

# Utkarsh Y. Verenkar

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## ADVOCATE & NOTARY

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### RESIDENCE:

Opp. Mahalaxmi Temple, No.117, Fatorda,

Margao - Goa. 403602.

Date: 15/07/2020

SUB: TITLE REPORT OF THE PROPERTY BELONGING TO MR. SANDIP

NAGUESH NAIK alias MR. SANDIP NAGESH NAIK, Prop. M/s.

Master Construction, situated at Borda, Margao, Salcete, Taluka,

Sub-District of Salcete District of Goa, and within the limits of

Margao Municipal Council, Taluka and Sub-District of Salcete,

District of South-Goa, State of Goa surveyed under Chalta No.6 of

P.T. Sheet No.173.



1	<u>Complete or full description of the immoveable property/(ies)</u> ALL THAT property surveyed under Chalta No.6 of P.T. Sheet No.173, which property is known as "DEPUTA or NATIBATA" situated at Borda, Margao within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa described in the land Registry of Salcete under No.11183 New Series, and under No.26033 New Series, enrolled in the Land revenue office of Salcete under Matriz No. 690 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.	16/12/1969	SALE DEED registered before the Sub Registrar of Salcete at Margao under No.12 at pages from 334 to 339 book No/1, Volume No.55 dated 13/01/1970.	Photo Copy	No
	2.	27/06/1988	SALE DEED registered before the Sub Registrar of Salcete at Margao under No.471 at pages	Photo Copy	No



			from 34 to 46 book No.1, Volume No.67 dated 21/03/1989.		
	3.	07/04/1997	Order from SGPDA under No. SGPDA/P/2079/3/97-98 DATED 7/04/1997	Photo Copy	No
	4.	03/07/2019	SALE DEED registered before the Sub Registrar of Salcete at Margao under No.MGO-1-1691-2019 dated 05/07/2019		
	5.	29/09/2019	Sanad, under No.COL/SAL /SG/CONV/45/2019/1 0636 issued by office of the Collector, South Goa District dated 29/09/2019.	Photo Copy	No
	6.	19/02/2020	Form D issued by office of the Inspector of Survey & land Records, under Chalta No.6 of P. T. Sheet No.173 of city survey Margao. Dated 19/02/2020.	Photo Copy	No
	7.	18/02/2020	Development Permission under No. SGPDA/P/ 6245/1791/19-20 issued by South Goa Planning & Development Authority, dated 18/02/2020.	Photo Copy	No
	8.	18/03/2020	Construction License under No. A/53/19-20 issued by Margao Municipal Council, Margao Goa, dated 18/03/2020, along with approved plan copy	Photo Copy	No
	9.	24/01/2020	Nil Encumbrance Certificate issued by Sub-Registrar of Salcete, Margao Goa, under No.163/2020 for the period of 38 yrs from,23/01 /1985 TO 24/01/2020	Photo Copy	No
5	<u>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</u>				



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 property surveyed under Chalta No.6 of P.T. Sheet No.173, which property is known as "DEPUTA or NATIBATA" situated at Borda, Margao within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa described in the land Registry of Salcete under No.11183 New Series, and under No.26033 New Series, enrolled in the Land revenue office of Salcete under Matriz No. 690 of Margao City, and bounded as under:

On the North: One of the divisions of the property which is marked "B" on the plan is being sold to smt. Conceicao socorina Fernandes of Agonda, Canacona, measuring 31.25 meters.

On the South: Land reserved for road and beyond that property of Prabhakar Foto Dessai measuring 29-60 meters

On the East: Property of Joaquim Piedade da Cunha measuring 20-35 meters

On the West: Land reserved for road measuring 27 meters.

