

CERTIFICATE OF TITLE

I.- Description of the Property

All that plot of land admeasuring 850sq.mts known as 'VALL' surveyed under Sy.no.148/4 of Village Assagao, situated at Assagao, within the limits of Village Panchayat of Assagao, 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 nor enrolled in the Taluka Revenue Office and is bounded as under:-

Towards the East:- By Survey No.148/5 and 148/6 of Village Assagao.

Towards the West :- By Survey No.148/3 of Village Assagao.

Towards the North :-By Road.

Towards the South :-By Nalla.

II.- LIST OF THE DOCUMENTS SCRUTINISED.

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

- (i) Survey Form I and XIV concerning Sy.no.148/4 of Village Assagao.
- (ii) Copy of the Registo do Agrimensor from the Office of the Land Records.
- (iii) Index of Lands Form 9 from the Office of the Talathi of the Village Panchayat of Assagao.
- (iv) Deed of Declaration of Succession dated 24-01-1977 drawn in the Office of the Notary Public Ex-Officio of Bardez.

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- (v) Deed of Declaration of Succession dated 18-11-1978 drawn in the Office of the Notary Public Ex-Officio of Bardez.
- (vi) Will dated 08-11-1983 drawn in the Office of the Notary Public Ex-Officio of Bardez.
- (vii) Deed of Sale dated 16-08-2006 registered under no.4431 at pages 84 to 99 of Book I Vol.1783 on 01-09-2006 in the Office of the Sub-Registrar Bardez.
- (viii) Technical Clearance Order dated 17-10-2018 under no.TPB/4462/ASSG/TCP-18/4244 from the Office of the Sr. Town Planner Mapusa Goa.
- (ix) Sanad dated 19-11-2018 under no.4/115/CNV/AC-III/2018 /1269 from the Office of the Additional Collector-III North Goa at Mapusa Goa.
- (x) Corresponding Certificate dated 25-09-2020 under No.9(02)-93/DSLRL/2528 from the office of Directorate of Settlement & Land records Panaji Goa.
- (xi) Burial Certificate of Anastasio Antonete Freitas.

III.-FLOW OF TITLE

On perusal of the abovelisted documents produced on record I confirm that the said Property was originally in possession of Anastasio Antonele Freitas as the same stands recorded in the Registo do Agrimensor concerning Old Cadastral Survey no.759 of Village Assagao.

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The said Old Cadastral Survey no.759 corresponds to the present Survey no.148/4 of Village Assagao as confirmed by the corresponding Certificate dated 25-09-2020 bearing no. 9(02)-93/DSLR-2020/2528 issued by the Superintendent of Survey and Land Records.

That in the Form IX issued by the Village Panchayat Assagao the names of Adelina Frits and Lucilia Frets stands recorded as Occupants of the said Survey 148/4 as well as the Manual Form I and XIV concerning the said Survey no.148/4 of Village Assagao.

It appears that the said Anastasio Antonele Freitas was survived by two daughters i.e. Adelina alias Adelia Freitas and Lucilia Freitas as stated in the Burial Certificate of Anastasio Antonele Freitas, however there is no Deed of Succession drawn or Inventory Proceedings conducted to confirm the same.

That the said Adelina alias Adelia Freitas was married to Joaquim Jose Silverio Antonio Caitano Francisco S.B.R. De Souza Ticlo, both of whom died leaving behind them their only daughter Anastasia Maria De Lourdes Ana Florentina De Freitas Souza Ticlo as their sole and universal legal heir as confirmed by two Deeds of Succession dated 04-01-1977 and 18-11-1978 respectively.

That Lucilia Freitas alias Lucilia Berta Carmelina Lourdes Freitas in the status of Spinster bequeathed all her rights and share in her estate vide Will dated 08-11-1983 drawn in the Office of the Notary Public Ex-Officio Bardez in favour of Caitano D'Souza and Margaret Maria Rosario.

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Upon the demise of the said Lucilia Freitas, the said Caitano D'Souza and Margaret Maria Rosario came to be declared as the Testamentary Heirs of the said Lucilia Freitas. However there is no Deed of Succession or Inventory Proceedings conducted on her demise.

That by virtue of the Will dated 08-11-1983 the names of Caitano D'Souza and Margaret Maria Rosario were mutated in the Survey Records.

That by a Deed of Sale dated 25-09-2000, Miss Anastazia Maria de Lourdes Ana Florentina De Freitas Souza Ticto, in the status of spinster sold her share in the said property to Smt. Raj Shankar Sharma, which Deed is duly registered in the Office of the Sub-Registrar Bardez.

By another Deed of Sale dated 25-09-2000, Smt. Margaret Maria Rosario with her husband Shri Olavo Noronha and Shri Caetano De Souza in the status of a bachelor sold their Share in the said property to Smt. Raj Shankar Sharma, which Deed is duly registered in the Office of the Sub-Registrar Bardez.

That by virtue of both the Deeds dated 25-09-2000 Smt. Raj Shankar Sharma came to be the Owner of the said property.

