

ADV. PRAJYOTI VARIK @ MORDEKAR

B. A, LLB

OFFICE

**Sh. No. A-11, Sapana Manzil,
Opp. Canara Bank,
Aquem, Margao
Salcete, South Goa**

RESIDENCE

**Iksha, B-04 Row Villa
Sapana Baptista, Borda
Margao, Salcete-Goa
9764965154**

SEARCH REPORT

AND

CERTIFICATE OF TITLE

To,

MR SONU MISHRA

R/o. H. NO. SF-1, First Floor,
Near PWD Water Tank, Gauli Wada,
Fatorda, Salcete, South Goa, Goa.

**SUB:-TITLE SEARCH REPORT PERTAINING TO THE PLOT NO.
A-20 SURVEYED UNDER CHALTA NO. 1 OF P.T. SHEET NO.
121 OF MARGAO CITY OF SALCETE TALUKA.**

Sir;

As per your request I am submitting herewith the Title Search Report
of the property.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE-A

(Description of the said Property)

All that landed property denominated as "AZULIANCHI GALLY" or
"GOGOLLA" situated at Gogol, Margao, within the limits of the
Margao Municipal Council, Taluka and Sub-District of Salcete,
District of South Goa, State of Goa, described in the Land
Registration office of Salcete under No. 458 at folio 31 of book B-2
(new) and the same is bounded on the East and North by a hillock,
on the West by the property Gogolla of the Comunidade of Margao,
and on the South by the property Azulianchi Tolly of Madeva Sinai
Caro.

One third of the following property:

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Property, known as Azulianchi Tolly or Gogolla situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 459 and bounded on the East by a hillock and on the North, West and South by the property Azulfanchi Tolly of Madeva Sinal Caro.

One fourth of the property No.458 and one fourth of the property 459 are recorded in the Revenue roll (Matriz) as half of the property No. 1805.

Both the above properties i.e. one half of the first property and one third of the second property are compositely allotted Chalta Nos. 1,2 and 3 of P.T. Sheet No. 121 and the same are bounded as follows:

On the East: by Chalta No. 15 of P.T.Sheet No.122 i.e. property of Laximibai Kare,

On the West:by Chalta No.15 of P.T.Sheet No.120, Chalta No.1 of P.T.Sheet No. 189 and Chalta No.1 of P.T.Sheet No.184,

On the North: by the boundary of Raia villa and

On the South: by the paddy field of Prabhakar Kare and others.

SCHEDULE-B

(Description of the Plot No. A-20)

All that sub divided plot of land admeasuring 544 Sq. Mtrs., (which is part or portion of the property described in SCHEDULE | above) being plot No.A-20 surveyed under Chalta Nos. 1 of P.T. Sheet No. 121 located in the development scheme "PADMANARAYAN ESTATES" and the same is bounded:

On the East: by 10.00 Mtrs. wide road of the colony,

On the West: by plot A-19 of the colony,

On the North: by 8.00 Mtrs. wide road of the colony and

On the South: by plot No.A-21 and open space of the colony.

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II. DOCUMENTS VERIFIED:

- 1. Certificate of land registration under Description No. 458 and 459 at 31 of Book B-2 along with inscription in respect of the said property issued by the land Registration Office of Salcete at Margao.**
- 2. Copy of Order dated 16/01/1987, List of Assets and Description of Assets of Inventory Proceedings no. 89/1986 passed by Civil Judge Senior Division at Margao.**
- 3. Agreement dated 10th December 1984**
- 4. Copy of Conversion Sanad dated 27/01/1988 issued by Office of the Sub Divisional Officer, Margao under no. LRC/CONV/164/87**
- 5. Copy of Development permission order no. SPD/P/3154/3721/87-88 dated 16/03/1988 and order no. SPD/P/3154/2313/88-89 dated 22/08/1988 and Copy of No Objection Certificate issued Southern Planning and Development Authority Margao.**
- 6. Deed of Sale dated 21/02/1989 registered before Sub Registrar of Salcete at Margao under registration no. 1497 at pages 579 to 594 of Book No. I, Volume No. 86 dated 11/07/1989.**
- 7. Deed of Sale dated 23/09/2003 registered before Sub Registrar of Salcete at Margao under registration no. 3301 at pages 496 to 515 of Book No. I, Volume No. 1541 dated 16/10/2003.**
- 8. Deed of Sale dated 05/08/2005 registered before Sub Registrar of Salcete at Margao under registration no. 3065 at pages 19 to 40 of Book No. I, Volume No. 1686 dated 06/08/2004.**

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- 9.** Deed of Sale dated 17/10/2022 registered before Sub Registrar of Salcete at Margao under registration no. MGO-1-3929-2022 dated 19/10/2022.
- 10.** Form D of chalta No. 1 of P.T. Sheet No. 121 of Margao City.
- 11.** Copy of Development Permission for construction of Residential Building issued by South Goa Planning and Development Authority at Margao under no. SGPDA/P/6680/1103/23-24 dated 27/09/2023.
- 12.** Copy of Revised Development Permission for construction of Residential Building issued by South Goa Planning and Development Authority at Margao under no. SGPDA/P/6680/956/25-26 dated 26/09/2025.
- 13.** Copy of construction Licence of Residential Building issued by Margao Municipal Council under no. CONSTLIC/MARGAO/2023-2024/20 dated 27/02/2024.
- 14.** Copy of Revised construction Licence of Residential Building issued by Margao Municipal Council under no. CONSTLIC/MARGAO/2023-2024/20 dated 26/11/2025.
- 15.** Nil Encumbrance Certificate dated 11/05/2026
- 16.** Form 'T' dated 11/05/2026.

