SHAIKH ALI ADVOCATE (B.COM LLB)

Shop No. SS-3, Ground Floor, Lotus Garden Co-op Society, Davondem, Fatorda, Margao Goa 403602, Mob:- 7721809032 Email:- Advshaikali70@gmail.com

DATE: 26/08/2024

CERTIFICATE OF TITLE

Ref: This Report and Certificate is issued at the request of Mr. Sohil Khan, son of Mr. Shamsher Khan, Proprietor of **'SHERRKHAN DEVELOPEMTS',** Resident of 104/15, Makhdoom Ashraf Nagar, Opp Verna Industrial Estate, Cortalim Goa, in respect of the property described herein below: -

Plot No. 5,6 and strip of Land Carved out from the property known as METADE DE GURU NAIQUE' (HALF OF GURU NAIQUE) situated at Ward Madel, within the limits of Margao Muncipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 37,611 of new series and enrolled in the Matriz under No. 1832 and surveyed under Chalta No. 89, 101 and 110 of P.T.Sheet No. 140, total admeasuring an area of 845sq.mtrs and bounded as under:-

On the East : - BY CUL DE SAC and Drain Closed by plot No. 4

On the West: - BY Drain,

On the North: - By Plot No. 7

On the South: - By Drain

Hereinafter this property shall be referred to as the SAID PROPERTY.

The search is restricted to plot No. 5, 6 and strip of Land carved out from the SAID PROPERTY which forms an independent and separate property. The Plot is surveyed under Chalta No. 89, 101 and 110 of P.T.Sheet No. 140 of Margao City, admeasuring an area 845sq.mtrs.

1. **Name of the Property**:
   "METADE DE GURU NAIQUE" (HALF OF GURU NAIQUE)

2. **Location of the Property:**
   Property situated at Near Old Market, Madel Grande, Ward Madel, within the limits of Margao Muncipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

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3. **Land Registration Description and inscription No:**

   Described in the Land Registration Office of Salcete Under No. 37,611 of new series.

4. **Matriz No.:**

   Enrolled in the Matriz under No. 1832.

5. **Survey/ChaltaNo:.**

   Presently this property under scrutiny is surveyed under Chalta No. 89, 101 and 110 of P.T.Sheet No. 140 of Margao City of Salcete Taluka.

6. **Area.:**

   The Plot under Scrutiny admeasures an area of 845 square meters as per the plan.

7. **Boundaries of the property.:**

   The property under Scrutiny and more particularly is bounded as follows:

   On the East : - BY CUL DE SAC and Drain Closed by plot No. 4
   On the West: - BY Drain,
   On the North: - By Plot No. 7
   On the South: - By Drain

   As per the Land Registration Certificate the property as a whole is bounded as follows:

   On the East:By the property of the heirs of Joaquim Bernardo Mesquita.
   On the North: By the Property of the heirs of Joaquim Bernado Mesquita.
   On the West: By Drain
   On the South: By Drain

8. **Documents Examined:**

   a) Photocopy of Land Description and inscription of Salcete under No. 37,611 of new series alongwith its English Translation.

   b) Photocopy of Matriz Certificate under No. 1832.

   c) Photocopy of Deed of Gifts, assessment of the gifted assets, value and cash balance deposits dated in the month of November, nineteen hundred and fifty-

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five before this Judicial Division of Salcete in the City of Margao by XencoraBabussoCamotim, Bar-at-law and Notary dated 10/12/1953 translated into English.

d) Photocopy of Deed of Succession drawn on 21/11/2003 recorded at folio 73V to 74 of Deeds Book No. 1455 before the office of Notary Public Ex-officio at Margao dated 31/08/2003.

e) Photocopy of sanad issued in respect of the SAID PROPERTY vide No. AC-II/SG/CONV-131/2005 dated 15/12/2005 from the office of the collector, South Goa District, Margao Goa.

