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Smt. SHUBHLAKSHMI NAIK
ADVOCATE

3rd Floor, Velho Building
Panaji, Goa 403 001
Phone : (0832) 2228904, 6644682
E-mail : advssnaik@gmail.com

CERTIFICATE OF TITLE

I. - Description of the Property

All that plot admeasuring 800m², bearing Sy.no.141/6 of Village Penha-de-France, identified as "NILA NIWAS" or 'BENDIACHO VANTO' or 'QUEGDICHO MAG' or 'SINQUERICHO MAG' situated at Porvorim, within the limits of Village Panchayat Penha-de-France, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa, which property is described in the office of Land Registrar Bardez under No.12512 of Book B-33 and is enrolled in the Taluka Revenue Office under Matriz No.338.

The SAID PLOT is bounded as under:-

Towards the North:- Road and Sy.no.141/1 of Penha-de-France
Towards the South: Road and Sy.no.141/3 Penha-de-France
Towards the East :By Sy.no.141/5 Penha-de-France
Towards the West : By Sy.no.141/7 Penha-de-France

II. - DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-

I have examined the following documents which are valid as per the prevailing laws:-

- 1.- Certificate of Description and Inscription from Land Registrar office.
- 2.-Form I and XIV concerning Sy.no.141/6 of Village Penha-de-France.



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- 3.- Deed of Sale dated 25-09-1987 registered under No.720 if Book I Vol.30 in the office of Sub-Registrar Ilhas.
- 4.- Deed of Sale dated 30-05-2008 registered under No.3181 of Book I Vol.2644 in the office of Sub-Registrar of Bardez.
- 5.- Deed of Sale dated 25-05-2009 registered under under Book I Doc.Reg.No.BRZ-230-2019 dated 29-07-2019.
- 6.- Deed of Sale dated 17-10-2014 registered under Book I Doc.reg.No.BRZ-BK1-04539-2014 Cd No.BRZD741 in the office of Sub-Registrar of Bardez.
- 7.-Sanad under No.RB/CNV/BAR/AC-I/01/2015 dated 23-03-2015 from the Add.Collector I with the Plan.
- 8.- Technical Clearance dated 24-01-2020 under No.TPB/1332/PDF/TCP-20/399 from the office of Town Planner.
- 9.- Completion Certificate dated 26-05-2020 under No.TPB/5158/Soc/TCP-2020/
- 10.- Occupancy Certificate dated 19-06-2020 under No.VP/Soc/398/2020/2021 from Village Panchayat Socorro.
- 11.- Deed of Partnership of Mercy Construction.

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12.- construction Licence dated 20-05-2020 under
No.VP/PDF/044/2012/101/01 from the Village Panchayat
Penha-de-France.

13.-Deed of Sale dated 25-07-2019 registered under Book I
Doc.reg.No.BRZ-I-2370-2019 in the office of Sub-Registrar
Bardez.

14a).- Survey Plan
(b).- Site Plan

15.- Nil Encumbrance Certificate dated 05-07-2019 confirm
that there is no charge on the said land from 17-10-2014
to 05-01-2014.

IV. - FLOW OF TITLE

On perusal of the abovelisted documents I confirm that on
25-09-1987 Smt. Maya Vasant Priolkar nee Juliet Countinho
purchased the said property from Vincent Xavier Verediano
Martins and his sons Dominic Titus Braz Martins, Alvito
Joao martins and his wife Ligia martins; Jerry Felix
Martins, a bachelor by a Deed of Sale duly registered in
the office of the Sub-Registrar Ilhas.

By a Deed of Sale dated 30-05-2008 Smt. Maya Vasant
Priolkar with her husband Vasant Priolkar sold the said
Property to M/S. Mahesh Motors through its partners
(i)Shri. Mahesh Shankar Kamblil and (ii).Shri.Shankar
Shiva Kamblil; which Deed is duly registered in the
Office of Sub-Registrar of Bardez.

Smt. N

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By a Deed of Sale dated 17-10-2014 M/S Mahesh Motors through its partners (i)Shri. Mahesh Shankar Kamblil (ii).Shankar Shiva Kamblil and (iii).- Anusuya Shankar Kamblil sold the said property to Shri.Suresh Yashwant Dalvi which Deed is duly registered in the office of Sub-Registrar of Bardez.

On 23-03-2015 Shri.Suresh Yashwant Dalvi obtained Sanad under No.RB/CNV/BAR/AC-I/2015 issued from the Add. Collector for conversin of land admeasuring 800m2 bearing Survey No.141/6 of Penha-de-France.

By a Deed of Sale dated 25-07-2019 Shri.Suresh Yashwant Dalvi a person of non Goan Origin, sold the said plot to Mercy Construction Co. through its partners Shri Kashish Rajiv Hans and Smt Dimple Oberoi, which Deed is duly registered in the office of Sub-registrar Bardez.

Shri.Suresh Yashwant Dalvi being of Non-Goan his spouse does not get the moiety share on the Said Property.

On 24-02-2020 Mercy Construction Co. obtained Technical Clearance under No.TPB/1332/PDF/TCP-20/399 issued by the office of Town Planner.



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On 26-05-2020 Mercy Construction obtained Completion Certificate under No.TPB/5158/Soc/TCP-2020 from the Town Planner ~~Advocate~~.
Sr

On 19-06-2020 the Village Panchayat Socorro issued Occupancy Certificate under No.VP/Soc/398/2020/2021 for Occupancy of the said Building.


On 20-05-2020 Mercy Construction Co obtained construction Licence under No.Vp/PDF/044/2012/101/01 for construction of Residential Building issued by the Village Panchayat Penha-de-France.

Having completed the Residential Building as per the Construction licence and the approved plans, the Village Panchayat Socorro issued Occupancy certificate dated 19-06-2020 and allotted house no.111/83 to the said building

V. - OPINION

In the above circumstances I confirm that Mercy Construction Co., have and hold absolute, valid and marketable title to the said Property along with the Building staidng thereon.

Panaji-Goa, 17-11-2020


Adv. S.S.Naik