

PAVITHRAN. A. V.

B.A., LL.M,

ADVOCATE

S-3, IInd Floor, Bhanav Apartments,
Next to Axis Bank, Near Mahalaxmi
Temple, Panaji-Goa 403 001,
Tel No: 9552590929 (Office)

Date: 21/04/2025

CERTIFICATE / TITLE REPORT

MR. VIVEK KAMALAKANT AKHADKAR, resident of House No. 176, Vinda Smiling Colony, Fondvem, Ribandar, Tiswadi, Goa has referred to me the property documents, to verify the title, in respect of – property known as “AGCHIMORDI” admeasuring 1048 sq. mts. within the limits of Curchorem Cacora Municipal Council, Taluka and Sub District of Quepem, District of South Goa described in Land Registration Office under No.19196 enrolled in the Taluka Revenue Office under Matriz No.664, and surveyed under No. 130/1-M of village Cacora, Taluka Quepem.

DESCRIPTION OF THE PLOTS UNDER SCRUTINY:

All that of property known as “AGCHIMORDI” admeasuring 1048 sq. mts. within the limits of Curchorem Cacora Municipal Council, Taluka and Sub District of Quepem, District of South Goa described in Land Registration Office under No.19196 enrolled in the Taluka Revenue Office under Matriz No.664, and surveyed under No. 130/1-M of village Cacora, Taluka Quepem.

All that. The said Plots are bounded as follows:

On the East: By Public Road which goes from temple of Shri, Mahadeva of Cacora to Temple of Maruti Gad also known as Hanuman.

On the West: By property bansay of Bieugodu Sinai Cacodkar.



On the North: By property known as Maranchi Antoi of Hanuantgad.

On the South: By property known as Fovem of Varico Dorma and others.

DOCUMENTS VERIFIED

The following documents have been placed before me for verification of title:-

- Deed of Gift dated 23/08/1973, registered before the sub registrar of Quepem, under no. 166 at pages 257 to 260 of Book no. 1, Volume number 33 dated 27/08/1973
- Decree dated 11/01/1999 passed in Inventory Proceedings bearing No. 16/1998 before Court of Comarca of Salcete Quepem and Vasco Da Gama at, Margao
- Deed of Sale dated 18/03/2014, registered in the Office of the Sub Registrar of Quepem under No.QPM-BK1-00276-2014, and bearing CD number QPMD3 of Book No. 1 on 18/03/2014.
- Conversion Sanad bearing No. CAD2QUE11-22-252/162 dated 27/07/2023 issued by Office of Collector South Goa .
- Agreement for Development, Construction and Sale dated 16/03/2024, registered in the Sub Registrar of Quepem under Registration No.QPM-1-283-2024 on 21.03.2024



- Technical Clearance Order bearing No. TPQ/CT/7907/Q-Cacora/130/1-M/2024/3025 dated 18/12/2024 issued by Office of Dy. Town Planner, Town and Country Planning Development Quepem Sanguem Dharbandora Goa.
- NOC bearing No. DHS/2025/DHS0901/00049/2 dated 06/01/2025 issued by Directorate of Health Services Community Health Centre, Cacora Curchorem.
- Construction License dated 31/03/2025 bearing No. CONSTLIC/CCMC/2024-2025/24 dated 31/01/2025 issued by Curchorem Cacora Municipal Council.
- Form I & XIV
- Survey Plan
- Approved building Plan

FLOW OF TITLE: Property "AGCHIMORDI":

ALL THAT property known as "AGCHIMORDI", situated within the limits of Curchorem Cacora Municipal Council, Taluka and Sub District of Quepem, District of South Goa described in Land Registration Office under No.19196 enrolled in the Taluka Revenue Office under



Matriz No.664, and surveyed under No. 130/1-M of village Cacora, Taluka Quepem(hereinafter referred to as the 'Said Property').

The said property originally belonged to Kum. Daquibai Coculbai Calavanta alias Daquibai Kakodkar, unmarried.

Vide deed of Gift dated 23/08/1973, duly registered before the sub registrar of Quepem, under no. 166 at pages 257 to 260 of Book no. 1, Volume number 33 dated 27/08/1973 the said property was gifted to Mr. Paresh Kakodkar.