f) Photocopy of Requisite N.O.C and Approvals from the Office of South Goa Planning & development Authority by letter No. SGPDA/P/4083/550/05-06 DATED 14/02/2006

g) Photocopy of the Deed of Sale dated 02/06/2006 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. 2570, at pages 162 to 187 Book I Document, dated 09/06/2006 between the said Mrs. Ana Maria Purificacao Albertina Barretto e Rebello and her husband Mr.Joao Fenelon Roque de Piedade Rebello, Mrs. Maria Silvia Barretto Pereira, Miss Maria Adelina IvonaBarretto, Mrs. Maria Ana BelinaBarretto Pereira and Sydney Anthony Pereira alias Sydney Pereira on First part as Vendors and Mrs. Ana Joaquina Texeira, Mr. Antonio Piedade Da Silva, Mr. Arcanjo Francisco Da Silva and Mr. Camilo Da Silva on the Second part as purchaser and Mr. Francisco Manuel Da Veiga Coutinho on the Third Part as Developer

h) Photocopy of the Deed of Gift dated 06/06/2007 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. 2795, at pages 200 to 215, Book I Document, Volume No. 2494, dated 08/06/2007 between the said Mrs. Ana Joaquina Texeira, Mr. Antonio Piedade Da Silva, Mr. Arcanjo Francisco Da Silva and Mr. Camilo Da Silvaon one part as Donors and Mr. Gleenson Fernandeson the other part as Donee.

i) Photocopy of the Deed of Rectification Cum Ratification dated 10/09/2019 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-2613-2019, Book I Document, dated 18/09/2019

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between the said Mrs. Ana Joaquina Texeira, Mr. Antonio Piedade Da Silva, Mr. Arcanjo Francisco Da Silva and Mr. Camilo da Silva on one part as Donors/First Part and Mr. Gleenson Fernandes on the other part as Donee/Second Part.

j) Photocopy of the Deed of Sale dated 26/03/2021 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-1329-2021, Book I Document, dated 05/04/2021 between the said Mr. Gleenson Fernandes and his wife Mrs. Bearill Fernandes on one part as Vendors and Mr. Sohil Khan on the other part as purchaser.

k) Photocopy of the Deed of Sale dated 15/06/2021 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-1909-2021, Book I Document, dated 25/06/2021 between the said Mr. Mario Satarita Rodrigues, Mr. Tiburs Lawrence Rodrigues alias Tiburcio Lawrence Rodrigues and his wife Mrs. Maria Brazilina Adriana Dias, Mr. Cristino Melito Rodrigues and his wife Mrs. Cristina Rebelo alias Christina Rodrigues, Mr. Lazarus Rodrigues and his wife Mrs. Silvia Martins on one part as Vendors and Mr. Sohil Khan on the other part as purchaser.

l) Photocopy of the Deed of Sale dated 29/09/2022 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-3703-2022, Book I Document, dated 03/10/2022 between the said Mr. Anton Rosario Fernandes and his wife Mrs. Maria Santana Felicia Fernandes on one part as Vendors and Mr. Sohil Khan on the other part as purchaser.

m) Photocopy of Construction licence from Margao Municpal Council bearing No. A/03/23-24 dated 13/04/2023 and revised plan bearing No. A/03/23-24 dated 05/07/24.

n) Photocopy of the Survey Plan of the property surveyed under Chalta No. 89,101 and 110 of P.T. Sheet No. 140 of Margao City, issued by Directorate of Settlements and Land Records, Margao-Goa.

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o) Photocopy of Form D of property Chalta No. 89,101 and 110 of P.T Sheet No. 140 of margao City, issued by Inspector of Survey and Land records, Margao Goa.

p) Photocopy of Nil Encumbrance Certificate.

