

**CERTIFICATE OF TITLE**

**I.- Description of the Property.**

All that land admeasuring 2265m<sup>2</sup> identified under Letter "P" of **JAIRAM NAGAR** being a part of the larger Block "P" Surveyed under no.23/1 of Village Dabolim, identified as "**ZAMBOL GALLY**" 'GALLY' or "**ZAMBO**" situated at Dabolim, within the limits of Village Panchayat of Chicalim, Taluka and Registration Sub-District of Mormugao, District of South Goa, in the State of Goa, which property is described in the Office of Land Registrar Salcete under no.9.1263 at folio 35 (R) of book B-4 (New) and is enrolled in the Taluka Revenue Office under Matriz no.8.

The SAID PLOT is bounded as under:-

Towards the North:-Property bearing Sy.no.22.

Towards the South:-8 mts. wide road.

Towards the East :-15 mts. wide road.

Towards the West :-Area reserved for recreation.

**II.- Description of the Documents Scrutinised**

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

- Smt. N*
- (i) Form I and XIV of Sy.no.23/1 of Dabolim.

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- (ii) Deed of Gift and Exchange dated 15-1-1961 drawn at folio 30 (R) of book 1117 before Notary Santa Rita Vaz.
- (iii) Deed of Acceptance dated 20-9-1961 drawn at folio 30 (R) of book 1117 before Notary Santa Rita Vaz.
- (iv) Deed of Renunciation of Usufruct dated 22-8-1974 registered under no.200 of book I Vol.\_\_\_\_ in the Office of Sub-Registrar Murmugao.
- (v) Deed of Gift dated 10-11-1980 registered under no.291 of book I Vol.50 in the Office of Sub-Registrar Murmugao.
- (vi) Sanad dated 15-03-2007 under no.AC-II/SG /CONV/28/2007 from the Addl. Collector.
- (vii) Construction Licence dated 20-3-2008 under no.VPC/2007-08/971/1681 from Village Panchayat Chicalim.
- (viii) Deed of Sale dated 28-1-2008 registered under no.184 of book I Vol.790 in the Office of Sub-Registrar Murmugao.
- (ix) Agreement for Sale dated 29-8-2012 registered under no.1307 of book I Vol.1449 in the Office of Sub-Registrar Murmugao.

*Shubhlakshmi Naik*

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- (x) Development Agreement dated 7-9-2012 drawn before Notary Smt. Vidya Seth.
- (xi) Memorandum of Understanding between Rajesh Uttamchandani and Govind Uttamchandani and Karl Vaz.
- (xii) Deed of Ratification dated 28-2-2018 registered under Book I Doc.Reg. no.MOR/BKI-00434/2018, CD Number MORD30 in the Office of Sub-Registrar Mormugao.

III.- OFFICES SEARCHED

I have given searches in the Offices of Land-Registrar /Sub-Registrar Mormugao, Court of Civil Judge Senior Division Mormugao.

IV.- FLOW OF TITLE.

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that by a Deed of Gift Shri Jairam Kare and his wife Lalita obtained the said property as a gift from his mother Indira Kare with reservation of usufruct in her favour.

On 20-9-1961 by a Deed drawn at folio 30 (R) of book 1117 in the Office of Notary Santa Rita Vaz the said Shri Jairam Kare and his wife Lalita accepted the Gift.

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By another Deed dated 22-8-1974 Smt. Indira Kare renounced her right of usufruct.

By a deed of gift dated 31-1-1981 Shri Jairam Kare and his wife Lalita gifted the Plots G,C,H,J,K,L,M,N,O and P to their sons Sanjay and Shailesh Jairam Kare; which Deed is duly registered under no.291 of book I Vol.50 in the Office of Sub-Registrar Murmugao.

By a deed of gift dated 28-1-2008 Shri Shailesh Jairam Kare sold the Plot P to Giovanni Karl Vaz; which Deed is duly registered in the Office of Sub-Registrar Murmugao.

On 15-3-2007 the Addl. Collector of South goa issued Sanad under no.AC-II/SG/CONV/28/2007 for conversion of land.

On 20-3-2008 Village Panchayat Chicalim issued Construction Licence under no.VPC/2007-08/971/1681 for the concerned developement.

V.- OPINION

In the above circumstances I confirm that Giovanni Karl Vaz with his spouse have and hold absolute, valid and marketable title to the said Plot P.

Panaji, 16-03-2019



Adv. S.S. Naik

*Shubhlakshmi Naik*  
Advocate  
Panaji, Goa