

SHUBHADA C. DESAI alias RAUL

B.A., LL.B

ADVOCATE HIGH COURT



**Off: Prabhu Chambers,
off.no. T-8, 3rd floor,
Near Old Asilo Hospital,
Mapusa – Bardez – Goa.**

**Res: Archie Fantasy,
Flat no. S-1, Second flr,
Top of Ganesh photo Studio
Assonora - Bardez - Goa.**

Mob: 9923881353

**TITLE VERIFICATION CUM SEARCH REPORT AND LEGAL
OPINION**

This Title Verification cum Search Report and Legal Opinion is given, in respect of the immovable property mentioned below:

An immovable property known as “NARFONDEM” alias “SAWCHO WADD0” situated at Assonora, Bardez– Goa, within the Village Panchayat of Assonora, Taluka and Sub-District of Bardez and surveyed under no. 113 sub-division no. 14 of Village Assonora, along with house bearing H no. 327/A/235 total admeasuring an area of 750 sq mts..

I, Mrs. Shubhada Desai alias Raul, Advocate, having office at Office No. T-8, Prabhu Chambers, Near Old Asilo Hospital, Mapusa, Bardez, Goa, do hereby submit my report as under :-

DESCRIPTION OF THE PROPERTY:

All that piece of land / property known as “NARFONDEM” alias “SAWCHO WADD0” along with house bearing H no.327/A/235 total admeasuring an area of 750 sq mts., situated at Asonora, Bardez– Goa, within the Village Panchayat of Assonora Taluka and Sub-District of Bardez District of North Goa, State of Goa, and surveyed under no. 113 sub-division no. 14 and is described in the Land Registration Office of



Bicholim, under No.18115 of Book B 47 New and Inscribed under No. 15630 of Book G , and enrolled in the respective Revenue office under Matriz No. 81 of Village Assonora, and the said property is bounded as under :-

On the North: By survey no 103/1

On the South: By survey no 113/14

On the East: By survey no 113/15


On the West: By survey no 113/13.

DOCUMENTS / PAPERS EXAMINED:

- I. Original Copy of Instrumento De Venda Registered before the Sub Registrar of Bicholim along with Notarized Translation duly Notarized before Adv A. K. Phadte at Mapusa Bardez – Goa bearing Reg No.1354/2016 dated 08/06/2016;

BETWEEN 1. Cristovam Borges Vaz and his wife 2. Eugenia Emilia de Souza both Residents of Assonora, Bardez – Goa (FIRST PARTIES); AND Sabina Especiosa Afonso (SECOND PARTY), Registered at Reg No. 182, of Book No. I, Vol IV at pages 150 to 152 dated 09th December 1966 before Sub Registrar of Bicholim, Bicholim – Goa; wherein a property admeasuring 290 sq.mts. of the hilly uncultivated property known as 'Narfondem' situated at Assonora, Bardez – Goa, described as a whole in the Land Registration Office of Bicholim under No. 18115 of Book B 47 new Inscribed under No. 15630 of Book G and enrolled in the respective Revenue office under Matriz No. 81.

- II. Photocopy of the Deed of Conveyance dated 22/06/1998 BETWEEN 1. Shri. Michael Agnelo Alphonso, 2. Smt. Sabina Alphonso (VENDORS) and Shri. Lawrence Custod Alphonso (PURCHASER), registered at Reg No. 379 of Book No. I, Volume No. 165, dated 25/06/1998, admeasuring an area 750 sq.mts along with the house bearing No. 327/A/235 in the property S. No. 113/14 of Village Assonora, registered before the Sub Registrar of Bicholim, at Bicholim - Goa.