9. Findings:

a) The Document at Para 8. (a) above shows that the SAID PLOT is Described in the Land Registration office of Salcete under No. 32,597.

b) The Document at Para 8. (b) above shows the SAID PLOT is described in the Matriz Certificate.

c) The Document at Para 8. (c) above shows that Deed of Gifts, assessment of the gifted assets, value and cash balance deposits dated in the month of November, nineteen hundred and fifty-five before this Judicial Division of Salcete in the City of Margao by Xencora Babusso Camotim, Bar-at-law and Notary dated 10/12/1953 translated into English the said property belonged to Late Francisco Barreto, who acquired the said property vide This Deed of Gift.

d) The Document at Para 8. (d) above shows that after the Death of Francisco Barretto Deed of Succession was drawn on 21/11/2003 recorded at folio 73V to 74 of Deeds Book No. 1455 before the office of Notary Public Ex-officio at Margao dated 31/08/2003 and the said property devolved upon his sisters namely Mrs. Ana Maria Purificacao Albertina Barretto e Rebello Married to Mr. Joao Fenelon Roque de Piedade Rebello, Mrs. Maria Silvia Barretto Pereira widow of Late Mr. Allen Pereira, Miss. Maria Adelina Ivona Barretto, Mrs. Maria Ana Belina Barretto Pereira married to Mr. Sydney Anthony Pereira alias Sydney Pereira and who succeeded and qualified to be as his heirs.

e) The Document at Para 8. (e) above shows that Sanad was issued in respect of the SAID PROPERTY vide no. vide No. AC-II/SG/CONV-131/2005 dated 15/12/2005 from the office of the collector, South Goa District, Margao Goa, in the name of Smt. Albertina Barreto Rebelo & others through power of Attorney Shri. Francisco Manuel Da Veiga Coutinho.

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f) The Document at Para 8. (f) above shows that Office of South Goa Planning & development Authority had granted Requisite N.O.C for the sub-division of the said property and approval for the construction of the Residential Building & Compound wall/gates in the SAID PROPERTY by letter No. SGPDA/P/4083/550/05-06 DATED 14/02/2006.

g) The Document at Para 8. (g) above shows that the Deed of Sale dated 02/06/2006 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. 2570, at pages 162 to 187 Book I Document, dated 09/06/2006 the said Mrs. Ana Maria Purificacao Albertina Barretto e Rebello and her husband Mr.Joao Fenelon Roque de Piedade Rebello, Mrs. Maria Silvia Barretto Pereira, Miss Maria Adelina IvonaBarretto, Mrs. Maria Ana BelinaBarretto Pereira and Sydney Anthony Pereira alias Sydney Pereira sold the said property to Mrs. Ana Joaquina Texeira, Mr. Antonio Piedade Da Silva, Mr. Arcanjo Francisco Da Silva and Mr. Camilo Da Silvaand Mr. Francisco Manuel Da Veiga Coutinho develop the said property.

h) The Document at Para 8. (h) above shows that the Deed of Gift dated 06/06/2007 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. 2795, at pages 200 to 215, Book I Document, Volume No. 2494, dated 08/06/2007 the said Mrs. Ana Joaquina Texeira, Mr. Antonio Piedade Da Silva, Mr. Arcanjo Francisco Da Silva and Mr. Camilo Da Silva Gifted the said property to Mr. Gleenson Fernandes.

i) The Document at Para 8. (i) above shows that the Deed of Rectification Cum Ratification dated 10/09/2019 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-2613-2019, Book I Document, dated 18/09/2019 between the said Mrs. Ana Joaquina Texeira, Mr. Antonio Piedade Da Silva, Mr. Arcanjo Francisco Da Silva and Mr. Camilo da Silva and Mr. Gleenson Fernandes rectified the said Gift Deed in the said property.

j) The Document at Para 8. (j) above shows that the Deed of Sale dated 26/03/2021 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-1329-2021, Book I Document, dated 05/04/2021 the said

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Mr. Gleenson Fernandes and his wife Mrs. Bearill Fernandes sold the said property bearing Chalta No. 110 of P.T sheet No. 140 to Mr. Sohil Khan.

k) The Document at Para 8. (k) above shows that the Deed of Sale dated 15/06/2021 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-1909-2021, Book I Document, dated 25/06/2021 the said Mr. Mario Satarita Rodrigues, Mr. Tiburs Lawrence Rodrigues alias Tiburcio Lawrence Rodrigues and his wife Mrs. Maria Brazilina Adriana Dias, Mr. Cristino Melito Rodrigues and his wife Mrs. Cristina Rebelo alias Christina Rodrigues, Mr. Lazarus Rodrigues and his wife Mrs. Silvia Martins sold the Strip of Land bearing Chalta No. 89 of P.T.Sheet No. 140 to Mr. Sohil Khan.

