



SEARCH REPORT CUM CERTIFICATE OF TITLE

THIS SEARCH REPORT CUM CERTIFICATE OF TITLE is In respect of the plot/portion of land admeasuring an area of 925 sq.mts of the bigger Property known as “Dulatachi Muddi” commonly known as “Chinchlea Voila” situated at Tivim, within the limits of village Panchyat of Tivim, Bardez Taluka and registration Sub District of Bardez, North Goa District, State of Goa, not described in the Land Registration office and not enrolled in the Taluka Revenue office for the purpose of Martiz Predial, presently surveyed under survey no.154/13 of Tivim village, Bardez Taluka and the said property is bounded as under:

On the East : By plot of Shane Cajetan Fernandes of the same plot and further by plot bearing survey No.154/14 & 154/15 of village Tivim.

On the West : By the road

On the North : By plot bearing survey No.1464/13-A of village Tivim

On the South : By the road.



I have examined the following original documents which were handed over to me by **Mr. Bharat Thakran, Proprietor of M/s Gulshan Homez & Developers**, having office at Rudraxi L-6, Housing Board Colony, Porvorim, Bardez, Goa and the same are valid as per the prevailing laws:

1. Copy of Deed of Sale dated 09/11/1966
2. Copy of Deed of Declaration, succession and qualification of heirs dated 07/08/1996.
3. Copy of Deed of Sale dated 14/07/1998
4. Copy of Deed of Sale dated 07/09/2006
5. Copy of Deed of Sale dated 25/10/2018.
6. Copy of Deed of Sale dated 16/05/2019
7. Form 1 & XIV of S.No.154/13 in the name of Bharat Thakran.
8. Copy of Technical Clearance order 01/10/2019.
9. Copy of Sanad dated 21/01/2020.
10. Copy of approved plan
11. Copy of Construction license dated 17/03/2020.
12. Copy of Nil Encumbrance certificate dated 07/05/2020

ON PERUSAL of the above listed documents and on giving searches in the relevant offices I found that said bigger property was originally belonged to Joao Damaceno de Mello alias Joao Damaciano de Melo alias Joao Damaciano de Mello, hailed from Tivim.



WHEREAS by virtue of Deed of Sale dated 09/11/1966 which deed was duly registered before the office of the Sub Registrar of Bardez under No.163 of Book No.1 Vol.No. IV pages 102 to 104 dated 10/11/1966 Mr. Joao Damaciano de Mello purchased the said bigger property from Marcilia Joana de Souza.

AND WHEREAS Joao Danaceno de Mello alias Joao Damaciano de Melo alias Joao Damaciano de Mello expired on 18/08/1993 and upon his death the said bigger property was inherited by his widow and moiety holder Lilia Maria Severina D'Mello alias Lilia D'Mello alias Lily Maria Severina D'Mello alias Lily de Mello alias Lilia D'Mello and their only son Mr. Luis D'Melo alias Luis D'Mello (bachelor at that time) which was confirmed by way of Deed of Declaration, succession and Qualification of heirs dated 07/08/1996 executed before the Ex-Officio Notary office of Bardez at Mapusa, drawn at Page 46 onwards of Book No.783 of Deeds of this office and as such said property was devolved unto the said Lilia Maria Severina D'Mello and their only son Mr.Luis D'Melo alias Luis D' Mello and have accordingly become well and sufficiently entitled to the said bigger property.

AND WHEREAS Lilia Maria Severina D'Melo alias Lilia D'Mello alias Lily Maria Severina D'Mello alias Lily de Mello alias Lilia D'Mello and their



only son Mr. Luis D'Melo alias Luis D'Mello got their name included in the occupants column of the Form 1 & XIV of S.No.154/13 by deleting the existing name.

WHEREAS Mrs. Lilia Maria Severina D'Melo alias Lilia D'Mello alias Lily Maria Severina D'Mello alias Lily de Mello alias Lilia D'Mello and their only son Mr. Luis D'Melo alias Luis D'Mello sold the portion of the said bigger property admeasuring an area of 1000 sq.mts out of 2425 sq.mts to one Bernandine Moraes by virtue of Deed of Sale dated 14/07/1998

AND THEREAFTER vide Deed of Sale dated 07/09/2006, duly executed before the Sub Registrar of Bardez under Registration No.4784 at pages 62 to 74, Book No.I, Vol.No.1810 dated 13/09/2006, said Lilia Maria Severina D'Melo alias Lilia D'Mello alias Lily Maria Severina D'Mello alias Lily de Mello alias Lilia D'Mello and her only son Mr. Luis D'Melo alias Luis D'Mello sold the portion of the said bigger property admeasuring an area of 500 sq.mts out of 1425 sq.mts. to Mrs. Jeanetter Gonsalves and left behind an area of 9225 sq.mts.