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- III.** Photocopy of Notarized Deed of Rectification dated 17/05/2001 BETWEEN 1. Shri. Michael Angelo Alphonso, 2. Smt. Sabina Alphonso (VENDORS); 1. Shri. Lawrence Custod Alphonso (PURCHASER), registered at Reg No. 478 of Book No. I, Volume No. 245, dated 28/05/2001, admeasuring an area 750 sq.mts. of S. No. 113/14 of Village Assonora, registered before the Sub Registrar of Bicholim, at Bicholim - Goa.
- IV .** Certified Copy of Form III dated 02/12/2020, issued by the Talathi of Assonora Village wherein the name of Mingelim Alfonso is appearing in the Occupant's Column of Survey No. 113/14 having an area of 625 sq.mts. and 125 sq mts total admeasuring an area of 750 sq mt including a House and holding a Mutation no. 552.
- V.** Certified copy of Form I and XIV issued by the Officer in Charge Land Records at Mapusa – Goa of Survey No. 113/4 of Village Assonora, Bardez – Goa in which the total area Shown is 750 sq.mts. wherein the only name of Mr. Lawrence Custod Alphonso is appearing in the Occupant's Column of the Record of rights of the said Survey Number.
- VI.** Original Nil Certificate of Encumbrance on Property bearing Application No. 116 of 2017 in the name of Mr. Lawrence Custod Alphonso, of the Record in the Book I in the indexes relating for 04 year from the 17th day of May 2001 to 03rd May 2005. The Certificate is dated 03/07/2017 issued by the Sub Registrar of Bicholim at Bicholim – Goa.
- VII.** Photocopy of the Manuel Form I and XIV of Survey No. 113/14 of Assonora Village, Bardez Taluka in the State of Goa, wherein the name of Mingelin Alfonse, having total area of 750 sq.mts. issued by the Talathi of Assonora dated 14/06/1998.
- VIII.** Zoning Certificate issued by the Town and Country Planning Department, Govt of Goa wherein Land use Zoning information is provided, bearing Ref No. TPBZ/ZON/1723/ASSONORA/TCP-15/3251, dated 23/09/2015, bearing Inward no. 3950. The Certificate states that the property admeasuring 750 sq.mts., bearing S. No. 113/14 of village Assonora, falls in 'Settlement Zone' based on the application received from Lawrence Custod Alphonso dated 23/09/2015.

IX. Photocopy of the Survey Plan of land bearing S. No. 113/14 of Assonora Village in Bardez- Taluka issued by Inspector of Survey & Land Records, Government of Goa.

X. Photocopy of the Sanad (Schedule - II) bearing No. CNV/BAR/77/2019/5025, issued by the Deputy Collector & Sub Divisional Officer at Mapusa – Goa; dated 20/10/2020, wherein Conversion of the land bearing S. No. 113/14 for the residential purpose has been allowed subject to the payment of proper fees.

XI. Notarised Translation of Registration issued by the Registration Office of the Judicial Division of Bicholim, presented under No. 1 of 10th June 1966, wherein it is stated that the Transmission of one fourth part of the property now described under No. 18115 at folio 10 reverse of Book 107 new, which is registered under Inscription No. 15629 at folio 94 of Book G 21 in favour of Cristovam Borges Vaz married to Eugenia Emilia De Souza, landowner of Assonora, for having come to belong to them from their ancestors. Certified Translation from Portuguese into English, Notarised at Reg No. 1352/2016 by Adv A K Phadte Notary at Mapusa – Goa.

From the documents placed before me, for my scrutiny and prepare the report:

Accordingly, I have come to the conclusion that the property known as “NARFONDEM”, admeasuring an area of 750 sq mts., situated at Assonora, Bardez– Goa, within the Village Panchayat of Assonora, Taluka and Sub-District of Bardez District of North Goa, State of Goa, and surveyed under no. 113 sub-division no. 14 and described as a whole in the Land Registration Office of Bicholim under No. 18115 of Book B 47 new Inscribed under No. 15630 of Book G and enrolled in the respective Revenue office under Matriz No. 81 ; is the ancestral property belonging to Cristovam Borges Vaz and his wife Eugenia Emilia De Souza, landowner of Assonora, and they sold the same to Sabina Especiosa Afonso by virtue of Deed of Sale Registered at Reg No. 182, of Book No. I, Vol IV at pages 150 to 152 dated 09th December 1966 before Sub Registrar of Bicholim, Bicholim – Goa.

