

Utkarsh Y. Verekar

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ADVOCATE & NOTARY

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RESIDENCE:

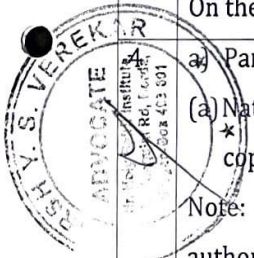
Opp. Mahalaxmi Temple, No.117, Fatorda,
Margao - Goa. 403602.

ANNEXURE-B

1	a) Name of the Branch/business Unit/ Office seeking opinion	State Bank of India, PPB Malbhat Branch, Margao Goa.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Borrower referred by the State Bank of India, PPB Malbhat Branch, Margao Goa.
2	A) Name of the unit/ concern/company/ person offering the property/(ies) as security.	Shri. Yallappa Burmappa Ambi.
	b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge	Individual
	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3	Complete or full description of the immoveable property/ (ies) offered as security including the following details. All that Plot admeasuring 744.00 sq. mtrs; Situated at Olly Muddy or Firguem Muddy also known as Firguim Muddy, surveyed under no.180/7-A of village Dramapur, Salcete Goa, along with the old residential house bearing house No.936/1, admeasuring an area of 125.00 sq. mtrs; existing in the said property situated at Moddi, Navelim, Salcete -Goa ,within the jurisdiction of the village Panchayat of Navelim, Salcete ,Goa, District South Goa ,forming part of the whole property Muddy or 'Firguem Muddy also known as Firguim Muddy', and the said whole property is registered in the land Registration office (Conservatoria Do Registo Predial) under no.45483, at folio one hundred and twenty nine ovealrleaf of Book B No.118, New	



series and enrolled in the Taluka Land Revenue Office Under Matriz no.1904. and said Plot bounded as under:- On the East :By Village Road; On the West: By more property of Shri.Joao Fenelon De Piedade Rebelo; On the North : By the remaining northern side portion of the said whole property and On the South :by the plot no.1 of the said property sold to Lucy Vaz e Carvalho; (HEREIN AFTER REFERRED TO AS "SAID PLOT AND SAID PROPERTY")				
a) Survey No.		Surveyed under no. 180/7-A, of Dramapur village.		
b) Door/House no. (in case of house property)		Plot		
c) Extent/area including plinth/built up area in case of house property		Admeasuring an area of 744.00 Sq.mts		
d) Locations like name of the place, village, city, registration, sub district etc. Boundaries.		Situated at Moddi, Navelim, Salcete- Goa, within the jurisdiction of the village Panchayat of Navelim, Salcete, Goa, District South Goa.		
e) Boundaries (Boundaries of the Plot) On the East :By Village Road; On the West: By more property of Shri. Joao Fenelon De Piedade Rebelo On the North : By the remaining northern side portion of the said whole property and On the South :by the plot no.1 of the said property sold to Lucy Vaz e Carvalho				
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.	12/2/1989	<u>Deed of Sale</u> dated on 12/2/1989, duly Registered in the office of the Sub-	Photo Copy	No



		Registrar Of Salcete under no.1464 at page 206 to 215 of Book no.I volume no.86 dated 7/7/1989.		
2.	6/3/1991	<u>Sanad</u> under no. SOD/SAL/CONV-194/90-91, dated 6/3/1991, issued by Office of the Sub-divisional, Margao -Goa.	Photo Copy	No
3.	27/8/2022	<u>Deed of Sale</u> dated 27/8/2022 duly Registered at office of the civil Registrar-cum-sub Registrar, Salcete under no MOG-1-3338-2022, dated 30/8/2022.	Photo Copy	No
4.		<u>Form I & XIV</u> of the property surveyed under 180/7A, Village Dramapur, Taluka Salcete.	Photo Copy	No
5.	2/2/2023	<u>Technical Clearance order</u> under no TPM/34155/DRAMA/180/7A/2023/536 dated 2/2/2023, issued by Town & country Planning Department, South Goa.	Photo Copy	No
6.	20/3/2023	<u>Construction License</u> under no. VP/N/Const.L.53/2022-23, issued by Office of Village Panchayat At Navelim.	Photo Copy	No
		<u>Nil Encumbrance certificate</u> was obtained which was issued by the Sub-Registrar of Salcete, Margao Goa, under No. NEC/2/2023/4784 of the year 2023, dated 30/10/2023.	Photo Copy	No
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)		No	
6	a) Whether the records of registrar office or revenue	The Revenue Records for the property in FormI&XIV		



