

**- PANKAJ D. DABHOLKAR -**  
**LLB (HONS) - ADVOCATE HIGH COURT**

**RESIDENCE:**

H.No.A-40/1/A, VEREM  
P.O.REIS-MAGOS  
BARDEZ-GOA

**OFFICE:**

OFFICE NO.B-03, B BLOCK,  
PHOENIX PLAZA, NEAR AL CAPITA CENTRE,  
FEIRA ALTO, MAPUSA - GOA  
Mobile: 9823978263 - 8668385979  
Email: [pankajdabholkar49@gmail.com](mailto:pankajdabholkar49@gmail.com)

Date : 07 / 04/ 2022

**CERTIFICATE OF TITLE**

**THIS CERTIFICATE OF TITLE** is in respect of property known as “KEREM” admeasuring an area of 5500 sq.mts., surveyed under survey No.283/14 situated at Thivim within the limits of village Panchayat of Thivim, Bardez Taluka and Registration Sub District of Bardez, North Goa District, State of Goa, not described in the Land Registration Office and not enrolled in the Taluka Revenue Office for the purpose of Martiz Predial, and the said property is bounded as under:

To the East : By public road

To the West : By property surveyed under survey No.282/10 and 282/13

To the North: By property surveyed under survey No.282/38

  
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To the South : By public road

I have examined the following original documents which were handed over to me by **Mr. Bharat Thakran** Proprietor of GULSHAN HOMEZ AND DEVELOPER'S, 1718, Journalist colony, Porvorim Goa. 403521, and the same are valid as per the prevailing law:

1. Form 1 & XIV of Survey No.283/14 of village Tivim showing the name of Lawrence Peter Dsouza and Bharat Thakran,
2. Survey Plan of S.No.283/14 of village Tivim.
3. Deed of Sale dated 9/10/2019 executed between Yvonne Sera D'Souza, Mr.Edmundo A.T.Marcos D'Souza, Mrs. Yvette Gracy D'Souza, Mr. Eugenio F.A.Pinheiro and Bharat Thakran
4. Deed of Sale dated 1/01/2020 executed between Mr. Richard John Fernandes, Mrs. Diamond D D Fernandes alias Diamond Dorothy Fernandes and Mr. Bharat Thakran
5. Deed of Sale dated 1/10/2019 executed between Gracy D'as and Bharat Thakran.
6. Deed of Sale dated 9/12/2019 executed between Arnold Thomas De Souza, Mrs.Zita Maria Antoneta D'Souza, Mr.Aaron A Dsouza, Mrs Audrey Fatima Loretta Vaz, Mr. Jason Vaz, Mrs.Alethea Vaz, Mr.Rahul Rajendra Bhongade and Bharat Thakran.



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7. Deed of Sale dated 9/10/2019 executed between Jyoti Assumption D'Souza and others and Bharat Thakran
8. Inventory Proceedings No.149/2018/B initiated in the court of civil Judge Junior Division C Court at Bicholim.
9. Sanad dated 7/10/2021 bearing No.4/160/CNV-III/2021/12999 issued by the office of Additional –Collector-II, North Goa District, Mapusa, Goa.
10. Technical clearance order dated 7/01/2022 bearing No.TPB/6638/tiv/tcp-2-22/131 issued by office of the senior town planner, Town and country Dept., Mapusa, Goa.
11. Construction license dated 25/02/2022 bearing No.VP/T/f29/21-22/3811.
12. Certificate from Directorate of Health Services, PHC Colvale Health Centre dated 25/2/2022 bearing No.DHS/2022/DHS0901/00026/258.
13. Deed of Sale dated 15/1/2022 executed between Lawrence Peter D'Souza and Bharat Thakran.
14. Nil Encumbrance Certificate dated 28/03/2022 bearing No.662.
15. Nil Encumbrance Certificate dated 28/03/2022 bearing No.665.
16. Nil Encumbrance Certificate dated 28/03/2022 bearing No.660.
17. Nil Encumbrance Certificate dated 28/3/2022 bearing No.663
18. Nil Encumbrance certificate dated 28/3/2022 bearing No.664

