

SHRI HARSHAD. G. DHULAPKAR

ADVOCATE

Office address: T-2, 3rd Floor, Alfran Plaza,
M. G. Road, Panaji, Tiswadi, Goa

Phone No: 7020776392

E-Mail: harshad.dhulapkar@gmail.com

Dated: 04/02/2023

CERTIFICATE OF TITLE

I. Description of Property

All that property known as "CHINCHECHE BHAT" Or "CHINCHECHEA BHATTACHI MUDDI", situated in the village of Tivim, Bardez, Goa within the limits of Village Panchayat Tivim, Sub District Bardez, District North Goa, in the State of Goa, neither described in the Land Registration office nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No. 121/33 of Village Tivim, Bardez, Goa, totally admeasuring 650 sq. mtrs. and bounded as under:

East: By public road;

West: By property bearing survey No. 121/32 of Comunidade of Tivim;

North: By property bearing survey no. 121/30 of Agnes Carmelina de Souza alias Agnes Salian and Rosy D'souza and property bearing survey No. 121/31 of Luizinha Fernandes and;

South: By public road.

II. Description of the documents Scrutinized

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



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1. Form I and XIV pertaining to the survey No. 121/33 of Village Tivim, Bardez, Goa, dated 02/03/2022.

2. Survey Plan of survey No. 121/33 of Village Tivim, Bardez, Goa.

3. Will executed at page 9 reverse of Book 54 of the Notary Camilo de Souza on 22/04/1960.

4. Deed of sale dated 15/12/1995 registered before the sub-registrar of Bicholim Taluka, under registered no.232 at pages 96 to 105 of Book No. I, Volume No.101 dated 12/03/1996.

5. Deed of Sale dated 09/07/2012 registered in the office of Bardez in Book-1 Document under registration Number BRZ-BK1-03024-2012 CD Number BRZD345 dated 09/07/2012.

6. The village Panchayat of Tivim, under reference No VP/TIV/BAR/F28/2020-21/2306 dated 12/01/2021.

7. The Director of health services, urban Health centre, under reference No. PHC Colval/NOC/2020-21/34 dated 28/07/2020 Tivim- Goa.

8. The Town and Country Planning Department, under reference TPB/6103/Tivim/TCP-20/2061 dated 08/06/2020,Tivim-Goa.

9. Nil Certificate of Encumbrance.



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III. Offices Search

I have taken searches in the offices of the Sub-Registrar of Bicholim and Bardez Taluka, Town and Country Planning Department at Mapusa and Bicholim, Health Department of Bicholim, Office of Village Panchayat of Tivim.

IV. Flow of Title

On perusal of the above listed documents and on giving searches in the relevant offices I confirm that there exist immovable property known as "CHINCHECHE BHAT" Or "CHINCHECHEA BHATTACHI MUDDI", situated in the village of Tivim, Bardez, Goa within the limits of Village Panchayat Tivim, Sub District Bardez, District North Goa, in the State of Goa, neither described in the Land Registration office nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No. 121/33 of Village Tivim, Bardez, Goa, totally admeasuring 650 sq meters, was originally belonged to Maria Santana De Souza who died on 21/02/1962 at Mapusa, Goa.

The Said Maria Santana De Souza by a will executed at page 9 reverse of book 54 of the Notary Camilo De Souza on 22/04/1960 bequeathed the said property to Mrs. Maria Teresa De Souza, widow of Dioniso Antonio De Souza.

Vide the Deed of sale dated 15/12/1995, registered in the office of the Sub-registrar of Bicholim, under registered No. 232 at pages 96 to 105 of Book No. 101 dated 12/03/1996, Mrs. Maria Teresa De Souza sold the said property to



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Mr. Domingos Francisco Savio D'Mello and his wife Mrs. Maria Regina D' Mello.

Pursuant to the said Deed of sale dated 15/12/1995, Mr. Domingos Francisco Savio D'Mello and his wife Mrs. Maria Regina D' Mello became the absolute owner in possession of the said property admeasuring an area of 650 sq. mtrs.

