

SAMIR A. DESSAI, B.A.LL.B ADVOCATE
OFFICE NO. S-12, SECOND FLOOR, RAFAEL
PLAZA BUILDING, Behind Post office, MARGAO,
GOA. 403601 MOB. 9822587631

THIS CERTIFICATE OF TITLE IS ISSUED AT THE REQUEST OF MR. SUBHASH VITHOBA DESSAI, son of Mr. Vithoba Dessai, aged 64 years, businessman, Married, PAN card No. _____, Aadhar Card No. _____ and Proprietor of GSD Real Estate Developers having its office at Shop No. 2 Municipal Building, Cuncolim Salcete Goa, proprietor of Sai Comba Residency, Cuncolim, Salcete Goa.

CERTIFICATE OF TITLE

I. DESCRIPTION OF THE PROPERTY

All that landed property admeasuring 1700 Sq. Mts. Surveyed under No.398/14 of Village Cuncolim, of the Property identified as "BORGUEACATEM" and as per survey records Known as "COMMBA" situated at Comba, within the limits of Cuncolim Municipal Council, Taluka and Registration Sub-District of Salcete, District South Goa, in the State of Goa, which Property is not described in the office of Land Registrar Salcete but enrolled in Taluka Revenue office under Matriz No.6265 of Salcete.

The said Plot Surveyed under No. 398/14 is bounded as under:

Towards the North: - By property surveyed under No. 398/10.

Towards the South: - By the Property surveyed under Nos. 398/43.

Towards the East: - By the Property surveyed under No.398/15 and

Towards the West: - By the Property surveyed under No.398/12(P) and 398/12-A.

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ADV. SAMIR A DESSAI
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Reg. No. MAH/558/2000

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II. LIST OF DOCUMENTS SCRUTINISED

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

- (i) Deed of Sale with discharge dated 15/01/1949, Portuguese along with English translation.
- (ii) Certificate of Matriz issued by the office of Head of Taluka Revenue office of Salcete.
- (iii) Form I and XIV concerning Survey No. 398/14 of village Cuncolim, Salcete.
- (iv) Copy of Deed of Succession drawn on 12/09/2017 recorded at folio 32 to 33 of Deed Book No. 1643.
- (v) Copy of Deed of Gift dated 18/04/2005.
- (vi) Deed of Sale dated 26/12/2017.
- (vii) Deed of Sale dated 18/08/2022.
- (viii) Deed of Sale dated 18/08/2022.
- (ix) Copy of Conversion Sanad dated 26/12/2020 under reference No. CAD2SAL 10-22-220/183 issued by Additional Collector-II South Goa.
- (x) Technical Clearance order issued by TCP Department under reference No. TPM/34415/CUNC/398/14/2023/1093 dated 01/03/2023.
- (xi) Construction license issued by Cuncolim Municipal Council dated 06/04/2023 under reference No. CONSTLIC/CUNCOLIM/2022-2023/44/32.



ADV. SAMIR A. DESSAI

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III. FLOW OF TITLE

On perusal of the above listed documents produced on record I confirm that the said property originally belonged to Maria Catarina Piedade Do Consolacao Coutinho, Eusebio Miguel Martires Coutinho and Romao Manuel Francisco Pedro Coutinho, as the same stands inscribed in their favour in the Matriz under No. 6265 four thirty six part of the property known as "BORGUEACATEM" which has been purchased by Mr. Nicolau Coutinho by virtue of Deed of Sale with Discharge dated 15/01/1949 registered in the Judicial Division of Quepem under Bok No. 386 FLS 39 overleaf onwards.

By virtue of above Deed of Sale with Discharge the said Mr. Nicolau Coutinho thus become lawful owner in possession of the property known as "BORGUEACATEM" which corresponds to property under survey No. 398/14 of Village Cuncolim Salcete Goa.

That said Mr. Nicolau Coutinho was married to Mrs. Domentina Fernandes E Coutinho both expired leaving behind their only son namely Mr. Nolasco Coutinho married to Mrs. Serena Ida Barreto and the same is evident on the basis of Deed of Succession drawn on 12/09/2017 recorded at folio 32 to 33 of Deed Book No. 1643 which is recorded before the Office of the Civil Registrar Cum Sub Registrar and Special Notary at Margao Salcete Goa.



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That said Mr. Nicolau Coutinho and his wife Mrs. Domentina Fernandes E Coutinho during their lifetime executed a Deed of Gift in favour of their son/daughter in law Mr. Nolasco Coutinho and his wife Mrs. Serena Ida Barreto alias Serena Coutinho of all that portion forming the part of the property known as "BORGUEACATEM" which corresponds to property under survey No. 398/14 of Village Cuncolim Salcete Goa admeasuring n area of 1130 square meters being PLOT A and 178 square meters Being PLOT B of the said property.

The said Deed of Gift executed and registered before the Sub Registrar of Salcete under No. 1853 at pages 1 to 22 Book No. I, Volume No. 1805 dated 05/05/2005.

That by virtue of Deed of succession and Deed of Gift Mr. Nolasco Coutinho and his wife Mrs. Serena Ida Barreto alias Serena Coutinho thus becomes lawful owners in possession of the entire property known as "BORGUEACATEM" which corresponds to property under survey No. 398/14 of Village Cuncolim Salcete Goa.

