliato Joao Anto alias Aureliato Joao Joaquim Antao, Mrs. Gracinda Antao alias Maria Gracinda Antao to place at his disposal the said property for the purpose of developing the same and constructing multi storied building comprising of flats/shops/offices in the said plots after clearing the said plots on the terms and condition mentioned therein.

That Mr. Sandeep Rohidas Adpaikar alias Sandip Rohidas Adpaikar herein after examining the approval plans of Sub Division and as well as title of Mrs. Annie Antao, Mrs. Sandra Sunil Mani, Mr. Sunil Fredrick Mani alias Sunil Remi Mani, Mr. Allan Joseph Antao, Mrs. Sibal Allan Antao, Mr. Luis Antonio Antao alias Martiniano Luis Antonio Antao, Mrs. Antao Antonette alias Antonette Diana Eliza Reveredo Antao, Mr. Aurelito Anthony Antao alias Aureliato Joao Anto alias Aureliato Joao Joaquim Antao, Mrs. Gracinda Antao alias Maria Gracinda Antao and being satisfied with the same agreed to purchase the said Plots of land totally admeasuring 673 sq. mts. of the property described in Schedule-II.

That said Mr. Sandeep Rohidas Adpaikar alias Sandip Rohidas Adpaikar purchased the said property from Mrs. Annie Antao, Mrs. Sandra Sunil Mani, Mr. Sunil Fredrick Mani alias Sunil Remi Mani, Mr. Allan Joseph Antao, Mrs. Sibal Allan Antao, Mr. Luis Antonio Antao alias Martiniano Luis Antonio Antao, Mrs. Antao Antonette alias Antonette Diana Eliza Reveredo Antao, Mr. Aurelito Anthony Antao alias Aureliato Joao Anto alias Aureliato Joao Joaquim Antao, Mrs. Gracinda Antao alias Maria Gracinda Antao vide Deed of Sale dated 18/11/2024 duly register before sub Registrar of Salcete under Reg. No. MGO-1-5694-2024, Book -1 Document, on dated. 20/11/2024.

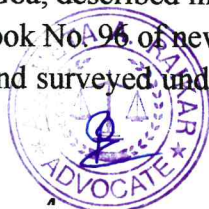
Mr. Sandeep Rohidas Adpaikar alias Sandip Rohidas Adpaikar name has been mutated on Property Card- Form D under Chalta no. 65, 66, 67 of P, T. Sheet No. 251 situated at Aquem, Margao Town of Salcete Taluka.

Mr. Sandeep Rohidas Adpaikar alias Sandip Rohidas Adpaikar has obtained all the permission for the purpose of construction of Residential & commercial building such as

05/12/2024	Form-F, under Ref. No. SGPDA/P/6841/DC-2677/1250/24-25
05/12/2024	Order under Ref. No. SGPDA/P/6841/1251/24-25
30/12/2024	Development Permission under Ref. No. SGPDA/P/6841/1321/24-25
31/12/2024	Directorate of Fire & Emergency Services under File No. DFES/FPNA/2024/63
06/01/2025	NOC from Urban Health Centre, Margao under Ref. No. DHS/2025/DHS0901/O0028/3
09/01/2025	Issue of No Objection certificate under Ref. No. SDE-I/MAR/O&M/Tech-10/5075/2024-25
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29/01/2025	Sanad under Ref. No. CCSAL/12-24-562/25
26/02/2025	Construction Licence under Ref. NO. CONSTLIC/MARGAO/2024-2025/88

V. OPINION

From the documents produced I am of the opinion that Mr. Sandeep Rohidas Adpaikar alias Sandip Rohidas Adpaikar is the absolute owners in possession of the said Plot of land admeasuring 673 sq. mts. along with old residential house forming part of the property known as "MALBOTA" situated at Malbhat, Margao, Goa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under no. 37210 at page 80 of Book No. 96 of new series and enrolled in the Land Revenue Office under Matriz No. 322 and surveyed under Chalta no. 65, 66, 67 of P, T.



Sheet No. 251 situated at Aquem, Margao Town of Salcete Taluka and hereinafter referred to as the "Said Plot" more specifically described in SCHEDULE-I hereunder with latest NIL Encumbrance Certificate and can create a valid Equitable mortgage of the said Plot, which shall be legal and enforceable.

Date: 07/07/2025



Ashvin A. Ralkar
Advocate