

# ADVOCATE P. VENKATESH

A2/2, New Horizons, D. B. Marg, Miramar, Panaji-Goa 403001  
Phone: 9175947085 Email: [info@goalincproperties.com](mailto:info@goalincproperties.com)

## CERTIFICATE OF TITLE

### 1. Description of the property

All that part and Parcel of land admeasuring 4100 Sq. Mtrs bearing Survey no. 19/1 of village Chorao along with a dwelling house standing thereon identified as XIRO situated at Bantona, within the limits of village panchayat Chorao, Taluka Tiswadi and registration Sub-District of ilhas, District North Goa, in the state of Goa, which Property is descried under no. 9681 at folio 172 (R) of Book B-25 (New) under Martiz no. 427 and 428.

THE SAID PROPERTY is bounded as under:

Towards the North: Sy. No. 7/38 and 17/6 of Chorao.

Towards the South: Sy. No. 19/3 of Chorao.

Towards the East: Sy. No. 19/2 of Chorao.

Towards the West: Road.

### 2. DESCRIPTION OF THE DOCUMENTS SCRUTINISED

1. Certificate of Description and Inscription from Directorate of Archives.
2. Form I and XIV concerning Sy. No. 19/1 of village Chorao.
3. Deed of Sale dated 06-10-1925 drawn before notary Carlos Pegado of Panaji.
4. Extract of inv. Pro. No. 56/73 in the Court of Civil Judge Senior Division Panaji.
5. Deed of Sale dated 10-08-1998 registered under no. 1648 of book I Vol. 711 in the office of Sub-Registrar Ilhas.
6. Extract of Inv. Pro. No. 44/2009/B in the Court of Civil Judge Senior Division Panaji.
7. Deed of Sale dated 12-04-2016 registered under Book I Doc. Reg. no. PNJ-BK1-00927-2016 CD No. PNJD45 in the office of Sub-Registrar Ilhas.



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8. House Tax Receipt.
  9. Survey Plan.
  10. Deed of Sale dated 17/8/2016 registered under Book I doc. Registration no. PNJ-BK1-01874-2016 in the office of Sub Registrar Ilhas.
  11. Form I and XIV.

### 3. OFFICES SEARCHED

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I have given searches in the offices of land Registrar/Sub-registrar Ilhas, Court of Civil Judge Senior Division Ilhas.

### 4. FLOW OF TITLE

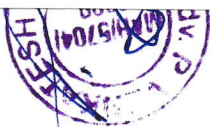
On perusal of the above listed documents and on giving searches in the relevant offices I confirm that on 27/5/1930 the said property inscribed in favour of Josephina Joana Vaz, wife of Antonio Francisco Ramos under no. 16688 at folio 63 (R) of book F-25 as having purchased the same under a Deed dated 6/10/1925 drawn in the office of Notary Carlos Pegado.

The said Jose Antonio Ramos died on 22-10-1969 being survived by his widow Josephina who died later on 2/5/1977 both being survived by their children as his legal heirs.

By order dated 31/3/1981 the said property listed as item no. 1 in the Inv. Pro/56/73; conducted on the demise of Jose Antonio Ramos and continued on the death of Josefina Vaz; was allotted to their daughter Sebastiana Ramos in the Court of Civil Judge Senior Division at Panaji.

In terms of the above the name Sebastiana Ramos stands recorded in the survey Record of Rights.

By a Deed dated 10/8/1998 the said Sebastiana Ramos with her husband sold the said property to Tereza Monteiro e Fernandes, which Deed is duly registered in the office of Sub Registrar Ilhas.



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In terms of the above name of Tereza Monteiro e Fernandes stands recorded in the Survey record of Rights.

In the meanwhile, the marriage of Tereza Monteiro e Fernandes with Socorro Fernandes was dissolved by decree dated 6/5/2008 in Mat. Pet. No. 38/03/A in the Court of Civil Judge Senior Division at Panaji and in terms of the consent Terms in Inv. Pro. 44/2009 filed thereafter the sale proceeds of the said property was to be distributed among the two.

By a deed dated 12/4/2016 the said Socorro Fernandes and Tereza Monteiro e Fernandes sold the said property to Sachin Gurudas Pai; which deed is duly registered in the name of the Office of the Sub- Registrar Ilhas.

By Deed of sale dated 17/8/2016 the said Sachin Gurudas Pai sold the said property to Linc Property Developers Limited, and which deed is duly registered in the name of the Office of the Sub-Registrar Ilhas.

In terms of the above name of Linc Property Developers Limited stands recorded in the Survey record of Rights.

### V. OPINION

Considering the documents referred above, I am of the opinion that the title of Linc Property Developer Limited concerning the property namely XIRO totally admeasuring 4100sq.mts survey under survey no. 19/1 of Village Chorao alongwith residential house existing thereon situated at Bantona, within the limits of Village Panchayat Chorao, Taluka Tiswadi is clear, valid, absolute and marketable title.

For better clarity NIL Encumbrance Certificate from 10-8-1998 to date taken on record.

Panaji  
06<sup>th</sup> July 2023



Adv. Venkatesh P  
MAH/5704/2009