

**Smt. SHUBHLAKSHMI NAIK**  
ADVOCATE

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CERTIFICATE OF TITLE

I.- Description of the Property:

All that plot admeasuring 1104m<sup>2</sup> bearing Sy.no.391/5-A of Village Socorro identified as ALTO PORVDRIM situated at Porvorim, within the limits of Village Panchayat Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which property is a part of the property described under no.37305 at folio 181 (R) of book E-25 identified as GAICHO GOLCHO or MATO or GAICHO GOLCHO MATO in the Office of Land Registrar Bardez and is enrolled in the Taluka Revenue Office under Matrix no.265.

The said Plot is bounded as under:-

Towards the North:-Sy.no.391/5 of Socorro

Towards the South:-Sy.no.391/6 of Socorro

Towards the East :-Sy.no.391/5(part) of Socorro

Towards the West :-Sy.no.391/1 of Socorro.

The Property appears to be land locked as per the plan. Access to the same be verified at site.

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II.- LIST OF DOCUMENTS SCRUTINISED

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

(i)-Certificates of Description and Inscription from the office of Land Registrar Ilhas.

(ii)-Form I and XIV concerning survey no.391/5 and 391/5-A of Socorro.

(iii)-Deed of Qualification, Sale Discharge and accord dated 28-9-1944 drawn before Notary Jose Joaquim Filipe Pinto de Menezes of Bardez.

(iv)-Deed of Sale dated 28-3-1973 registered under no.6291 at folio 355 to 360 of book I Vol.69 in the Office of Sub-Registrar Bardez.

(v)-Deed of Sale dated 26-5-1973 registered under no.6575 at folio 363 to 368 of book I Vol.77 in the Office of Sub-Registrar Bardez.

(vi)-Deed of Rectification dated 27-2-1976 registered under no.131 of book I Vol.98 in the Office of Sub-Registrar Bardez.

(vii)-Order dated 14-11-2016 under no.TPB/2816/SOC/TPB-17/609 from the Office of Senior Town Planner Mapusa Goa.

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(viii) Deed of Sale dated 7-3-2017 registered under Book I Doc. Reg. no. BR2-BK1-00940-2017 CD Number BRZD786 in the Office of Sub-Registrar Bardez.

(ix) Nil Encumbrance Certificate no. 1345/2016 and 1346/2016 both dated 10-08-2016 from the office of Sub Registrar Mapusa produced on record confirms that there is no charge on the said Plot from 1-1-2001 to 9-8-2016.

(x) Survey Plans.

### III. - OFFICES SEARCHED

I have given searches in the Offices of Land Registrar/Sub Registrar Bardez and in the Court of Civil Judge Senior Division Bardez.

### IV. - FLOW OF TITLE

On perusal of the above listed documents and on giving searches in the relevant offices I confirm that on 3-10-1944 3/4<sup>th</sup> part of the property described under no. 37035 stands inscribed in favour of Ernestina Mendes, widow of Diogo Luis Gabriel Teturlino Pinto under no. 32965 an folio 112 (R) of book G-37 in the Office of

*Smt* Land Registrar Bardez.

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On 03-10-1944 3/4<sup>th</sup> part of the Lotes 8 and 9 of the said property stands inscribed in favour of Ricardino Salvador de Andrade under no.32967 at folio 111 (R) of book G-37 as having purchased as having purchased the same from Domingos Xavier Pinto under the Deed dated 18-9-1944 drawn in the Office of Notary Pinto de Menezes of Bardez.

By a Deed dated 23-2-1973 the said Ricardino Salvador de Andrade with his wife Julie sold the Plot no.3 admeasuring 452m<sup>2</sup> out of Lot 8 to Nicholas Sebastian Victor de Souza and his wife Tereza Mariana; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed dated 26-5-1973 the said Ricardino Salvador de Andrade with his wife Julie sold the Plot no.1 admeasuring 552m<sup>2</sup> to Nicholas Sebastian Victor de Souza and his wife Tereza Mariana; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed dated 27-2-1976 the said Ricardino Salvador de Andrade with his wife Julie rectified the Deeds dated 23-2-1973 and 26-5-1973 as Plots 1 and 3 sold thereunder are out of Lote 8 and not 9 and that the area of both the Plots is 552m<sup>2</sup>; which Deed is duly registered in the Office of *Onal* Sub-Registrar Bardez.

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In terms of the above the names of Nicholas Sebastian Victor de Souza and Tereza Mariana de Mendes stands recorded in the Survey Record of 391/52 admeasuring 1104m<sup>2</sup>.

By Order dated 14-11-2016 under no.TPB/2016/SOE/TCP-17/609 issued by the Office of Senior Town Planner Mapusa Goa for construction of residential and Compound wall.

By Deed of Sale dated 7-3-2017 the said Nicholas Sebastian Victor de Souza and Tereza Mariana de Mendes sold the said property to M/s. Priority Constructions, a Partnership Firm of Shri Parind Ulhas Prabhu Nachinolkar and Swapnil Ulhas Prabhu Nachinolkar which Deed is registered in the Office of Sub-Registrar Bardez.

V.- OPINION

In the above circumstances I confirm that M/s. Priority Constructions have and hold absolute, valid, and marketable title to said Property.

Panaji, 20-11-2017.



Adv. S.S. Naik