The said Mr. Domingos Francisco Savio D'Mello and his wife Mrs. Maria Regina D' Mello being the lawful owner in possession, sold the said property to Mr. Paulu D'mello Alias Paul D'mello Alias Paulo D'mello Alias Paulo De Melo and his wife Mrs. Zina Barbara D'mello Alias Zina Barbara D Mello vide Deed of sale dated 09/07/2012 registered in the office of Bardez in Book -1 document under registration No. BRZ-BK1-03024-2012, CD No. BRZD345 dated 09/07/2012. Pursuant to the said Deed of sale dated 09/07/2012, Mr. Paulu D'mello Alias Paul D'mello Alias Paulo D'mello Alias Paulo De Melo and his wife Mrs. Zina Barbara D'mello Alias Zina Barbara D Mello became the absolute owners in possession.

Pursuant to the said deed the name of said Mr. Paulu D'mello Alias Paul D'mello Alias Paulo D'mello Alias Paulo De Melo and his wife Mrs. Zina Barbara D'mello Alias Zina Barbara D Mello is duly recorded in the occupants column of form I and XIV pertaining to the said property.

Mr. Paulu D'mello Alias Paul D'mello Alias Paulo D'mello Alias Paulo De Melo and his wife Mrs. Zina Barbara D'mello Alias Zina Barbara D Mello after



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after following all the necessary formalities, obtained all the necessary permissions for the development of the said property from all the concerned authorities and have constructed the residential complex comprising of four floors consisting of Eight flats.

Mr. Paulu D'Mello alias Paulo D'Mello obtained permission from the following authorities :

1. The Village Panchayat of Tivim, under reference No. VP/TIV/BAR/F28/2020-21/2306 dated 12/01/2021.
2. The Director of health services, urban Health centre, under reference No. PHC Colvale/ NOC/2020-21/34 dated 28/07/2020.
3. The Town and Country Planning Department, under reference TPB/6103/Tivim/TCP-20/2061 dated 08/06/2020, Tivim, Goa.

Pursuant to the said development permissions, approvals and the construction license, the Mr. Paulu D'mello alias Paul D'mello alias Paulo D'mello alias Paulo De Melo herein commenced construction of a residential building comprising of four floors consisting of eight flats on the said property as per the development/construction permission obtained from the planning and development department and the construction license from the Village Panchayat of Tivim, Bardez, Goa.



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Based upon the documents produced and the searches conducted I opine that Mr. Paulu D'mello alias Paul D'mello alias Paulo D'mello alias Paulo De Melo and his wife Mrs. Zina Barbara D'Mello alias Zina Barbara D Mello, has absolute right, lawful and clear title ownership to said property.

V-OPINION

In the above circumstances I confirm that Mr. Paulu D'mello alias Paul D'mello alias Paulo D'mello alias Paulo De Melo, son of late Pedro D'Mello, age 57 years, married, business, British National, holding British passport bearing No.576031022 and OCI No.A4111984, PAN Card No.ABTPD0690D and his wife Mrs. Zina Barbara D'Mello alias Zina Barbara D Mello, wife of Mr. Paulo D' Mello, age 44 years, married, housewife, British National, holding British passport bearing No.576273577 and OCI No.A3937042, PAN Card No.ACSPD7979D are absolute owners of the property known as "CHINCHECHE BHAT" Or "CHINCHECHEA BHATTACHI MUDDI", situated in the village of Tivim, Bardez, Goa, within the limits of Village Panchayat Tivim, Sub District Bardez, District North Goa, in the State of Goa, neither described in the Land Registration office nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No. 121/33 of Village Tivim, Bardez, Goa, totally admeasuring 650 sq meters and has and hold absolute, clear, valid and marketable title to the said property along with the building constructed on the said property, comprising of flats or any parts thereof and is free to sell, lease or transfer the areas of the said property or any parts



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as the above or any parts thereof is not mortgaged any bank or any other financial institution or any third party and is free from any encumbrances and is free to utilize, sell, lease or transfer the same in any manner as it desire.

Date: 04/02/2023


Place: Panaji-Goa

ADVOCATE

HARSHAD G. DHULAPKAR

LLB (HONS)

MAH/1760/2013

 04/02/2023
Signature of the Advocate

(Adv Harshad. G. Dhulapkar)