	authorities relevant to the property in question are available for verification through any online portal or computer system	https://dslr.goa.gov.in/f114new.aspx
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/finding in this regard.	Yes, The property in question is seen recorded in favor of the original land owners.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	The genuineness of the stamp paper is not possible to be verified from any online portal and as such no verification could be made.
7	a) Property offered as security falls within the Jurisdiction of which sub-registrar office	Sub-Registrar of Salcete at Margao - Goa.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ District Registrar/ registrar-general. If so, please name all such offices;	In Goa there is no provision of registering title documents with various or multiple Sub-Registrar Offices and each village or town is having jurisdiction of Taluka wise Sub-Registrar Offices.
8	<p><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 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.</u></p> <p>All that Plot admeasuring 744.00 sq. mtrs; Situated at Olly Muddy or Firguem Muddy also known as Firguim Muddy, surveyed under no.180/7A of village Dramapur ,Salcete, Goa , along with the old residential house bearing house No.936/1 existing in the said property situated at Moddi, Navelim, Salcete Goa ,within the jurisdiction of the village Panchayat of Navelim, Salcete ,Goa, District South Goa ,forming part of the whole property Muddy or 'Firguem Muddy also known as Firguim Muddy' ,and the</p>	



said whole property is registered in the land Registration office (Conservatoria Do Registo Predial) under no.45483, at folio one hundred and twenty nine overleaf of Book B No.118, New series and enrolled in the Taluka Land Revenue Office Under Matriz no.1904.

and said Plot bounded as under:-

On the East :By Village Road;

On the West: By more property of Shri.Joao Fenelon De Piedade Rebelo;

On the North : By the remaining northern side portion of the said whole property and

On the South :by the plot no.1 of the said property sold to Lucy Vaz e Carvalho

(Hereinafter referred to as the "SAID PLOT & SAID PROPERTY")

DOCUMENT No. 1) *Deed of Sale* dated 12/2/1989, duly Registered in the office of the Sub-Registrar Of Salcete under no.1464 at page 206 to 215 of Book no.I volume no.86 dated 7/7/1989, Shri.Adolfo Patrocinio Estevam Gomes, and his wife Smt. Hilda Gomes, sold the said Plot, admeasuring 790.00 square meter to Shri. Emidio Neves Da Costa.

DOCUMENT No. 2) Further Shri. Emidio Neves Da Costa, converted the said Plot From agricultural land into non-agricultural land by way of **Sanad** under no.SOD/SAL/CONV-194/90-91, dated 6/3/1991, issued by Office of the Sub-Divisional, Margao, for the purpose of residential use only, ad admeasuring an area of 150 sq.mtrs.(As this sanad is only for an area of 150 sq. mtrs; hence Fresh Sanad is already applied by Applicant).

Further Mr. Emidio Neves Da Costa, applied for partition of the plot, at the time of partition the area of the said Property as per the Survey report submitted by the office of the ISLR the area of land of the said plot was found 744.00 sq.mtrs.

DOCUMENT No. 3) And soon Mr. Emidio Neves Da Costa alias Emidio Neves Costa, and his wife Mrs. Jeicy Babita Costa alias Jeicy Babita D'costa, sold the said Plot, admeasuring 744.00 sq. mtrs; to Shri. Yallappa Burmappa Ambi, Vide **Deed of Sale** dated on 27/8/2022, duly Registered at office of the civil Registrar-cum-sub Registrar, Salcete under no MOG-1-3338-2022 Book.1 Document, dated 30/8/2022

DOCUMENT No. 4) On Purchase of the said Plot Shri. Yallappa Burmappa Ambi, mutated his name in **Form I & XIV** of the property surveyed under 180 Sub



Dvi.No.7A, Village Dramapur, Taluka Salcete.

DOCUMENT No.5) Further for the purpose of Development, the said Shri. Yallappa Burmappa Ambi, obtained **Technical clearance order** under no. TPM/34155/DRAMA/ 180/7A/2023/536, dated 2/2/2023, issued by Town & country Planning Department, South Goa District Office.

DOCUMENT No. 6) Further After Perusing plans construction needs to be carried out for which Shri.Yallappa Burmappa Ambi obtained **Construction License** under no. VP/N/Const.L.53/2022-23, issued by Office of Village Panchayat Navelim.

DOCUMENT No. 7) Further To check the encumbrance of the said Plot application was made and **Nil Encumbrance certificate** was obtained which was issued by the Sub-Registrar of Salcete, Margao Goa, under No. NEC/2/2023/4784 of the year 2023, dated 30/10/2023, from 01/1/1970 to 30/10/2023, and it clearly shows that the said Plot was not mortgaged or hypothecated with any financial bank or institution up till 30/10/2023.

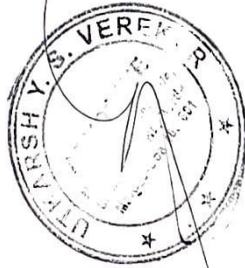
CERTIFICATE OF TITLE

I have examined and scrutinized the photo copies of the above mentioned TITLE DEEDS, and in my Opinion there is valid evidence of right, title and interest to the Shri. Yallappa Burmappa Ambi, and I Further certify that:

1.I certify that Shri. Yallappa Burmappa Ambi, is having clear and Marketable title of ownership over the Property described in Schedule mentioned hereinabove.

Date: 10/11/2023

Place: Margao-Goa.



Signature of the Advocate