AND WHEREAS said Lilia Maria Severina D'Melo alias Lilia D'Mello alias Lily Maria Severina D'Mello alias Lily de Mello alias Lilia D'Mello expired on 27/12/2014 at Cansa, Tivim, Bardez, Goa and upon her



death her only son Mr. Luis D'Mello who is married to Mrs. Julie Georgina D'Mello were confirmed and Qualified as heirs_and as such remaining portion of the said bigger property admeasuring an area of 925 sq.mts devolved unto the said Mr.Luis D'Mello and his wife Mrs.Julie Georgina D'Mello and have accordingly become well and sufficiently entitled to the portion of the said bigger property.

AND WHEREAS Mr. Luis D'Mello and his wife Mrs.Julie Georgina D'Mello sold the remaining area admeasuring 925 sq.mts to Mr.Francis Crasto and his wife Nelly Crasto alias Nelly Rosa Crasto by virtue of deed of sale dated 25/10/2018 duly executed in the office of Sub Registrar of Bardez under Registration No.BRZ-BK1-04632-2018 CD Number BRZD804 dated 30/10/2018.

WHEREAS Mr.Francis Crasto and his wife Nelly Crasto alias Nelly Rosa Crasto got their names recorded in the occupant's column of Form 1 & XIV of S.No.154/13 of village Tivim.

WHEREAS Mr.Francis Crasto and his wife Nelly Crasto alias Nelly Rosa Crasto have intended to construct residential building and swimming pool in the said property and have obtained Technical Clearance order 01/10/2019 from Town & Country planning Department North Goa.



AND WHEREAS by virtue of Deed of Sale dated 16/05/2019 duly registered before the Sub Registrar of Bardez under registration No.BRZ-1-1598-2019 dated 06/06/2019 Mr.Francis Crasto and his wife Nelly Crasto alias Nelly Rosa Crasto sold the property admeasuring an area of 925 sq.mts (described herein above) to Mr. Bharat Thakran as they changed their mind to construct the said building.

AND WHEREAS Mr. Bharat Thakran, M/S Gulshan Homez & Developers got his name included in the occupant's column of Form 1 & XIV of S.No.154/13 by deleting the name of Mr.Francis Crasto and his wife Nelly Crasto alias Nelly Rosa Crasto.

AND WHEREAS the said Technical Clearance order 01/10/2019 issued by Town & Country planning Department North Goa was transferred in the name of Mr. Bharat Thakran i.e M/S Gulshan Homez & Developers

AND WHEREAS the said plot was converted from Agricultural to non agricultural purposes by virtue of Sanad dated 21/01/2020 issued by Government of Goa, office of the Collector North Goa, bearing No.4/196/CNV/A-C-III/2019/116 in the name of Francis Crasto and Nelly Crasto.



AND WHEREAS village Panchayat of Tivim issued construction license bearing No.F-42/19-20/3338 dated 17/03/2020 in the name of M/S Gulshan Homez & Developers for the construction of residential building and swimming pool in the property bearing survey No.154/13 of village Tivim and he has obtained approved plan and other necessary approvals from concerned authorities/Department for the proposed construction of residential building in the said plot

THAT Nil Encumbrance certificate dated 07/05/2020 issued by Sub Registrar of Bardez shows that there is no registered charge on the said plot from 06/06/2019 to 07/05/2020.

THAT I have visited the relevant offices and I confirm that whatever stated by me is true and correct. The aforesaid documents pertaining to 30 years search is true and these documents are sufficient enough to create a valid equitable mortgage by way of depositing the Deed of Sale dated 16/05/2019.

In view of the above documentary evidence the applicant Mr.Bharat Thakran, M/S Gulshan Homez & Developers established that he has good and clear title over the said plot and that he has complied with necessary formalities for construction of building as per law and hence the proposed construction of the building and swimming pool is perfectly legal.



1, Adv. Pankaj Dilip Dabholkar, do hereby on scrutiny of the documents as mentioned earlier certify that title of Mr. Bharat Thakran, M/S Gulshan Homez & Developers to the Plot/portion of land admeasuring an area of 925 sq.mts of the bigger Property known as “Dulatachi Muddi” commonly known as Chinchlea Voila” situated at Tivim, within the limits of village Panchyat of Tivim, Bardez Taluka and registration sub district of Bardez, north Goa district, state of Goa, is clean, clear and marketable.

The immovable property i.e plot which is proposed to be mortgaged by Mr.Bharat Thakran, M/S Gulshan Homez & Developers for availing loan for construction of building along with swimming pool is clean, clear, free and marketable and free from any charges or encumbrances.

I have issued this certificate based on the above listed documents and at the request of Mr.Bharat Thakran proprietor M/S Gulshan Homez & Developers.

Adv Pankaj Dabholkar
UNITED ASSOCIATES