

CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring 2314m² comprising of Chalta no.7 admeasuring 264m², Chalta no.8 admeasuring 350m² and Chalta no.9 admeasuring 1700m² of P.T.Sheet 10 of City Survey Mapusa, situated at Cuchelim, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property being chalta no.7 and 9 are parts of larger property identified as PETACAO DE CUCHELIM OU TEMBA COM SEU ANEIXOS described under no.22661 of book B-58 and is enrolled in the Taluka Revenue Office under Matriz no.5; 751; 753 and 754 of Mapusa, chalta no.8 identified as 'VANGOR' or 'EDSODEACHEM BHAT' or 'PAULISTANACHEM BHAT' forms a part of larger property described under no.9541 of Book B-25 in the Office of Land-Registrar Bardez and is enrolled in the Taluka Revenue Office under no.748.

The said Plot property as one unit is bounded as under:-

Towards the North:- Chalta no.6 of P.T.Sheet 10
of City Survey Mapusa

Towards the South :-Road.

Towards the East :-Chalta no.6 of P.T.Sheet 10
of City Survey Mapusa

Smt. Towards the West :- Nalla.

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II.- Description of the Documents Scrutinised.

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

A

(i)-Certificates of Description and Inscription from Land Registrar Bardez.

(ii) D-Form concerning Chalta no.9 and 7 of P.t. Sheet 10 of City Survey Panaji.

(iii)-Certificate of Cadastral Survey.

(iv)-Deed of Sale dated 12-7-1939 drawn at folio 51 of book 379 in the Office of Notary Guilherme Lobo of Mapusa.

(v)-Deed of Gift dated 1-9-1970 registered under no.3872 of book I Vol.43 in the Office of Sub-Registrar Bardez.

(vi)-Order dated 14-8-1989 from the Enquiry Officer Land Survey Mapusa.

(vii)-Deed of Sale dated 7-5-1997 registered under no.1046 of book I Vol.596 in the Office of Sub-Registrar Bardez.

(viii)-Deed of Sale dated 22-9-2006 registered under no.5454 of book I Vol.1858 in the Office of Sub-Registrar Bardez.

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(ix)-Deed of Sale dated 11-5-2011 registered under book I Doc.Reg.no.BRZ-BK1-02380-2011, CD No.BRZD72 in the Office of Sub-Registrar Bardez.

(x)-Deed of Sale dated 30-03-2015 registered under Book I Doc.Reg.No.BRZ-BKI-05218-2015 CD No.BRZD763 in the office of Sub-Registrar Bardez.

(x)-Survey Plan.

B

(i).-Certificate of Description and Inscription from Land Registrar Bardez.

(ii).- D- Form concerning Chalta no.8 of P.T.Sheet 10 of City Survey Mapusa.

(iii).-Deed of Gift dated 07-06-1974 registered under no.423 of Book 1 Vol.83 in the office of Sub-Registrar Bardez.

(iv).-Sale Deed dated 04-11-1996 registered under no.427 if Book1Vol.478 in the office of Sub-Registrar Bardez.

(v).-Deed of Sale dated 06-12-2014 registered under no.Book1 Doc. Reg. No. BRZ-BK1-05332-2014 CD. No. BRZD759 in the office of Sub-registrar Bardez.

(vi).--Deed of Ratification and Rectification dated 23-02-2016 registered under Book I Doc.Reg. BRZ-BKI-00905-2016 CD No.BRZD777 in the office of Sub-Registrar Bardez.

(vii)A.-Sanad dated 15-06-2016 under no.CNV(City)/BAR/AC-1/25/2016 from Add.Collector North Goa along with the plan.

B.- Sanad dated 22-06-2016 under no.CNV(City)/02/2016/3260 from Deputy Collector Mapusa along with the plan.

C- Sanad dated 24-06-2016 under no.CNV(City)/03/2016/3309 from Deputy Collector Mapusa along with the plan.

(viii).--Construction License under no.21 dated 18-07-2016 from Mapusa Municipal Council.

(ix).--Survey Plan.