By Deed of Sale dated 26/10/2017 Mr. Nolasco Coutinho and his wife Mrs. Serena Ida Barreto alias Serena Coutinho, jointly sold to Mr. Deyson Caldeira and his wife Mrs. Natasha Coutinho E Caldeira sold an area admeasuring 638 Sq. Mts. being PLOT C forming the part of all that known as "BORGUEACATEM" which corresponds to property under survey No. 398/14 of Village Cuncolim Salcete Goa out of an area of 1700 square meters along with residential house bearing No. 3/48, which deed is registered under Book-I Document, Registration No. MGO-BK1-05942-2017, CD Number MGOD119 on 26/12/2017 in the office of Sub-Registrar of Salcete, Margao Goa.

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The said Mr. Deyson Caldeira and his wife Mrs. Natasha Coutinho E Caldeira thus becomes the lawful co-owner in possession of that plot C having an area of 638 sq mts along with residential house bearing No. 3/48 forming the part of of all that known as "BORGUEACATEM" which corresponds to property under survey No. 398/14 of Village Cuncolim Salcete Goa.

That the wife of Mr. Nolasco Coutinho namely Mrs. Serena Ida Barreto alias Serena Coutinho expired leaving behind two married daughters namely Natasha Coutinho and her husband Mr. Deyson Caldeira, Mrs. Nekesha Coutinho married to Mr. Edison Tome Falcao and Mr. Nikson Coutinho being the sole surviving heirs.

By Deed of Sale dated 18/08/2022 Mr. Nolasco Coutinho and his childrens Natasha Coutinho and her husband Mr. Deyson Caldeira, Mrs. Nekesha Coutinho married to Mr. Edison Tome Falcao and Mr. Nikson Coutinho, jointly sold to **MR. SUBHASH VITHOBA DESSAI**, son of Mr. Vithoba Dessai. an area admeasuring 1130 Sq. Mts. along with residential house having an area of 80 square meters being PLOT A forming the part of all that known as "BORGUEACATEM" which corresponds to property under survey No. 398/14 of Village Cuncolim Salcete Goa out of an area of 1700 square meters which deed is registered under Book-I Document, Registration No. MGO-1-2141-2020, on 20/08/2020 in the office of Sub-Registrar of Salcete, Margao Goa.


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By Deed of Sale dated 18/08/2020 Mr. Deyson Caldeira and his wife Mrs. Natasha Coutinho E Caldeira sold to **MR. SUBHASH VITHOBA DESSAI**, son of Mr. Vithoba Dessai. an area admeasuring 638 Sq. Mts. being PLOT C forming the part of all that known as "BORGUEACATEM" which corresponds to property under survey No. 398/14 of Village Cuncolim Salcete Goa out of an area of 1700 square meters along with residential house bearing No. 3/48, which deed is registered under Book-I Document, registered No. MGO-1-2140-2020, on 20/08/2020 in the office of Sub-Registrar of Salcete, Margao Goa.

That by virtue of above Deed of Sale Deeds both dated 18/08/2020, the said **MR. SUBHASH VITHOBA DESSAI** thus becomes the lawful owner in possession of all that landed property admeasuring 1700 Sq. Mts. Surveyed under No.398/14 of Village Cuncolim, of the Property identified as "BORGUEACATEM" and as per survey records Known as "COMMBA" situated at Comba, within the limits of Cuncolim Municipal Council, Taluka and Registration Sub-District of Salcete, District South Goa, in the State of Goa, which Property is not described in the office of Land Registrar Salcete but enrolled in Taluka Revenue office under Matriz No.6265 of Salcete.

In the Record of Rights maintained in Forms "I and XIV" of the SAID PROPERTY, i.e. survey No. 398/14 of village Cuncolim Salcete Goa the **MR. SUBHASH VITHOBA DESSAI** is shown as the "OCCUPANT".

That after purchasing the said Property, **MR. SUBHASH VITHOBA DESSAI** obtained conversion Sanad from Collector vide No. under reference No. CAD2SAL 10-22-220/183 dated 26/12/2022 issued by Additional Collector-II South Goa with respect to said Property.

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That after obtaining conversion sanad, the **MR. SUBHASH VITHOBA DESSAI** have undertaken the construction of residential building in the said property and has obtained necessary permission from Town and Country Planning Department vide reference No. TPM/34415/CUNC/398/14/2023/1093 dated 01/03/2023 and Construction license issued by Cuncolim Municipal Council dated 06/04/2023 under reference No. CONSTLIC/CUNCOLIM/2022-2023/44/32.

III. OPINION

In the above circumstances I confirm that **MR. SUBHASH VITHOBA DESSAI** have and holds, clear, valid, absolute and marketable title to all that property of land admeasuring an area of 1700 Sq. Mts. Surveyed under No. 398/14 of Village, Cuncolim, of the Property identified as "BORGUEACATEM" and as per survey records Known as "COMMBA" situated at Comba, within the limits of Cuncolim, Municipal Council, Taluka and Registration Sub-District of Salcete, District South Goa, in the State of Goa, which Property is not described in the office of Land Registrar Salcete but enrolled in Taluka Revenue office under Matriz No.6265 of Salcete.

Margao Goa

05-07-2023



(Adv. Samir A. Dessai)

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MARGAO-GOA