

KAMALAKANT N. PAI

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

ADVOCATE

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Date _____

03rd October 2026

**CERTIFICATE OF TITLE
AND SEARCH REPORT**

This certificate and opinion given at the request of Mr. Cirilo Antonio Mendes of Chandor, Salcete, Goa in respect of the property, described hereunder:

Description of the property:

ALL THAT property surveyed under No.43/9 of Cavorim village of Salcete Taluka under name "Khursa-Bhat", having an area of 2415 (two thousand four hundred fifteen) sq.mts, forming part of the property known as "CULCABATTA" also known as "KHURSABHAT", situated at Cavorim village, within the area of Village Panchayat of Chandor-Cavorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.38622 at page 19 of Book B No.100(New) Series and forming part of the property described in the Land Registration Office of Salcete under No.18810 at page 91 overleaf of Book B No.48 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.4 and said portion surveyed under No.43/9 of Cavorim village, forming an independent and separate property is bounded on the east by road and thereafter remaining of entire property surveyed under No.43/20, on the west by property surveyed under No.43/7 of Cavorim village,

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on the north by property surveyed under No.43/8 of Cavorim village and on the south by properties surveyed under Nos.43/10 and 43/11 of Cavorlim village.

Documents scrutinised:

1. Certified copy of Description No.38622 of Book B-100 of New Series with Inscription and Annotation dt. 20th July 1971 with English translation;
2. Death certificate of Mr. Alarico Carlos Vespaciano Barreto;
3. Public Will of Mr. Alarico Carlos Vespaciano Barreto drawn on 24th May 1995 by Notary Ex-officio of Salcete recorded at page 2 onwards of Book of Wills No.220 with Deed of Consent of same date recorded at page 52 of Book No.93/55;
4. Deed of Sale dt. 30th March 2000 registered in the office of the Sub-Registrar of Salcete, Margao under No.68 at pages 236 to 254 of Book No.I Vol.3623 on 25th November 2010;
5. Public Will of Mrs. Prisca Cardozo e Barreto drawn on 24th May 1995 by Notary Exofficio of Salcete recorded at page3V to 5 of Book of Wills No.220;
6. Death Certificates of Mr. Alarico Carlos Vespaciano Barreto and Mrs. Prisca Cardozo e Barreto
7. Deed of Sale dt. 24th November 2016 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-05364-2016 dt. 25th November 2016.
8. Survey plan and Form No.I & XIV of Survey No.43/9 of Cavorim village;

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9. Judgement and Order dt. 06th March 2025 passed by the Deputy Collector & SDO II, Margao in Case No.SDO-II/LRC/COR/Cavorim/11/2024;
10. Conversion Sanad issued by the office of the Collector of South Goa, Margao under No.CCSAL11-24-505/19 dt. 27th January 2025;
11. Land Zoning Information under Ref. No. TPM/8051/ZNG-INF/Cavorim/43/9/2029/8460 dt. 8.11.2024 issued by Town and Country Planning Department, Margao;
12. Technical Clearance Order issued by the Town Planner, Town and Country Planning Department, Margao under Ref. No. TPM/36276/Cavorim/43/9/2026/2103 dt. 27.03.2025;
13. Construction Licence under No.V.P/CC/56/2025-2026/30 dt. 28.04.2025 issued by Village Panchayat of Chandor-Cavorim;
14. Nil Encumbrance Certificate under No.NEC/2/2026/1031 issued by Sub-Registrar of Salcete dt.15.04.2026.
15. Death certificate of Mrs. Maria Santana Mendes;
16. Death and Burial certificate of Mrs.Maria Santana Mendes;
17. Deed of Succession drawn on 21st October 2011 by Notary Ex-officio of Salcete, Margao recorded at folios 51V onwards of Deeds Book No.1568;
18. Deed of Relinquishment drawn on 24th November 2011 by Notary Ex-officio of Salcete, Margao recorded at folios 70V to 71V of Deeds Book No.1569;

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SCRUTINY OF RECORDS:

From Certificate of Description and Inscription issued by Land Registrar cum Sub-Registrar of Salcete it is clear that there exists property "CULCABATTA" also known as "KHURSABHAT", situated at Cavorim village, within the area of Village Panchayat of Chandor-Cavorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.38622 at page 19 of Book B No.100(New) Series and forming part of the property described in the Land Registration Office of Salcete under No.18810 at page 91 overleaf of Book B No.48 of New Series.

