

Date _____
20th December 2024

CERTIFICATE OF TITLE

AND SEARCH REPORT

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

Description of the property/said portion of land:

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.229/6, 229/8 and 229/12, on the west by road, on the north by property surveyed under Nos.229/2 and on the south by property surveyed under No.229/17 and partly by property surveyed under No.229/8.

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Documents scrutinised:

1. Matriz certificate issued by Mamlatdar of Salcete on 3rd April 2019;
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. Construction licence from Village Panchayat of Carmona under Licence No. V.P./C/2021-22/CONST-LIC/1048/15 dt. 29.12.2021;
6. Technical Clearance Order from Town and Country Planning Department, Margao under No. TPM/30846/Carmona/229/7/2021/5985 dt. 01.12.2021,
7. No objection Certificate from Primary Health Centre, Chinchinim under Ref. No. DHS/2024/DHS0901 /O0034/18 dt.13.04.2024



8. Conversion Sanad from Collector of South Goa, Margao under Ref. No. COL/SAL/SG/CONV/10/2017 /13294 dt. 16.11.2018;

9. Construction licence from Village Panchayat of Carmona under Licence No. V.P./C/2024-25/CONST-LIC/13/497 dt. 16.09.2024;

10. Technical Clearance Order from Town and Country Planning Department, Margao under No. TPM/30846/Carmona/229/7/2024/5843 dt. 19.07.2024;

11. No objection Certificate from Primary Health Centre, Chinchinim under Ref. No. DHS/2024/DHS0901 /O0034/35 dt. 27th July 2024;

12. Occupancy certificate from Village Panchayat of Carmona under Ref, No. V.P./C/2024-2025/160 dt. 07.06.2024;

13. Completion Order issued by Deputy Town Planner, Town and Country Planning Department, Margao under letter No. TPM/30846/Carmona/229/7/2024 /2400 dt. 04.04.2024;

14. 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

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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. 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 clearances, construction licences and completion and occupancy certificate it is clear that the said plot was converted for non agricultural use for construction and thereafter a building was proposed with ground floor with stilt parkings and shops and intermediate and first floor with residential flats and such ground floor, intermediate and first floor were completed and Town and Country Planning Department issued completion certificate and Village Panchayat of

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Carmona issued occupancy certificate and assessed the said shops on the ground floor and flats on upper floors for house tax.

From the second technical clearance order and construction licence obtained it is clear that said Mr. Neizel Antao and his wife in order to construct additional second floor to said building comprising of flats obtained such Technical clearance order and Construction Licence.

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) 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 Carmona village of Salcete Taluka, more particularly described hereinabove 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 have constructed a building in said portion of land with ground floor, intermediate

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floor and first floor which has been already completed and as such completion and occupancy certificate have been issued for the same and the said owners are sole owners of the same and free to dispose of the same and such purchasers will acquire clear title to the same;

d) the said owners now to construct additional second floor obtained Technical Clearance order and construction licence from the concerned authorities;

e) the said owners are free to construct said proposed second floor of said 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,



20th December 2024

(ADV.KAMALAKANT PAI)