  
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19. Nil Encumbrance certificate dated 28/3/2022 bearing No.661

On perusal of the above listed original documents I found that the said property was originally owned and possessed by Mr. Lourenco de Souza alias Lourenco Xavier D'Souza alias Lourenco D'Souza and his wife Mrs. Marcilia Joana de Souza alias Marcilia Joana D'Souza alias Marcelia D'Souza alias Marcelina Joana DSouza alias Marcelia J. D'Souza, Marilia Joan D'Souza, Maricilia Joan D'Souza alias Marcelo D'Souza alias Marcelia John D'Souza alias Marcelina J D'Souza.

AND WHEREAS Mr. Lourenco de Souza alias Lourenco Xavier D'Souza alias Lourenco D'Souza died on 24/09/1962 and his wife Mrs. Marcelia Joana de Souza alias Marcilia Joana D'Souza alias Marcilia Joana alias Marcil Joana D'Souza alias Marcelia D'Souza alias Marcelina Joana D'Souza alias Marcilia Joan D'Souza, alias Marcelo D'Souza, alias Marcelia John D'Souza alias Marcelina J D'Souza died on 1/7/1985 leaving behind them six children i.e two sons and four daughter as follows:

- a. That Mrs. Prisca Cacilda de Souza alias Prisca Cacilda D'Souza alias Prisca Casilda D'Souza alias Prisca D'Souza was married to Mr. Pedro Romao Gabriel D'Souza alias Pedro Ramao Gabriel D'Souza alias Pedro Romao Gabriel de Souza, both deceased left behind the following heirs.

  
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1. Mr. Jeronimo Joao Diniz Consolacao de Souza alias Jeronimo Joao Denez Consolacao de Souza alias Jerome D'Souza alias Jeronimo Souza widow of Mrs.Filomena Vaz alias Filomena J. D'Souza, resident of Aldona, Bardez, Goa
2. Mr.Antonio Marcelo de Souza unmarried resident of Duler, Mapusa, Goa, and
3. Mr. Sebastiao Isabel Viviano de Souza resident of Duler, Mapusa, Goa

AND WHEREAS Mr. Anibal Victorino Cosme de Souza alias Vitorino Cosme de Souza, Anibal V.C. D'Souza alias Anibal Cosme D'Souza was married to Mrs. Ana Visitacao de Souza alias Ann Visitation D' Souza alias Ann Visitation D'Souza alias Ana Visitacao D'souza, both expired leaving behind the following heirs.

- a.** Mrs. Audrey Fatima Loreta de Souza alias Audrey Fatima Loretta D'Souza alias Audrey Loretta Fatima Vaz widow of Mr.Joe John Lactare Dias Vaz alias Joe John Vaz alias Joe Vaz.
- b.** Mr. Arnold Tomas de Souza resident of Tivim, Bardez, Goa and
- c.** Mr. Aaron Neil Anthony D'Souza, resident of Tivim, Bardez, Goa.



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AND WHEREAS Mrs. Eslinda Amelia de Souza alias Eslinda Amelia Vulgo (by other name) Eslinda de Souza Dias alias Eslinda Amelia alias Eslinda de Souza Dias alias Amelia Eslinda D'Souza alias Eslinda D'Souza was married to Mr. William Michael Crisanto Dias alias Guilherme Miguel Dias alias William Dias, both expired leaving behind the following legal heir

- a. Mrs. Abelina Gracy Mary Caetana Dias name changed to Gracy Dias, resident of H.No.44, Forta vaddo, Nerul,

That Mrs. Bebiana Maria Carolina Lourdes Souza alias Bibiana Maria Carolina Lourdes de Souza alias Bibiana Maria Carolina Lourdes D'Souza married to Mr. Joao Baptistaluis de Souza alias John D'Souza alias John Baptist Luis D'Souza alias John Baptista Luis D'Souza alias Joao Baptista Louis D'Souza both deceased leaving behind the following legal heirs.

