

CERTIFICATE OF TITLE

I-Description of Property

All that plot admeasuring 2500m² out of area 3300m² bearing Sy.no.63/25 of Village Nerul identified as "FATTAWADO" or "BORVON" or "BATULEM" situated at Fattawado, within the limits of village Panchayat Nerul, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property is described in the Office of Land-Registrar Bardez under No.14838 of Book B39(New) and is not enrolled in the Taluka Revenue Office.

The said Plot is bounded as under:-

Towards the North : By Road

Towards the South: By Road

Towards the East : By Sy.no.63/26 of Nerul

Towards the West: By Sy.no.63/25 (part) of Nerul

II.- Description of the Documents Scrutinised.

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

1.-Certificates of Description and Inscription from the Land Registrar Ilhas.

2.-Form I and XIV concerning Sy.No.63/25 of Nerul.

3.-Deed of Sale dated 10-02-1982 registered under no.146 of Book I Vol.179 in the office of Sub-Registered Ilhas.

4.- Deed of Sale dated 19-11-1991 registered under no.652 of Book I Vol.177 in the office of Sub-Registered Ilhas.

Encl

Smt. SHUBHLAKSHMI NAIK

ADVOCATE

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Panaji, Goa 403 001

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5.-Deed of Sale dated 12-09-1994 registered under no.1849 of Book I Vol.342 in the office of Sub-Registered Ilhas.

6.-Deed of Gift dated 17-06-2004 registered under no.415 of Book I Vol.1437 in the office of Sub-Registered Ilhas.

7.-Occpuancy Certificate 15-11-1990 under No.VP/NRL/807/1990 from the office of Village Panchayat Nerul.

8.-Zone Certificate dated 28-12-2018 under No.5047 stating that the said plot is in settlement Zone in the R.P.2021.

III.- OFFICES SEARCHED:-

I have given searches in the Offices of Land-Registrar/Sub-Registrar Ilhas/Bardez, Court of Civil Judge Tiswadi/Bardez.

IV.- FLOW OF TITLE:-

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that on 31-05-1923 the said property stands inscribed under no.12826 of Book F-21 in favour of Braz Caetano de Melo and his wife Maria Clothildes Esperanca Gomes de Melo.

Braz Caetano de Melo expired on 14-03-1927 and his widow Maria Clothildes Esperanca Gomes de Melo expired on 25-08-1927.

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By Deed dated 10-05-1982 Jose Laurencio D'Mello son of Braz Caetano de Melo and Maria Clothildes Esperanca Gomes de Melo and his wife Ana Magdalina D'Mello sold the plot admeasuring 3300m2 to Caetano Joao Placido D'Silva, which Deed is duly registered in the office of Sub-registrar Ilhas.

By Deed of Gift dated 17-06-2004 Caetano Joao Placido D'Silva with his wife Agnes Verodiana D'Silva Gifted an area of 3300m2 to their daughter Smt. Rosanna A D'Silva registered under no.414 of Book I Vol.1437 in the office of Sub-Registered Ilhas.

In terms of the same the name of Smt. Rosanna A D'Silva stands recorded in the Survey Records of Rights.

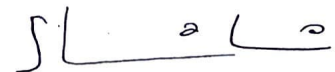
Ms. Rosanna S D'Silva built a residential building in an area 800m2 out of the said plot and the balance open area is 2500m2 is available for sale.

On 15-11-1990 Occupancy Certificate under No.VP/NRL /807/1990 was issued from the office of Village Panchayat Nerul.

V-OPINION

In the above circumstances I confirm that Smt. Rosanna A D'Silva with her husband have and hold absolute, valid, clear, and marketable title to the said property.

Panaji, 05-01-2019



Adv. S. S. Naik