

Date _____

25th June 2019

**CERTIFICATE OF TITLE
AND SEARCH REPORT**

This certificate and search report is issued at the request of Mr. Neizel Antao and his wife Mrs. Roanna Savia Antao of Carmona, Salcete, Goa in respect of the property described hereunder:

Description of the property:

All that portion of land of the property known as PISCUTIO, situated at Carmona, within the area of Village Panchayat of Carmona, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete but enrolled in the Land Revenue Office of Salcete under Matriz Nos. 56 and 65 and said portion of land surveyed under No.229/7 of Carmona village, having an area of 1675 sq.mts, forming an independent and separate property is bounded on the east by properties surveyed under Nos.229/8 and 229/12, on the west by road, on the north by remaining part of entire property and on the south by property surveyed under No.229/17.

Documents scrutinised:

I. Matriz certificate issued by Mamlatdar of Salcete on 3rd April 2019;

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2. Public Wills drawn on 18th November 1971 drawn by Ex-Officio of Notary of Salcete, Margao;
3. Deed of Sale dt. 28th February 2014 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-01013-2014 dt. 28.02.2014 and Deed of Sale dt. 14th January 2015 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-00226-2015 dt. 14.01.2015 ;
4. Survey plan and Form No.I & XIV of Survey No.229/7 of Carmona village;
5. Conversion Sanad;
6. Technical approval obtained from Town and Country Planning Department, Margao;
7. Construction licence issued by Village Panchayat of Carmona under No.VP/CAR/CONST-LIC/2019-20/264-04 dt.07.06.2019;
8. Nil encumbrance certificate dt. 10.01.2019 issued by Civil Registrar cum Sub-Registrar of Salcete, Margao;

SCRUTINY OF RECORDS:

From Matriz certificate it is clear that the entire property "PISCUTIO", situated at Carmona, Salcete, Goa is not described in the Land Registration Office of Salcete but enrolled in the Land Revenue office of Salcete under Matriz Nos.56 and 65.

From Public Wills drawn on 18th November 1971 by Ex-Officio Notary of Salcete, Margao it is clear that Dr. Clementino Joao Neves Leao Jorge and his wife Mrs.

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D. Luiza Anunciacao do Rosario Avelar Barreto Jorge inherited the said property and by said Wills drawn by them separately the said property was bequeathed to their son, Dr. Avito Henrique Jorge.

From Deeds of Sale dt, 28.02.2014 and 14th January 2015 it is clear that said Dr. Avito Henrique Jorge and his wife sold and conveyed a portion of the said entire property, namely the property surveyed under No.229/7 of Carmona village, having an area of 1675 sq.mts in two parts by said Deeds of Sale to Mr. Neizel Antao and his wife Mrs. Roanna Savia Antao.

From survey records it is clear that the property is recorded in the name of said Mr. Neizel Antao and his wife Mrs. Roanna Savia Antao.

From conversion sanad, technical approval and construction licence it is clear that said Mr. Neizel Antao and his wife in order to construct a building obtained all required approvals, conversion sanad and construction licence from concerned authorities as required.

I have gone through the records of Sub-Registrar of Salcete and also Nil encumbrance certificate and found that the said portion of land is free from all encumbrances, charges, liens or defects in title whatsoever.

CONCLUSION:

I, therefore, conclude and opine that -

a) The said Mr. Neizel Antao and his wife Mrs. Roanna Savia Antao are sole owners and possessors of the said portion of land under Survey No.229/7 of

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Carmona village of Salcete Taluka and same is free, clear, unencumbered and marketable;

b) the said portion of land is free from all encumbrances, charges, liens or defects in title whatsoever.

c) the said owners are free to construct said proposed building and dispose of the premises therein along with the proportionate share in land and prospective purchasers will acquire clear title to the same.

Margao,

25th June 2019

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(ADV.KAMALAKANT PAI)