On 17-10-2018 the Office of the Sr. Town Planner Mapusa Goa issued Technical Clearance Order under no.TPB/4462/ASSG/TCP-

18/4244 for construction of residential bungalows.

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On 25-09-2020 the office of Directorate of Settlement & Land records Panaji Goa issued Corresponding Certificate under No.9(02)-93/DSLR/2528 confirming that Old Cadastral Number 759 of Village Assagao corresponds to Survey No.148/04(Part) of Village Assagao.

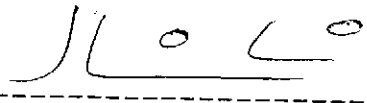
On 19-11-2018, the Office of the Additional Collector-III North Goa at Mapusa Goa issued Sanad under no.4/115/CNV/AC-III/2018/1269 for conversion of the said property to residential use.

By a Deed of Sale dated 16-08-2006, Smt. Raj Shankar Sharma and her husband Shri Shanker Dayal Sharma sold the said property to Prakash Shanker Haldankar, which Deed is duly registered in the Office of the Sub-Registrar Bardez.

IV.- OPINION

In the light of the above I confirm that Shri Prakash Shanker Haldankar with his wife have and hold absolute, valid and marketable title to the said Property.

Panaji, 27-10-2021.



Adv.S.S.Naik

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring 625sq.mts known as 'VALL' surveyed under Sy.no.148/5 of Village Assagao, within the limits of Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa; which property is neither described in the office of Land Registrar nor enrolled in the Taluka Revenue Office.

The said property is bounded as under:-

Towards the East:- By property surveyed under No.148/7
and 148/8 of Village Assagao.

Towards the West :- By property surveyed under No.148/4
of Village Assagao.

Towards the North :- By Public Road.

Towards the South :- By property surveyed under No.148/6
of Village Assagao.

II.- LIST OF DOCUMENTS SCRUTINISED

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

- 1.- Manual Form I and XIV surveyed under no. 148/5 of
Village Assagao.

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2.- Index of Land, form 9 issued by the Talathi of the Village Panchayat of Assagao.

3.- Extract of the Inventory Proceedings under No.206/14/C from the Court of the Civil Judge Senior Division at Mapusa.

4.- Sanad dated 14-03-2019 under No.4/126/CNV/AC-III/2018/471 issued by the office of the Additional Collector III North Goa District Mapusa Goa.

5.- Technical Clearance Order dated 04-10-2018 under No.TPB/4302/Assg/TCP-18/4096 issued by the office of the Senior Town Planner Mapusa Goa.

6.- Death Certificate of Philomena Francis Pinto.

7.- Deed of Sale dated 19-03-2019 registered under Book 1 Document, Registration number BRZ-BK1-995-2019 on 08-04-2019 from the office of the Sub-Registrar Bardez.

III.- FLOW OF TITLE:-

On perusal of the abovelisted documents produced on record I confirm that the said property was originally in possession of Shri Francis Pinto as the same stands recorded in the Occupants Column of Form 9 and III of the survey records and thereafter the same came be recorded in the Manual Form I and XIV bearing Survey No.148/5 of Village Assagao.

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That upon the demise of the said Francis Pinto, his widow Smt. Philomena Pinto initiated Inventory Proceedings in the Court of the Civil Judge Senior Division at Mapusa under No.206/14/C confirming that Smt. Philomena Pinto is his widow and Shri Felix Pinto married to Smt. Audrey Pinto, Shri. Ferdinand Mario Pinto married to Smt. Selma Maria Pinto and Smt. Freda Edwin D'Silva married to Edwin John D'Silva are his sole and universal legal heirs.

That the said property listed as Item No.4 in the said Inventory Proceedings was brought on record and by Final Chart of Allotment dated 14-10-2014 came to be allotted to his widow and legal heirs respectively in terms of their legal shares, and the same is confirmed by Judgment dated 20-10-2014.

On 14-03-2019 the office of the Additional Collector III North Goa District Mapusa issued conversion Sanad under No.4/126/CNV/AC-III/2018/471 for conversion of the said property to residential use.

On 19-06-2018, the office of the senior Town Planner, Mapusa Goa issued Technical Clearance Order under No.TPB /4302/ASSG/TCP-18/4096 for construction of residential house and compound wall in the said property.

On 22-10-2017, died Smt. Philomena Francis Pinto, widow of Francis Pinto survived by Shri Felix Pinto married to

Smt. Smt. Audrey Pinto, Shri. Ferdinand Mario Pinto married to

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Smt. Selma Maria Pinto and Smt. Freda Edwin D'Silva married to Edwin John D'Silva as her sole and universal legal heirs.

On 19-03-2019, by a Deed of Sale, the abovementioned legal heirs of Francis Pinto and Smt. Philomena Francis Pinto sold the said property to Shri Babajan Husensab Budhasab which Deed is duly registered in the office of the Sub-registrar Bardez.

V.-OPINION:-

In the light of the above, Shri Babajan Husensab Budhasab with his wife, have and hold absolute, valid clear and marketable title to the said property.

Panaji-Goa, 27-10-2021



Adv. S.S.Naik