l) The Document at Para 8. (l) above shows that Vide Deed of Sale dated dated 29/09/2022 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-3703-2022, Book I Document, dated 03/10/2022 the said Mr. Anton Rosario Fernandes and his wife Mrs. Maria Santana Felicia Fernandes sold the said property bearing Chalta No. 101 of P.T.Sheet No. 140 to Mr. Sohil Khan.

m) The Document at Para 8. (m) above shows that Construction license is issued from the Office of Margao Municipal Council bearing No. A/03/23-24 dated 13/04/2023 for the purpose of construction of the Residential Building in the SAID PROPERTY and the same is revised bearing No. A/03/23-24 dated 05/07/2024.

n) The Document at Para 8. (n) above shows that in the survey Plan issued by Directorate of Settlements and Land Records, Margao-Goa of the property Chalta No. 89, 101, 110 of P.T. Sheet No. 140 of Margao City, the said plots are duly partitioned.

o) The Documents at Para 8 (o) above shows that in the Form D of the property Chalta No. 89,101 and 110 of P.T.Sheet No. 140 of Margao City issued by Inspector of Survey and Land Records, Margao, Goa the Name of Sohil Khan is figuring in the Mutation Column having an area totally admeasuring 845 sq.mtrs.

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p) The Document at Para 8. (p) above shows that there is no encumbrance on the SAID PLOT.

10. Conclusion:

WHEREAS, situated at Madel Grande, Ward Madel, within the Limits of Margao Municipal Council, rests a property known as "METADE DE GURU NAIQUE" (HALF OF GURU NAIQUE), documented in the Land Registration Office of Salcete under No. 37,611 of the new series and registered in the Land Revenue Office under Matriz No. 1832. Henceforth, the aforementioned property shall be referred to as the SAID PROPERTY.

AND WHEREAS the SAID PROPERTY originally pertained to the estate of the deceased Francisco Barreto, who obtained ownership through a Deed of Gift executed in November 1955. This transaction was duly notarized by XencoraBabussoCamotim, Esquire, and Notary, on 10/12/1953.

AND WHEREAS Mr. Francisco Barreto, who passed away as a bachelor, executed a Deed of Declaration for the succession of heirs before the Ex-officio Notary of Salcete at Margao on 21-11-2003. The aforementioned deed was recorded at folios 73V to 74 of Deeds Book No. 1455 before the office of the Notary Public Ex-officio at Margao, dated 31/08/2003. As per the deed, the property devolved upon his sisters, namely, Mrs. Ana Maria Purificacao Albertina Barretto e Rebello (married to Mr. Joao Fenelon Roque de Piedade Rebello), Mrs. Maria Silvia Barretto Pereira (widow of the late Mr. Allen Pereira), Miss Maria Adelina Barretto, and Mrs. Maria Ana BelinaBarretto Pereira (married to Mr. Sydney Anthony Pereira, alias Sydney Pereira). These individuals succeeded as heirs and currently hold ownership of the aforementioned property.

AND WHEREAS Mr. Francisco Manuel Da Veiga Coutinho secured the necessary No Objection Certificate (NOC) from the relevant authorities for the partition of the aforementioned property, and the endorsement was sanctioned by the South Goa Planning and Development Authority under Order No. SGPDA/P/4083/550/05-06 dated 14/02/2006.

AND WHEREAS Vide Deed of Sale dated 02/06/2006 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. 2570, at pages 162 to 187 Book I Document, dated 09/06/2006 the said Mrs. Ana Maria

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Purificacao Albertina Barretto e Rebello and her husband Mr.Joao Fenelon Roque de Piedade Rebello, Mrs. Maria Silvia Barretto Pereira, Miss Maria Adelina IvonaBarretto, Mrs. Maria Ana BelinaBarretto Pereira and Sydney Anthony Pereira alias Sydney Pereira sold the one of the plot No. 5 admeasuring an area of 379 sq.mtrs to to Mrs. Ana Joaquina Texeira, Mr. Antonio Piedade Da Silva, Mr. Arcanjo Francisco Da Silva and Mr. Camilo Da Silva and Mr. Francisco Manuel Da Veiga Coutinho Developer of the said plot.