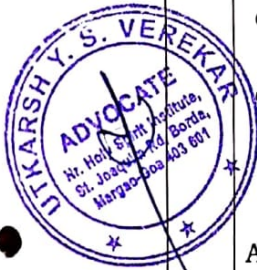
(Hereinafter referred to as the "SAID PLOT")

As per the first **DOCUMENT No.1** that the Said plot originally belonged to Smt. Maria Elva Nascimento Custodiana, and her husband Shri Jack Dias , which property they have purchased by way of this Deed of Sale

Further as per this **DOCUMENT No.2** that said Smt. Maria Elva Nascimento Custodiana, and her husband Shri Jack Dias sold the said plot to Mrs. Filomena Josefina Dias and her husband Mr. Tomas Francisco Dias by way of this second document

As per this **DOCUMENT No.3**, the South Goa Planning And Development authority under its order No. SGPDA/P/2079/3/97-98 DATED 7/04/1997, permitted for the sub division of the plot.

The **DOCUMENT No.4** is a deed of sale, wherein that said Mrs. Filomena Josefina Dias and her husband Mr. Tomas Francisco Dias sold the SAID



PLOT to Mr. Sandeep Naik, the present owner/ Developer .

By way of **DOCUMENT NO. 5**, on purchase of the SAID PLOT, Mr. Sandeep Naik availed the conversion SANAD in the name of the female vendor, in order to save the time.

By way of **DOCUMENT NO. 6**, and now Mr. Sandeep Naik, dully mutated the SAID PLOT in his Name, and hence the present Form D pertaining to Chalta No. 6 of P.T Sheet No. 173 shows the name of the present owner/ Developer.

**DOCUMENT No. 7** is a Development Permission under No. No. SGPDA/P/ 6245/1791/19-20 issued by South Goa Planning & Development Authority, dated 18/02/2020 to Mr. Sandeep Naik for carrying out the construction of building.

**DOCUMENT No. 8** That the said Mr. Sandeep Naik obtained Construction License under No. A/53/19-20 issued by Margao Municipal Council, Margao Goa, dated 18/03/2020, along with approved plan copy for carrying out the proposed construction of residential building in Chalta No. 6 of P.T Sheet No. 173 situated at Borda, Margao town.

**DOCUMENT No. 9** is a Nil encumbrance certificate for the period of 38 issued by Sub-Registrar of Salcete, Margao Goa, under No.163/2020 for the period of 38 yrs from, 23/01 /1985 TO 24/01/2020



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
9	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	It is clarified that there are no Minor's interest is seen involved in the documents scrutinized by me.



	to be obtained and the reason for coming to such conclusion	
11	(a) If the property is agricultural land, whether the local laws permit mortgage of Agricultural land whether there are any restrictions for creation/enforcement of mortgage	No
	(b) Incase 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 purposes or otherwise, whether requisite procedure followed/ permission obtained.	Sanad, under No No.COL/SAL /SG/CONV/45/2019/10636 issued by office of the Collector, South Goa District dated 29/09/2019.
	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
13	(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	Not Applicable



	court in respect of the property in question? In such case please comment on such seal/marking	
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.	Nil Encumbrance Certificate issued by Sub-Registrar of Salcete, Margao Goa, under No.163/2020 for the period of 38 yrs from, 23/01 /1985 TO 24/01/2020, and as per the said certificate No ENCUMBERANCE has been found up to 24/01/2020
16	Details of RTC <del>extracts</del> /mutation extracts/ <del>Katha extract</del> pertaining to the property in question.	Surveyed under Chalta No.6 of P.T. Sheet No.173
<p><b>CONCLUSION:</b>  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 property is FREE OF ENCUMBERANCE as per the, Nil Encumbrance Certificate issued by the Sub-Registrar of Salcete, Margao Goa, under No.163/2020 from, 23/01/1985 TO 24/01/2020, and as per the said certificate No ENCUMBERANCE has been found up to 24/01/2020, and hence the owner /promoter have clear and marketable title over the property described under Chalta No.6 of P. T. Sheet No.173</p>		

Date : 15/07/2020

Place: Margao-Goa

Signature of the Advocate

