

**CERTIFICATE OF TITLE**

**I.- Description of the Property**

All that Plot admeasuring 2000m<sup>2</sup> bearing survey no.148/23 of Village Tivim identified as "KANTURLI" situated at Tivim within the limits of Village Panchayat Tivim, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa the said property is neither described in the Office of Land Registrar Bardez nor enrolled in the Taluka Revenue office.

The said property is bounded as under:-

Towards the North : Road

Towards the South : Lane

Towards the East : Lane

Towards the West : Road

**II.- LIST OF DOCUMENTS SCRUTINISED**

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

1.-Certificate of Cadastral Survey.

2.- Form I & XIV concerning survey no.148/23 of Tivim.

3.-Matriz Certificate from Taluka Revenue Office.

4,-Deed of Gift dated 26-07-1996 registered under no.800 of Book I Vol.120 in the office of Sub Registrar Bicholim.

5.-Extract of the Inventory Proceedings no.4/2017/C in the Court of Civil Judge Senior Division at Bicholim.

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6.-Deed of Declaration and Rectification and Ratification dated 13-02-2003 registered under no.132 of Book I Vol.303 in the office of Sub-registrar Bicholim.

7.-Extarct of Inventory Proceedings 98/2015 in the Court of Civil Judge Senior Division Mappusa.

8.-Zoning Certificate dated 04-03-2015 from Town Planners.

9.-NOC dated 22-02-2018 under No.4/81/2018-Registration/158 from the office of the State Registrar Goa.

10.-Deed of Sale dated 09-05-2018 registered under No.Book I Doc. Reg.No.BRZ-BK1-02303-2018 CD No. BRZD798, in the office of Sub-registrar bardez.

11.-Sanand dated 09-05-2018 under No.4/49/CNV/AC-III/2018/482 from the office of Add.Collector III of Mapusa along with the plan.

12.-Construction Licenec dated 02-11-2018 under No.VP/TIV/Br/F/2018-19/1497 from the office of Village Panchayat Tivim.

13.-Receipt from Village panchayat Tivim.

14.-Plan

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**III.- OFFICES SEARCHED**

I have also given searches in the Offices of Land Registrar/Sub Registrar Bardez/Bicholim, Court of Civil Judge Senior Division Bardez/Bicholim.

**IV.- FLOW OF TITLE**

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that on 15-05-1930 the property under cadastral Sy.no.289 stands recorded in the name of Luis Xavier Paixao Viegas of Taleigao. This confirm the possessory rights of the said Luis Xavier Paixao Viegas over the said property.

The said Luis Xavier Paixao Viegas died on 06-09-1954.

By a Deed of Gift dated 26-07-1996 Angelina Caterina Viegas as widow of Luis Xavier Paixao Viegas gifts her one half of the said property to her son Minguel Francisco Jose Viegas married to Lorna Esmerlda Viegas; which Deed is duly registered in the Office of Sub Registrar Bicholim.

One Fatima Maria D'sa filed on Inventory Proceedings number 26/2000/A on the death of one Domnic Xavier Francis Conceicao Dias and Ruby Dias in the Court of Civil Judge Senior Division Bicholim in which she listed the property bearing Sy.no.148/23 of Tivim as Item no.1 and allotted to the same to Veronica de Souza married to Anthony D'souza daughter of Domnic Xavier Francis Conceicao Dias.

*Sno*

**Smt. SHUBHLAKSHMI NAIK**

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On 02-04-1996, Smt. Bervinda Viegas with her children and Sheila Viegas D'Souza with her husband relinquished the right of inheritance of Luis Xavier Paixao Viegas; which Deed is drawn in the office of Notary Ex-Officio-Sub-Registrar of Ilhas.

Which was rectified under a Deed dated 13-02-2003 of Declaration; Rectification and Ratification by the legal heirs of Angelina Caterina Viegas, that the survey number was confirmed as 148/23 in the place of 150/23.

Shri.Minguel Francisco Jose Viegas filed a suit against Anthony D'Souza and Ceronica D'Souza in which the parties settled the matter by deciding that 150/23 shall be in the name of Veronica and Anthony D'Souza no.148/23 in the name of Minguel Francisca Hose Viegas.

On 05-06-2006 Lorina E.Viegas died.

By Order of Homologation dated 15-04-2017 in the Inventory Proceedings 4/2017/C in the Court of Civil Judge Junior Division at Bicholim the said property listed as item no.1 was allotted Minguel Francisco Jose Viegas.

Shri.Minguel Francisco Jose Viegas being a British national on 22-02-2018 had obtain permission from the

*Smt* State Registrar for the Deed of Sale.



By Deed of Sale dated 09-05-2018 Shri.Minguel Francisco Jose Viegas son of Luis Xavier Paixo Viegas sold the said property to M/S Shetye Builders and developers a proprietary firm concern of Smt. Shrutika Shyam Shetye which Deed is duly registered under in the office of Sub-registrar Bardez.

In terms of the above the name of M/S shetye Builders and Developers is recorded in the Survey Records of Rights.

On 09-05-2018 Shri.Minguel Francisco Jose Viegas obtained Sanand under No.4/49/CNV/AC-III/2018/482 for the conversion of an area of 1717m<sup>2</sup> from the office of Add.Collector III of Mapusa.

On 02-11-2018 the Village Panchayat Tivim issued Construction Licenec under No.VP/TIV/Br/F/2018-19/1497 for the construction in the said plot.

**V. - OPINION**

In the light of the above circumstances I confirm that M/S Shetye Builders and developers a proprietary firm concern of Smt. Shrutika Shyam Shetye has and hold absolute valid and marketable title to the said plot.

Panaji, 21-12-2018



Adv. S.S. Naik