

KAMALAKANT N. PAI

ADVOCATE

B.A. (HONS.), LL.B.

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Date _____

29th October 2024

**CERTIFICATE OF TITLE
AND SEARCH REPORT**

This certificate and report is given at the request of Mr. Edwin Gonsalves from Chinchinim, Salcete, Goa, in respect of the following property:

(Description of said property)

ALL THAT property surveyed under No.87/10-A of Varca village of Salcete Taluka, having an area of 995 (nine hundred ninety five) square metres, wherein there was an old house/hut, which has now been demolished, forming part of the property known as "**BAMBARXETILEM**" situated at Guneavaddo ward of Varca village, Taluka Salcete, within the jurisdiction of Village Panchayat of Varca, Taluka and Sub- District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under no.10200 of Book No. B 26 of New series and enrolled in the Land Revenue Office of Salcete under Matriz no.1293 and said property forming an independent and separate property is bounded on the east by property surveyed under No.87/10, on the west by property surveyed under No.87/7 and 87/11, on the north by property surveyed under Nos.87/9 and 87/7 and on the south by road.

Handwritten signature

Documents scrutinised: (All in xerox copies)

a) Certificate of inscription and description issued by Civil Registrar cum Sub-Registrar of Salcete, Margao dt.1st August 2023;

b) Matriz Certificate issued on 13.07.2023;

c) Deed of Sale dt. 11th May 1979 registered in the office of the Sub-Registrar of Salcete, Margao under No.876 at pages 371 to 383 of Book No.I Vol.No.209 dt. 13.09.1979;

d) Records of Regular Inventory Proceedings No.438/2023/A initiated on the death of said Emidio Fernandes,

e) Form No.I & XIV and survey plan;

f) Conversion Sanad from Collector of South Goa under No.CCSAL01-24-8/48 dated 07.02.2024,

g) Technical clearance order from Senior Town Planner, Town and Country Planning Department, Margao under No. TPM/34991/VARCA/87/10-A/2024/273 dt. 12.01.2024;

h) Construction licence from Village Panchayat of Varca under Licence No VP/VAR/2023-2024/33 dated 16.02.2024.

i) Approved plans;

j) Memorandum of Understanding dt. 23rd November 2023 executed before the Notary R.A.Alate of Mumbai;

k) Deed of Sale dt. 15th October 2024 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-5131-2024 dt. 17th October 2024;

How

1) Nil encumbrance certificate under No.NEC/2/2024/1542 dt.11.07.2024 issued by Civil Registrar cum Sub-Registrar of Salcete, Margao

SCRUTINY OF RECORDS:

From the certificate of description and inscription it is clear that there exists a landed property named property known as "**BAMBARXETILEM**" situated at Guneavaddo ward of Varca village, Taluka Salcete, within the jurisdiction of Village Panchayat of Varca, Taluka and Sub- District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under no.10200 of Book No. B 26 of New series and enrolled in the Land Revenue Office of Salcete under Matriz no.1293 and same is inscribed in the name of Jose Crisogno Servis Francisco Furtado in the Revenue Office of Salcete;

From Deed of Sale dt. 11th May 1979 registered in the office of the Sub-Registrar of Salcete, Margao under No.876 at pages 371 to 383 of Book No.I Vol.No.209 dt. 13.09.1979 it is clear that the said entire property initially belonged and owned by Mr. Jose Crisogno Servis Francisco Furtado, a bachelor from Orlim, Salcete, Goa who sold a part of the said entire property to Mrs, Rita Espertina Rodrigues, namely the said property described hereinabove.

From the records of Regular Inventory Proceedings No.438/2023/A initiated on the death of Emidio Fernandes, it is clear that husband of said Mrs. Rita Espertina Rodrigues, namely Mr.Emidio Fernandes expired and in said proceedings, the said property was listed under Item No.1 and half share of which was allotted to said Mrs,. Rita Espertina Rodrigues and half share in equal shares to his four children,

Now

namely (a) Mr. Edwin Henry Fernandes alias Edwin Henry Emidio Fernandes married to Mrs. Ciriaca Gracias alais Ciriaca Edwin Fernandes, (b) Mr. Sebastian Domnic Fernandes married to Mrs. Loviena Mascarenhas alias Loviena Juliana Mascarenhas, (c) Mrs. Martha Fernandes alias Martha Fishery married to Mr. Clifford Fishery alias Clifford Francis Fisherey and (d) Mrs. Meena Angelina Fernandes alias Meena Lavy D'Souza married to Mr. Lavy Pio Michael Gonzag D'Souza alias Lavy Pio D'Souza.

From the Conversion Sanad issued by Collector of South Goa under No.CCSAL01-24-8/48 dated 07.02.2024, Development Permission from Town and Country Planning Department, Margao under No. TPM/34991/VARCA/87/10-A/2024/273 dt. 12.01.2024 and Construction Licence from Village Panchayat of Varca under No.VP/VAR/2023-2024/33 dated 16.02.2024 it is clear that required permissions and approvals have been granted for construction of a building in the said property.

From Agreement/MOU dt. 23rd November 2023 and Deed of Sale dt.15th October 2024 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-5131-2024 dt.17th October 2024 said Mrs,. Rita Espertina Rodrigues and four children alongwith their spouses sold and conveyed the said property to Mr. Edwin Gonsalves.

I have gone through the nil encumbrance certificate and also searched the records of the Sub-Registrar of Salcete, Margao and did not find any lien/charge/encumbrance recorded against the said property.

hkr

CONCLUSION AND OPINION

From going through the above documents I have to conclude and opine that -

a) the said property is free from all encumbrances, charges, liens, defects in title whatsoever;

b) said Mr. Edwin Gonsalves and his wife are sole owners and possessors of the said property described hereinabove and their title to the said property is free, clear, unencumbered and marketable;

c) said Mr. Edwin Gonsalves and his wife as owners are entitled to develop the said property and dispose of the premises in proposed building in said complex to their customers alongwith the proportionate share in land and such purchasers/customers will acquire clear title to such premises, except two shops and four flats, namely Shops Nos.SH-05 and SH-06 on the ground floor and Flat No.GF-01 on the ground floor and Flat Nos.S-1, S-3 and S-4 on the second floor reserved and/or to be constructed/allotted to said earlier owners.

Margao,



29th October 2024 Adv. Kamalakant Pai