- i. Mr. Damian Damian Diao Nicholas D'Souza resident of H.No.1029/1 grande Pedem, Anjuna, Bardez,
- ii. Mr. Andrew Xavier Severino D'Souza resident of H.No.1029/1, Grande pedem, Anjuna, Bardez, Goa.

  
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That Mrs. Carolina Clara Lourdes de Souza alias Carolina Clara Lourdes D'Souza married to Mr.Santan Felicio D'Souza alias Santan D'Souza alias St.Anne D'Souza residing at H.No.44, Forta vaddo, Nerul, Bardez, Goa.

That Mr. Alfredo Edmundo Evaristo de Souza alias Alfredo Edmundo Evaristo D'Soza alias Alfredo E.E. D'Souza married to Mrs. Eliza Remediana de Sa alias Eliza Remediana Desa E Souza alias Eliza Remediana D'Sa, both deceased leaving behind the following legal heirs.

1. Yvonne Sara D'Souza resident of Flat No.B4/T1, Eliza Real Estate, Acoi, Mapusa.
2. Mrs. Yvette Gracy D'Souza alias Yvette Gracy Pinheiro, resident of Flat No.A1/F1, Eliza Real Estate, Acoi, Mapusa.
3. Mr. Lawrence Peter D'Souza resident of Opposite St. Christopher's Church, Tivim, Bardez , Goa.

AND WHEREAS an Inventory Proceeding bearing No.124/2012/B were instituted before the Civil Judge Senior Division at Bicholim wherein the said property was listed in the list of Assets.

  
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AND WHEREAS by order dated 04/01/2014 this Hon'ble Court disposed Inventory Proceedings No. 124/2012/B in acceptance of the chart of allotment filed for allotment of immovable assets between all the interested parties to the said Inventory.

AND WHEREAS in this manner by virtue of said final order dated 4/1/2014 passed in the aid Inventory Proceedings bearing No.124/2012/B, the 1/18<sup>th</sup> undivided right in the said property was allotted to the co-owners.

AND WHEREAS Regular Inventory Proceedings bearing No. 149/2018/B have been instituted before the Civil Jude senior division at Bicholim to partition the inheritance left by one of the deceased heirs.

AND WHEREAS by virtue of said Final order dated 7/11/2020 passed in the said Inventory Proceedings bearing No.149/2018/B the 1/5<sup>th</sup> undivided right in the said property was allotted to the co-owners.

AND WHEREAS the co-owners i.e Mrs. Yvonne Sera D'Souza, Mr. Edmundo A.T.Marcos D'Souza, Mrs. Yvette Gracy D'Souza , Mr. Eugenio F.A.Pinheiro sold their 1/5<sup>th</sup> share i.e 1100 sq.mts of the undivided share of the said property to

  
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Mr. Bharat Thakran by virtue of Deed of Sale dated 9/10/2019 duly registered in the office of Sub Registrar of Bardez under No.BRZ-1-3292-2019 dated 16/10/2019.

AND WHEREAS the other co-owners i.e Mr. Richard John Fernandes, Mrs. Diamond D D Fernandes alias Diamond Dorothy Fernandes sold their 1/5<sup>th</sup> share i.e 1100 sq.mts of the undivided share of the said property to Mr. Bharat Thakran by virtue of Deed of Sale which deed is duly registered in the office of Sub Registrar of Bardez under No.BRZ-1-98-2020 dated 8/1/2020.

AND Similarly the other co-owner i.e Mrs.Gracy D'as, sold her 1/5<sup>th</sup> share i.e 1100 sq.mts of the undivided share of the said property to Mr. Bharat Thakran by virtue of Deed of Sale dated 9/10/2019 which deed was duly registered in the office of Sub Registrar of Bardez under No.BRZ-1-3214-2019 dated 17/10/2019.