- 1. CERTIFICATE OF LAND REGISTRATION:** As per this document, the said property known as AZULIANCHI GALLY or GOGOLLA situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 458 at folio 31 of book B-2 (new), and Property, known as

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Azulianchi Tolly or Gogolla situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 459. one half of the first property and one third of the second property described in Schedule A are compositely allotted Chalta Nos. 1,2 and 3 of P.T. Sheet No. 121 was belonging to Shri Narayan Kare.

2. ORDER DATED 16/01/1987, LIST OF ASSETS AND DESCRIPTION OF ASSETS OF INVENTORY PROCEEDINGS NO.

89/1986;- This document is an Order dated 16/01/1987, List of Assets and Description of Assets of Inventory Proceedings no. 89/1986 passed by Civil Judge Senior Division at Margao in which it seen that the said inventory proceeding was initiated upon Death of Narayan Kare and his wife Padmavati Kare. The said property mentioned in above Schedule A and B was listed under item number 2 and 4 of the list of Assets of the said Inventory. The said property was equally allotted in 1/4th undivided shares to their four children namely Krishna Narayan Kare, Prabhakar Narayan Kare, Srinivasa Narayan Kare, and Srinivasa Narayan Kare.

3. AGREEMENT DATED 10TH DECEMBER 1984: This document is agreement for development of property by which Krishna Narayan Kare and his wife Manikbai Krishna Kare, Prabhakar Narayan Kare, Srinivasa Narayan Kare, and Srinivasa Narayan Kare entered into agreement with Developer Alcon Real Estates Private Ltd a private Limited company having their office at Velho Building Panaji Goa for development and sub division of the said property and for arranging the sale of the developed plots.

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- 4. CONVERSION SANAD DATED 27/01/1988 :** This document is the conversion Sanad issued by Office of the Sub Divisional Officer, Margao by which Krishna Narayan Kare, Prabhakar Narayan Kare, Srinivasa Narayan Kare, and Srinivasa Narayan Kare converted the said property surveyed under Chalta no. 1 of P. T. Sheet no. 121 of city survey Margao to non-agricultural use vide Sanad No. LRC/CONV/164/87.
- 5. DEVELOPMENT PERMISSIONS DATED 16/03/1988 AND 22/08/1988:** This are the documents by which the said Alcon Real Estates Private Ltd obtained the Development Permission issued Southern Planning and Development Authority under order no. SPD/P/3154/3721/87-88 dated 16/03/1988 and order no. SPD/P/3154/2313/88-89 dated 22/08/1988 to develop the said property into Plots in the name of Prabhakar Narayan Kare and later No Objection Certificate was issued Southern Planning and Development Authority Margao.
- 6. DEED OF SALE DATED 21/02/1989:** This document is a Deed of Sale, dtd. 21/02/1989, which is duly registered in the office of the Sub-Registrar of Salcete, Margao-Goa, under Registration No. 1497 at pages 579 to 594 of Book No. I, Volume No. 86 dated 11/07/1989, by which the original Owners Krishna Narayan Kare and his wife Manikbai Krishna Kare, Prabhakar Narayan Kare, Srinivasa Narayan Kare, and Srinivasa Narayan Kare and Alcon Real Estates Private Limited as Developer sold and conveyed one of the sub divided plot bearing No. A-20 admeasuring 544 Sq. Mtrs. to Mr. Louis Manuel Fernandes, Mrs. Clara Nifa Fernandes, Miss Miss Neela Anne Fernandes and Miss Sharon Virna Fernandes and on account of this Deed of sale, Mr. Louis Manuel Fernandes, Mrs. Clara Nifa Fernandes, Miss Miss Neela Anne Fernandes and Miss Sharon Virna Fernandes, acquired absolute ownership right to the said Plot No. A-20.

