

- 1) Francisco de Bragança
- 2) A.B. (zito) Bragança
- 3) Shailesh S. Vengurlekar
- 4) Ruby V. Shirodkar
- 5) Vinisha Bragança
- 6) Wilson Rodrigues
- 7) Gautamy U. Naik
- 8) Siddhi R. Malvankar

201-205, 2nd Floor Rizim Plaza,  
Opp. Office Complex, Morod,  
Mapusa, Bardez - Goa. 403 507  
Tel: 2250224, 2250420

### **Advocates.**

Ref. No.

Date:-

Date: February 09, 2023.

### **TITLE CERTIFICATE**

This Certificate of Title is issued at the request of **MR. LOKESH DAMODAR KOCHREKAR, alias KOCHREKAR LOKESH DAMODAR**, 26 years of age, unmarried, business, son of Mr. Damodar Kochrekar, holder of PAN CARD NO. DXJPK3074H, Indian National, resident of House no. 465/1, Monte Villa, St. Diego Church, VTC Sangolda, Bardez, Goa., in respect of the property more particularly described in the Schedule hereinunder written.

### **SCHEDULE**

All that PROPERTY surveyed under Chalta No. 33-A of PTS No. 111 admeasuring 696 sq.mts. and forming part of the larger property

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3) 4) 5) 6) Vm  
originally surveyed under Chalta No. 33 of PTS  
NO. 111 City Survey Mapusa, and which forms part  
of the property found described in the Land  
Registration office of Bardez at Mapusa, under  
no. 17360 at page 45 of Book B-45 (New) not found  
enrolled in the Taluka Revenue Office of Bardez,  
at Mapusa and is bounded as follows:

EAST:- By the property bearing Chalta No. 33 of  
P.T.Sheet No. 111

WEST:- BY road

NORTH:- BY Chalta No. 32 of P.T.Sheet No. 111

SOUTH:- BY the property bearing Chalta No. 34 of  
P.T.Sheet No. 111.

**DOCUMENTS RELIED UPON:**

1. Form D of Chalta No. 33-A and 33 of P. T.  
Sheet no: 111 in the City Survey of Mapusa,
2. Survey Plan of property bearing Chalta No.  
33-A of P.T.Sheet No. 111 of City Survey Mapusa.

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Date:-

3. Deed of sale dated 22.2.1937 recorded in the Book of then Notary Dr. Guilhermine Lobo at page

3 overleaf Book No. 353.

4. Deed of sale executed on 23.3.2022 and registered with the Civil Registrar Cum Sub Registrar of Bardez at Mapusa of Book -1 Document, Registration NO. BRZ-1-1564-202, dated 7.4.2022.

5. Deed Of Partition And Family Settlement dated 18.6.2006 found registered under No. 3300 at pages 20 to 61 Book No. I. VOL. No. 1703 dated 26.6.2006 in the Office of the Sub-Registrar of Bardez at Mapusa,

6. Construction license No. Const-Lic/Mapusa/2022-2023/15 dated 17.1.2023 issued by Mapusa Municipal Council.

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7. NOC -Urban Health Centre dated 01.12.2022, No  
DHS/2022/DHS0901/00029/1630.

8. Noc- Electricity Department, Sub-division 1(u)  
Mapusa-Goa under No. AE-1(U)/VI/O&M/2022-23/Tech-  
40/1738 dated 25.11.2022.

9. Conversion Sanad issued by office of the  
Collector, North Goa District bearing No.  
R4/544/CNV/AC-III/2022/1098 dated 28.10.2022.

10. Order/Development Permission of NGDPA  
bearing Reference No. NGPDA/M/44/1924/1880 dated  
2/11/2022.

11. Order North Goa Planning and Development  
Authority of NGDPA bearing Reference No.  
NGPDA/M/44/1924/1803 dated 27/10/2021.

**TRACING OF TITLE:**

1. From perusal of the documents it is seen that  
the larger property described under Description  
No. 17306 at pg 45 of Book 45, originally  
belonged to Vishwanath Pundalik Parab Mayekar,  
alias Vishvonata Pundolica Maencar and Ananta

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### **Advocates.**

Ref. No.

Date:-

Esvonta Maencar alias Anant, Yeshwant Mayekar  
having purchased the same by Deed of Sale dated  
22.2.1937, recorded in at pg 3 overleaf onwards  
of Book No. 353 of Book of Ex-Notary of the  
Judicial Division of Bardez, Dr. Guilhermine  
Lobo.

2. That by Deed of Partition dated 8.06.2006,  
the heirs of both the above original  
owners/Purchasers said Vishwanath and Anant  
Mayekar, Partitioned the said larger property.  
That accordingly considering their rights and  
possession of the property described in the  
Schedule hereinabove was allotted to Mr.  
Rajendra Mayekar and his wife Talotoma Mayekar  
who were parties at Sr. No. 9 and 10 of the  
said deed of Partition.

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3. That after the execution of the said Partition Deed the said Mr. Rajendra Anant Mayekar Alias Rajendra A Parab Mayekar, and his Wife Mrs. Tilotama Alias Radha Rajendra Mayekar, Alias Radha R Parab Mayekar, physically partitioned the said property and a separate Survey Numbers Viz Chalta No. 33A, P.T.Sheet No. 111 of City Survey Mapusa was issued.

From perusal of Form D of property bearing Chalta No. 33, P.T.Sheet No. 111, it is seen that the said part is surveyed in the name of other heirs mentioned in the Partition Deed.

4. That the said Mr. Rajendra Anant Mayekar Alias Rajendra A Parab Mayekar, And His Wife Mrs. Tilotama Alias Radha Rajendra Mayekar, Alias Radha R Parab Mayekar, sold the said property to Mr. Lokesh Damodar Kochrekar, Alias Kochrekar Lokesh Damodar, by a Deed of Sale dated 23.3.2022.

5. That the Said Mr. Lokesh Damodar Kochrekar, alias Kochrekar Lokesh Damodar, carried out the mutation and form D shows the name of the said

1) A.L.  
2) A.L.  
3) Sha.  
4) Ruby  
5) Vinish  
6) Wil  
7)

gwen

Francisco de Bragança  
A.B. (zito) Bragança  
3) Shailesh S. Vengurlekar  
4) Ruby V. Shirodkar  
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Ref. No.

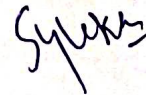
Date:-

Mr.Lokesh Damodar Kochrekar, alias Kochrekar  
Lokesh Damodar.

6. The said property is duly converted for non  
agricultural use.

7. The Mhapsa Municipal Council has issued  
Construction License to Mr.Lokesh Damodar  
Kochrekar, alias Kochrekar Lokesh Damodar, for  
construction of Residential Cum Commercial  
building in the said property.

8. The said **MR.LOKESH DAMODAR KOCHREKAR, alias  
KOCHREKAR LOKESH DAMODAR,** resident of House  
no.465/1, Monte Villa, St.Diego Church, VTC  
Sangolda, Bardez, Goa., is the owner in  
possession of the said property and he has a  
clear and marketable title.



(ADV.SHAILESH VENGURLEKAR)