

**CERTIFICATE OF TITLE**

**Description of Property**

All that part and parcel of land adm. 925 m<sup>2</sup> along with bearing House no. E/6, 227 of property known as "GHATYA VADO", situated at Calangute village, within the limits of village Panchayat of Calangute, Taluka registration and sub district of Bardez, District North Goa, in the state of Goa which property is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and presently being Surveyed under the Survey no. 235/2 of village Calangute Bardez Goa and bounded as follows:-

East:- By Sy.no.235/1

West:- By Sy.no.232/1

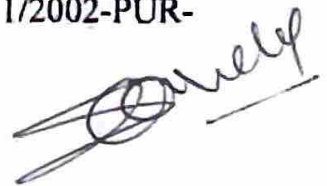
North:- By Sy.no.232/24

South:- By Sy.no.235/1

**II-Description of the Documents Scrutinized**

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

1. Form III of Survey no. 235/2 of village Calangute Bardez Goa
2. Form I & XIV of Survey no. 235/2 of village Calangute Bardez Goa issued by village Panchayat of Calangute.
3. Judgment dated 10/06/2010 in case no. MND/PUR/16(1) Calangute /07/2008 issued by Joint Mamlatdar of Bardez 1 at Mapusa Goa.
4. Certificate of purchase dated 07/08/2013 under no. 7/11/2002-PUR-CERT/2013/3772 issued by deputy Collector and SDO Mapusa



5. Will dated 06/01/2016 recorded at pages 73 to 73v of Book no.318 in the office of Notary ex officio Civil Cum Sub Registrar of Bardez Mapusa
6. Deed of Consent dated 06/01/2016 recorded at pages 69v to 70 of Book no.852 in the office of Notary ex officio Civil Cum Sub Registrar of Bardez Mapusa.
7. Deed of Succession dated 06/10/2017 recorded at pages 23 to 25 of Book no.858 in the office of Notary ex officio Civil Cum Sub Registrar of Bardez Mapusa.
8. Deed of sale dated 13-10-2023, registered under no.BRZ-1-5272-2023 of Book I document dated 6-11-2023 in the office of sub registrar of Bardez.
9. Form I & XIV of Survey no. 235/2 of village Calangute Bardez Goa.

### **III.- FLOW OF TITLE**

On perusal of the above listed documents I confirm that the said property belong to Prabhakar Ramnath Diukar as seen from Form III of Survey no. 235/2 of village Calangute Bardez Goa and Form I & XIV of Survey no. 235/2 of village Calangute Bardez Goa issued by village Panchayat of Calangute.

That by Judgment dated 10/06/2010 in case no. MND/PUR/16(1) Calangute /07/2008 issued by Joint Mamlatdar of Bardez 1 at Mapusa Goa Shri Aleixo Pascol Pereira was declared as Mundkar of H.no E/6/277 and Land to the extent of 300 Sq. mts of Survey no. 235/2 of village Calangute Bardez Goa.

That by Certificate of purchase dated 07/08/2013 under no. 7/11/2002-PUR-CERT/2013/3772 issued by deputy Collector and SDO Mapusa Shri Aleixo Pascol Pereira purchased the mundkaral House bearing H.no E/6/277 and Land to the extent

of 300 Sq. mts of Survey no. 235/2 of village Calangute Bardez Goa, by paying Rs.6210/- to Prabhakar Ramnath Diukar.

That by Will dated 06/01/2016 Shri Aleixo Pascol Pereira bequeathed his disposable share in House bearing H.no E/6/277 and Land to the extent of 300 Sq. mts of Survey no. 235/2 of village Calangute Bardez Goa to his daughter Queenie Pereira and his brother in Law Agnelo Dsilva which Deed is recorded at pages 73 to 73v of Book no.318 in the office of Notary ex officio Civil Cum Sub Registrar of Bardez Mapusa.

That the Will dated 06/01/2016 of Shri Aleixo Pascol Pereira was consented by his wife Philomena Pereira by Deed of Consent dated 06/01/2016 recorded at pages 69v to 70 of Book no.852 in the office of Notary ex officio Civil Cum Sub Registrar of Bardez Mapusa.

That by Deed of Succession dated 06/10/2017 Drawn on Demise of Shri Aleixo Pascol Pereira, Philomena Pereira was declared moiety holder and Queenie Pereira as his legal heir and Agnelo Dsilva as testamentary heir of late Shri Aleixo Pascol Pereira, which Deed is recorded at pages 23 to 25 of Book no.858 in the office of Notary ex officio Civil Cum Sub Registrar of Bardez Mapusa.

Thus Philomena Pereira ,Queenie Pereira and Agnelo Dsilva are the sole universal successors of late Shri Aleixo Pascol Pereira.

That by Deed of sale dated 13-10-2023, Prabhakar Ramnath Diukar along with his wife Pranjali Prabhakar Diukar, Philomena Pereira ,Queenie Pereira and Agnelo

**Siddesh L.S. Navelkar**  
**Advocate**

Dsilva along with his wife Lizia D Silva alias Lizia Agnelo D Silva sold the said property to D Pal Build con Pvt limited, which deed is registered under no.BRZ-1-5272-2023 of Book I document dated 6-11-2023 in the office of sub registrar of Bardez.

That the name of D Pal Build con Pvt limited is seen as occupant in Form I & XIV of Survey no. 235/2 of village Calangute Bardez Goa.

**V.-Opinion**

In the above circumstances I confirm that D Pal Build con Pvt limited has and have and hold absolute valid, and marketable title to the said property.

Panaji - Goa

3-6-2024

A circular stamp with the text "SIDDESH L.S. NAVELKAR" around the perimeter and "AT 9, B BLOCK CAMPAL TRADE CENTRE" in the center. A handwritten signature is written over the stamp.

Adv. Siddesh L. S. Navelkar