The said Mr. Paresh Kakodkar initiated an inventory proceedings bearing no. 16/1998, before the court of Comarca of Salcete Quepem and Vasco Da Gama, at Margao for the Partition of the estate left behind by the then deceased Kum. Daquibai Coculbai Calavanta alias Daquibai Kakodkar, wherein it was ordered vide decree dated 11/01/1999 that Mr. Paresh Kakodkar is the sole and universal legal heir of Kum. Daquibai Cocubai Calavanta alias Daquibai Kakodkar and entitled to the property named "AGCHIMORDI".

Vide Deed of Sale dated 18/03/2014, registered in the Office of the Sub Registrar of Quepem under No.QPM-BK1-00276-2014, and bearing



CD number QPMD3 of Book No. 1 on 18/03/2014, said Mr. Paresh Laxman Kakodkar and Smt. Madhavi Paresh Kakodkar sold the said property to Mr. Bosco Fernandes as such, Mr. Bosco Fernandes became the absolute owner of the Said property.

Vide Agreement for Development, Construction and Sale dated 16/03/2024 said Mr. Bosco Fernandes agreed to sell the said Plot of land admeasuring an area of 1048 sq. mts to Mr. Vivek Kamlakant Akhadkar on terms and conditions as specified in the agreement, which Agreement is registered in the Sub Registrar of Quepem under Registration No.QPM-1-283-2024 on 21.03.2024. Pertinent to note that Mr. Bosco Fernandes was not married in Goa as such the law of communion of assets is not applicable and his wife is not required to be made a party to the Agreement for Development, Construction and Sale dated 16/03/2024.

The said Mr. Vivek Kamlakant Akhadkar intended to develop the Said plot by constructing residential building on said plot and thus obtained the following permission from the concerned authorities:-

- i. Conversion Sanad bearing No. CAD2QUE11-22-252/162 dated 27/07/2023 issued by Office of Collector South Goa to convert the property admeasuring an area 1048.00 sq.mts surveyed



under Survey no.130/1-M of Cacora village for the purpose of residential /commercial use.

- ii. Technical Clearance Order bearing No. TPQ/CT/7907/Q-Cacora/130/1-M/2024/3025 dated 18/12/2024 issued by Office of Dy. Town Planner, Town and Country Planning Development Quepem Sanguem Dharbandora Goa for proposed construction on said plot.
- iii. No Objection Certificate bearing No. DHS/2025/DHS0901/00049/2 dated 06/01/2025 issued by Directorate of Health Services Community Health Centre, Cacora Curchorem.
- iv. Construction License bearing No. CONSTLIC/CCMC/2024-2025/24 dated 31/01/2025 issued by Curchorem Cacora Municipal Council for proposed construction on said plot.
- v. Approved building plan

In view of the above and by virtue of the documents scrutinized by me, I am of the opinion that Mr. Bosco Fernandes is the absolute and exclusive



owner in possession and holds marketable title to the said Plot admeasuring 1048 sq. mts. forming part of the property known as "AGCHIMORDI" surveyed under No. 130/1-M of village Cacora within the limits of Curchorem Cacora Municipal Council, Taluka and Sub District of Quepem, District of South Goa State of Goa, by virtue of Deed of 18.03.2014 subject to Agreement for Development, Construction and Sale dated 16.03.2024 with Mr. Vivek Kamalakant Akhadkar.

In additional to above I have to make the following observations:

1. No tenants/Mundkars are reflected in the survey records of the said property.
2. The urban Ceiling Act is not applicable to the State of Goa.
3. No NOC is furnished from the Forest Department to establish that the said property is not identified as a Forest Land.

ENCUMBRANCE ON PROPERTY

I have taken search in the Office of the Sub Registrar of Salcete at Margao Goa and have not found any registered mortgages in respect of the said property.



GENERAL QUALIFICATION AND ASSUMPTIONS

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out in the report above.
- For the purpose of issuing this report on title:
 - i. I have not carried out a negative search in respect of litigations (a) in relation to the said property and /or (b) against the larger property.
 - ii. I have not inspected the originals of the title documents produced for scrutiny referred to above.
- For the purpose of issuing this report on title, I have assumed:
 - i. The legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, as set out in document verified, as photocopies of scanned copies and the authenticity of the originals of such documents.
 - ii. That the documents of title set out in the report above have not been modified in any manner and area valid, subsisting and remain in force.



- This report on title is confined to the said property only.
- The search conducted at the Office of the Sub Registrar of Salcete at Margao Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub Registrar's Office.
- The availability /existence of the access to the said property is not within the scope of this report.
- The title report is issued purely based on the scrutiny of the documents produce before me and further detailed search has to be carried out including newspaper publication to verify third party claim if any.


Pavithran A.V.
Advocate