That later as per the Deed of Sale said Sabina Especiosa Afonso became absolute owner of the part property admeasuring an area of 290 sq. mts.

Said Shri. Michael Agnelo Alphonso, 2. Smt. Sabina Alphonso sold the said property to their son Shri. Lawrence Custod Alphonso (PURCHASER), registered at Reg No. 379 of Book No. I, Volume No. 165, dated 25/06/1998, admeasuring an area 750 sq.mts along with the house bearing No. 327/A/235 in the property S. No. 113/14 of Village Assonora, registered before the Sub Registrar of Bicholim, at Bicholim - Goa. wherein, the said Shri. Lawrence Custod Alphonso became the absolute owner of the said property admeasuring an area of 750 sq mts.



As per Certified copy of Form III (Index of Lands) placed before me, was issued on 2/12/2020 the name of Mingelim Alfonso is appearing in the Occupants' Column of S. No. 113/14 bearing Mutation No. 552 belonging to Mingelin Alfonso of Village Assonora, Bardez Taluka, thus, showing that the said Mingelin Alfonso as an absolute owner of the said property since 1972.

As per Certified copy of Form I and XIV issued by the Officer in Charge Land Records at Mapusa – Goa of Survey No. 113/4 of Village Assonora, Bardez – Goa in which the total area Shown is 750 sq.mts. wherein the only name of Mr. Lawrence Custod Alphonso is appearing in the Occupant's Column of the Record of rights of the said Survey Number.

On perusal of Original Nil Certificate of Encumbrance on Property bearing Application No. 116 of 2017 in the name of Mr. Lawrence Custod Alphonso, of the Record in the Book I in the indexes relating for 04 year from the 17th day of May 2001 to 03rd May 2005. The Certificate is dated 03/07/2017 issued by the Sub Registrar of Bicholim at Bicholim – Goa. The Certificate shows that there is no encumbrances affecting the said property.

As per the Photocopy of the Manuel Form I and XIV of Survey No. 113/14 of Assonora Village, Bardez Taluka in the State of Goa, wherein the name of Mingelin Alfonce, having total area of 750 sq.mts. issued by the Talathi of Assonora dated 14/06/199.

On referring to Zoning Certificate issued by the Town and Country Planning Department, Govt of Goa wherein Land use Zoning information is provided, bearing Ref No. TPBZ/ZON/1723/ASSONORA/TCP-15/3251, dated 23/09/2015, bearing Inward no. 3950. The Certificate states that the property admeasuring 750 sq.mts., bearing S. No. 113/14 of village Assonora, falls in 'Settlement Zone' based on the application received from Lawrence Custod Alphonso dated 23/09/2015.



Similarly, one Certified Copy of Rozanama of Mutation No. 1864 is placed wherein Mr. Lawrence Alphonso requested for including his name in occupant column of Form I and XIV by deleting the name of Mingelin Alphonso and now his name is appearing in the Column of Nature of the Rights acquired. Hence he became the absolute owner of the said property including the House bearing House no. 327/A/235 of the property bearing survey no. 113/14 of Village Assonora, Bardez- Goa.

As per the Sanad bearing No. CNV/BAR/77/2019/5025, issued by the Deputy Collector & Sub Divisional Officer at Mapusa – Goa; dated 20/10/2020, wherein Conversion of the land bearing S. No. 113/14 adm an area of 402 sq mts is converted for the purpose of Residential.

As per the above documents placed before me, I have prepared this Title report and on the basis of the above documents, it can be seen that the said property admeasuring an area of 290 sq mts have a clean, clear and marketable title since 1964 and later total area of 750 sq mts have a clean, clear and marketable title since 1998 till date i.e. 23 years in the name of Mr. Lawrence Custod Alphonso.

Place: Mapusa – Goa.

Date : 30/11/2021

(SHUBHADA. DESAI alias RAUL)

Advocate