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- 7. DEED OF SALE DATED 23/09/2003:** This document is a Deed of Sale, dtd. 23/09/2003, which is duly registered in the Office of Sub-Registrar of Salcete under Registration No. 3301 at pages 496 to 515 of Book No. I, Volume No. 1541 dated 16/10/2003, by which Mrs. Clara Nifa Fernandes, Miss Miss Neela Anne Fernandes and Miss Sharon Virna Fernandes and Dr. Merwin Custodio Fernandes and his wife Mrs. Sandra Fernande have sold and conveyed the said sub divided plot bearing No. A-20 admeasuring 544 Sq. Mtrs. to Mr. Rajanikant Narcinva Madkaikar and his wife Mrs. Swarupa Rajanikant Madkaikar and by the said deed Mr. Rajanikant Narcinva Madkaikar and his wife Mrs. Swarupa Rajanikant Madkaikar became the absolute owner in possession of the said Plot No. A-20.
- 8. DEED OF SALE DATED 05/08/2005:** This document is a Deed of Sale dated 05/08/2005 registered before Sub Registrar of Salcete at Margao under registration no. 3065 at pages 19 to 40 of Book No. I, Volume No. 1686 dated 06/08/2004, by which Mr. Rajanikant Narcinva Madkaikar and his wife Mrs. Swarupa Rajanikant Madkaikar, have sold and conveyed the said sub divided plot bearing No. A-20 admeasuring 544 Sq. Mtrs to Shri. Vaman Vassudev Kamat and his wife Mrs. Tanuja Vaman Kamat, and by the said deed Shri. Vaman Vassudev Kamat and his wife Mrs. Tanuja Vaman Kamat became the absolute owners in possession of the said plot No. A-20.
- 9. DEED OF SALE DATED 17/10/2022:** This document is a Deed of Sale dated 05/08/2005 registered before Sub Registrar of Salcete at Margao under registration no. MGO-1-3929-2022 dated 19/10/2022, by which Mr. Rajanikant Narcinva Madkaikar and his wife Mrs. Swarupa Rajanikant Madkaikar, have sold and conveyed the said sub divided plot bearing No. A-20 admeasuring 544 Sq. Mtrs to Mr. Sonu Suresh Mishra, Son of Suresh Mishra, Resident of Flat No. SF-1, First Floor, Near PWD Water tank, Gauliwada, Fatorda,

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Salcete, Goa, and by the said deed Mr. Sonu Suresh Mishra became the absolute owners in possession of the said plot No. A-20.

10. FORM D OF CHALTA NO. 1 OF P.T. SHEET NO. 121: This document is a Form D of Chalta No. 1 of P.T. Sheet No. 121 in which name of MR. Sonu Mishra have been recorded as co-owner of the said property. That the said entries are made in the survey records as per Mutation Case no. 313518 which was filed upon execution of Deed of Sale. The Mutation Case has been decided without objections from any persons thereby certifying the ownership of the persons whose names are recorded in the Occupant's column.

11. DEVELOPMENT PERMISSIONS DATED 27/09/2023: This is the document by which the said Mr. Sonu Suresh Mishra obtained the Development Permission issued by South Goa Planning and Development Authority at Margao under no. SGPDA/P/6680/1103/23-24 dated 27/09/2023 for construction of Residential Building.

12. DEVELOPMENT PERMISSIONS DATED 26/09/2025: This is the document by which the said Mr. Sonu Mishra obtained the Revised Development Permission issued by South Goa Planning and Development Authority at Margao under no. SGPDA/P/6680/956/25-26 dated 26/09/2025 for construction of Residential Building.

13. CONSTRUCTION LICENCE DATED 27/02/2024: This is the document by which the said Mr. Sonu Mishra obtained construction Licence of Residential Building issued by Margao Municipal Council under no. CONSTLIC/MARGAO/2023-2024/20 dated 27/02/2024.

14. REVISED CONSTRUCTION LICENCE DATED 26/11/2025: his is the document by which the said Mr. Sonu Suresh Mishra obtained

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Revised construction Licence of Residential Building issued by Margao Municipal Council under no. CONSTLIC/MARGAO/2023-2024/20 dated 26/11/2025.

15. NIL ENCUMBRANCE CERTIFICATE DATED 11/05/2026: This document is the Nil Encumbrance Certificate, whereby it is seen that there are no encumbrances registered in the Office of the Civil Registrar Cum Sub-Registrar of Salcete, at Margao-Goa; on the said property for the period from 08th May 1996 to 08th May 2026.

16. 'T' FORM dated 10/02/2025: This document is the 'T' Form dated 11/05/2025 issued by the Sub-Registrar of Salcete, authorizing me to Search the Records and I have searched the records maintained in the office of the Sub-Registrar of Salcete and after search, I found that there are no encumbrances of whatsoever nature on the said property.

CERTIFICATE OF TITLE:

I have verified and scrutinized all the Documents and has come to the conclusion that Shri. Sonu Mishra who are in Lawful possession of the said plot A-20 surveyed under Chalta No. 1 of P.T. Sheet No. 121 having area admeasuring about 544 sq. mtrs is absolute owner by virtue of Deed of sale executed on 19/10/2022 and have got valid clean, clear and marketable title of Ownership and the possession of the said plot is free from all encumbrances. I am of the Opinion that the title of the property for last 30 years is clear.

Place :- Margao.

Dated :- 12/05/2026



**(ADV. PRAJYOTI VARIK @ MORDEKAR)
Prajyoti Varik alias Prajyoti Mordekar
ADVOCATE & NOTARY
SALCETE TALUKA
State of Goa (India)**