AND WHEREAS Vide Deed of Gift dated 06/06/2007 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. 2795, at pages 200 to 215, Book I Document, Volume No. 2494, dated 08/06/2007 the said Mrs. Ana Joaquina Texeira, Mr. Antonio Piedade Da Silva, Mr. Arcanjo Francisco Da Silva and Mr. Camilo Da Silva Gifted the said property to Mr. Gleenson Fernandes the said plot No. 5 admeasuring an area of 379 sq.mts.

AND WHEREAS the said Deed of Gift dated 06/06/2007 was rectified vide Deed of Rectification cum Ratification dated 10.09.2019 duly registered in the Office of the Sub Registrar of Salcete at Margao, under Registration No. MGO-1-2613-2019 dated 18/09/2019.

AND WHEREAS vide Deed of Sale dated 26/03/2021 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-1329-2021, Book I Document, dated 05/04/2021 the said Mr. Gleenson Fernandes and his wife Mrs. Bearill Fernandes sold the said property bearing Chalta No. 110 of P.T sheet No. 140 bearing plot No. 5 admeasuring an area of 379 sq,mtrs to **MR. SOHIL KHAN**

AND WHEREAS Vide Deed of Sale dated 15/06/2021 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-1909-2021, Book I Document, dated 25/06/2021 the said Mr. Mario Satarita Rodrigues, Mr. Tiburs Lawrence Rodrigues alias Tiburcio Lawrence Rodrigues and his wife Mrs. Maria Brazilina Adriana Dias, Mr. CristinoMelito Rodrigues and his wife Mrs. Cristina Rebelo alias Christina Rodrigues, Mr. Lazarus Rodrigues and his wife Mrs. Silvia Martins sold the Strip of Land bearing Chalta No. 89 of P.T.Sheet No. 140 admeasuring an area of 35 sq.mtrs to **MR. SOHIL KHAN.**

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AND WHEREAS Vide Deed of Sale dated 29/09/2022 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-3703-2022, Book I Document, dated 03/10/2022 the said Mr. Anton Rosario Fernandes and his wife Mrs. Maria Santana Felicia Fernandes sold the said property bearing Chalta No. 101 of P.T sheet No. 140 bearing plot No. 6 admeasuring an area of 431 sq,mtrs to **MR. SOHIL KHAN**.

AND WHEREAS thus **MR. SOHIL KHAN**, the proprietor of SHERRKHAN DEVELOPMENTS became the lawful owner in possession of the SAID PROPERTY bearing Chalta No. 89, 101 and 110 of P.T.Sheet No. 140 admeasuring totally area of 845 sq.mtrs.

AND WHEREAS MR. SOHIL KHAN, the proprietor of Sherrkhan Developments, obtained an approved construction license (No. A/03/23-24) from the Margao Municipal Council. The building plans, under the designation "ATMOSPHERE," and "OPULENCE" were duly designed and approved by the South Goa Planning & Development Authority through approval letter No. SGPDA/6608/1949/22-232 dated 09/03/2023. Consequently, construction of the building commenced on the aforementioned property

AND WHEREAS MR. SOHIL KHAN, the proprietor of SHERRKHAN DEVELOPMENTS, accordingly applied for mutation and his name is recorded in the Form D in respect of Said Plot bearing Chalta No. 89, 101 and 110 of P.T.Sheet No. 140 of Margao City in Salcete Taluka is Clear, legal and Marketable.

The above report is purely based on the documents and information made

Available to the undersigned

Adv Shaikh Ali

SHAIKH ALI
B.Com, LLB
ADVOCATE, MAH/5184/2018
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Mob: 7721809032

Sign_____