From the inscription records and Annotation dt. 20th July 1971 it is clear that the said property stands inscribed in the name of Mr. Alarico Carlos Vespaciano Barreto and his wife Mrs. Prisca Cardozo e Barreto.

From Death certificate of Mr. Alarico Carlos Vespaciano Barreto read with Public Will of Mr. Alarico Carlos Vespaciano Barreto drawn on 24th May 1995 by Notary Ex-officio of Salcete recorded at page 2 onwards of Book of Wills No.220 with Deed of Consent of same date recorded at page 52 of Book No.93/55 it is clear that said Mr. Alarico Carlos Vespaciano Barreto expired on 16th July 1995 and bequeathed all his rights, title and interest in the said property to his two nieces, Miss Greta D'Souza and Sybil D'Souza.

From Public Will of Mrs. Prisca Cardozo e Barreto drawn on 24th May 1995 by Notary Exofficio of Salcete recorded at page3V to 5 of Book of Wills No.220 read with Death Certificate of Mrs. Prisca Cardozo e Barreto it is clear that said Mrs. Prisca Cardozo e Barreto expired on 28th January 2013 and bequeathed all her rights, title and

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interest in the said property to her two nieces, said Miss Greta D'Souza and Sybil D'Souza.

From Deed of Sale dt. 30th March 2000 registered in the office of the Sub-Registrar of Salcete, Margao under No.68 at pages 236 to 254 of Book No.I Vol.3623 on 25th November 2010 it is clear that said Prisca Cardozo e Barreto sold and conveyed 8/24th share in said property to Mr. Cirilo Antonio Mendes.

From Deed of Sale dt. 24th November 2016 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-05364-2016 dt. 25th November 2016 it is clear that Miss Greta D'Souza and Sybil D'Souza along with her husband sold and conveyed remaining 16/24th share in said property to said Mr. Cirilo Antonio Mendes.

From survey records under Form No.I & XIV it is clear that the said property has an area of 2415 sq.mts sna stands recorded in name of said Mr. Cirilo Antonio Mendes.

From Judgement and Order dt. 06th March 2025 passed by the Deputy Collector & SDO II, Margao in Case No.SDO-II/LRC/COR/Cavorim/11/2024 it is clear that the area of the said property was corrected to 2415 sq.mts.

From Conversion Sanad issued by the office of the Collector of South Goa, Margao under No.CCSAL11-24-505/19 dt. 27th January 2025, read with Land Zoning Information under Ref. No. TPM/8051/ZNG-INF/Cavorim/43/9/2029/8460 dt. 8.11.2024 issued by Town and Country Planning Department; Margao, Technical Clearance Order issued by the Town Planner, Town and Country Planning Department, Margao under

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Ref. No. TPM/36276/Cavorim/43/9/2026/2103 dt. 27.03.2025 and Construction Licence under No.V.P/CC/56/2025-2026/30 dt. 28.04.2025 issued by Village Panchayat of Chandor-Cavorim it is clear that said Mr. Cirilo Antonio Mendes in order to construct a residential building in said property obtained such permissions and licence, which property falls in settlement zone.

I have gone through the Nil encumbrance certificate and found that the said property is free from all encumbrances, charges, liens or defects in title whatsoever.

CERTIFICATE/OPINION

From the documents discussed above, I have to certify and opine that -

a) Mr. Cirilo Antonio Mendes is owner and possessor of the property surveyed under No.43/9 of Cavorim village of Salcete Taluka under name "Khursa-Bhat", having an area of 2415 (two thousand four hundred fifteen) sq.mts, forming part of the property known as "CULCABATTA" also known as "KHURSABHAT", situated at Cavorim village of Salcete Taluka of State of Goa, described in the Land Registration Office of Salcete under No.38622 at page 19 of Book B No.100(New) Series and forming part of the property described in the Land Registration Office of Salcete under No.18810 at page 91 overleaf of Book B No.48 of New Series and enrolled in the Land Revenue Office of Salcete under Matriz No.4 and described in detail hereinabove and referred as "said property";

b) Mr. Cirilo Antonio Mendes has free, clear and marketable title to the said property;

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

d) As said Mr. Cirilo Antonio Mendes is a widower and part share in said property has been acquired by him after death of his wife his children and their spouses are to be made confirming parties for any transactions in respect of the said property and proposed premises therein.

Margao,

03.10.2026

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(ADV.KAMALAKANT N. PAI)