AND WHEREAS Mr. Arnold Thomas De Souza, Mrs.Zita Maria Antoneta D'Souza, Mr.Aaron A Dsouza, Mrs Audrey Fatima Loretta Vaz, Mr. Jason Vaz, Mrs.Alethea Vaz, Mr.Rahul Rajendra Bhongade sold their 1/5<sup>th</sup> share i.e 1100 sq.mts of the undivided share of the said property to Mr. Bharat Thakran by

  
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virtue of Deed of Sale dated 9/12/2019, duly registered in the office of Sub Registrar of Bardez under No.BRZ-1-4059-2019 dated 18/12/2019.

AND WHEREAS Mrs. Jyoti Assumption D'Souza and others sold their 1/5<sup>th</sup> share i.e 1100 sq.mts of the undivided share of the said property to Mr. Bharat Thakran by virtue of Deed of Sale dated 9/10/2019 duly registered in the office of Sub Registrar of Bardez under No.BRZ-1-3514-2019 dated 5/11/2019.

AND WHEREAS by virtue of Deed of Sale dated 15/1/2022, duly registered in the office of Sub Registrar of Bardez under No.BRZ-1-225-2022 dated 17/1/2022 the co-owner Mr. Lawrence Peter D'Souza sold his 1/5<sup>th</sup> share i.e 1100 sq.mts of the undivided share of the said property to Mr. Bharat Thakran.

AND accordingly said Bharat Thakran became the absolute owner in possession of the entire property.

AND WHEREAS the said property was converted from agricultural to non agricultural purpose by Sanad dated 7/10/2021 bearing No.4/160/CNV-III/2021/12999 issued by the office of Additional –Collector-II, North Goa District, Mapusa, Goa



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AND WHEREAS Mr. Bharat Thakran proprietor of M/s Gulshan Homez & Developers intending to construct residential Villas in the said property and has obtained Technical clearance order dated 7/01/2022 bearing No.TPB/6638/tiv/tcp-2-22/131 issued by office of the senior town planner, Town and country Dept., Mapusa, Goa, construction license dated 25/02/2022 bearing No.VP/T/f29/21-22/3811 issued by village Panchayat of Tivim, Certificate from Directorate of Health Services, PHC Colvale Heath Centre dated 25/2/2022 bearing No.DHS/2022/DHS0901/00026/258 and other required permissions.

That Nil Encumbrance certificate dated 28/3/2022 bearing No.664 issued by Sub Registrar of Bardez in the name of Mr. Bharat Thakran shows that there is no registered charge on the said property from 18/12/2019 till 23/3/2022.

That Nil Encumbrance certificate dated 28/3/2022 bearing No.661 issued by Sub Registrar of Bardez in the name of Mr. Bharat Thakran shows that there is no registered charge on the said property from 8/1/2020 till 23/3/2022.

That Nil Encumbrance certificate dated 28/3/2022 bearing No.663 issued by Sub Registrar of Bardez in the name of Mr. Bharat Thakran shows that there is no registered charge on the said property from 5/11/2019 till 23/3/2022.

  
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That Nil Encumbrance certificate dated 28/3/2022 bearing No.660 issued by Sub Registrar of Bardez in the name of Mr. Bharat Thakran shows that there is no registered charge on the said property from 17/3/2022 till 23/3/2022.

That Nil Encumbrance certificate dated 28/3/2022 bearing No.665 issued by Sub Registrar of Bardez in the name of Mr. Bharat Thakran shows that there is no registered charge on the said property from 17/10/2019 till 23/3/2022.

That Nil Encumbrance certificate dated 28/3/2022 bearing No.662 issued by Sub Registrar of Bardez in the name of Mr. Bharat Thakran shows that there is no registered charge on the said property from 16/10/2019 till 23/3/2022.

In view of the above documentary evidence Mr. Bharat Thakran has established that he has good and clear title over the said property and that he has complied with necessary formalities for construction of Villas as per law and hence the proposed construction of the Villas /Bungalow is perfectly legal.

I have issued this certificate based on the above listed documents and at the request of **MR. BHARAT THAKRAN** Proprietor of GULSHAN HOMEZ AND DEVELOPER'S, 1718, Journalist colony, Porvorim Goa. 403521.



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