III.- OFFICES SEARCHED:-

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

IV.- FLOW OF TITLE:-

A

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that on 14-7-1992 the said property (now being Chalta no.7 and 9)interalia stands inscribed under no.16324 at folio 172 of book G-22 in favour of Assencao Jeronimo

Sebastiao Corrasco as having purchased the same from Joaquim Antonio Henrique and his wife Ana Isabela Rebeiro Henrique as having purchased the same under a Deed dated 27-4-1920 drawn at folio 90 of book 194 (OR Deed dated 5-1-1916 drawn at folio 85 (R) of book 161 in the Office of Notary Caridade Costa Frias of Mapusa.

On 21-9-1939 the said property stands inscribed in favour of Roza Maria de Menezes, widow of Assencao Jeronimo Sebastiao Corrasco under no.29686 at folio 155 (R) of book G-34 in the office of Land Registrar Bardez as being allotted to him by Order of Homologation dated 2-12-1922 made in the Inv. Proceedings conducted on the demise of the said Assencao Jeronimo Sebastiao Corrasco in the Court of Civil Judge Senior Division at Mapusa.

By a Deed dated 14-7-1939 the said Rosa Maria de Menezes sold the said property to Shri Conceicao Mendes which Deed is drawn in the Office of Notary Guilherme Lobo of Mapusa.

In terms of the above, on 21-9-1939 the said property stands inscribed in favour of the said Conceicao Mendes under no.29687 at folio 156 of Book G-34 in the Office of Land Registrar Bardez.

There is no document of title from 1939 to 1970.

On 1-9-1970 one Pedro Antonio Fernandes with his wife Tereza gifted the said property to their sons (i) Santana Fernandes and (ii) Paul Fernandes; unconditionally in equal Share of 1/2 each which Deed

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is duly registered in the Office of Sub-Registrar Bardez; However there is no document on record to establish the title of Pedro Antonio Fernandes and his wife.

On 14-8-1989 Order was made by the Enquiry Officer Land Survey Mapusa and the possession of the property bearing Chalta no.7,9,17 of P.T. Sheet 10 was confirmed in the name of Shri Santana Fernandes.

In terms of the above the name of Shri Santana Fernandes stands recorded in the Survey Record of Rights.

By a Deed dated 7-5-1997 (i) Shri. Santana Fernandes with his wife Fatima; (ii) Shri. Paul Fernandes with his wife Faustina; (iii) Ana Eusebio Fernandes; (iv) Rita Fernandes, (v) - Smt. Nicola Fernandes and her husband Joseph Fernandes all jointly sold the said property to Jayant Purushottam Nanodkar; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed dated 22-9-2006 Shri.- Jayant Purushottam Nanodkar with his wife Mandakini sold the said property jointly to (a) Richard Joseph D'Souza; (b) David Andrew D'Souza and (c) Kamal Bhawandas Kukreja in Share of 25% each to Richard Joseph D'Souza and David Andrew D'Souza and 50% to Kamal Bhawandas Kukreja; which Deed is duly registered in the Office of Sub-Registrar Bardez.

Shal

By a Deed dated 11-5-2011 the said Richard Joseph D'Souza; David Andrew D'Souza and Kamal Bhawandas Kukreja sold the said property to Vishu Hardasmal Lala; which Deed is duly registered in the Office of Sub-Registrar Bardez; which Deed is duly registered in the office of Sub-Registrar Bardez, which Deed is rectified by Smt. Nicola Lucy D's wife of Ricardo Joseph D'Souza under a Deed dated 23-02-2016; which Deed is duly registered in the office of Sub-registrar Bardez, which Deed is rectified registered under Book I Doc.Reg. BRZ-BKI-00905-2016 CD No.BRZD777 in the office of Sub-Registrar Bardez.

By another Deed dated 30-03-2015 Shri.Vishnu Hardasmal Lala sold the said property to Ms.Simran Suresh Tekchandani; which Deed is duly registered in the office of Sub-registrar Bardez.

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On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that the said property now bearing chalta no.8 of P.T.Sheet 10 of City Survey Mapusa is now described under no.39202 at folio 147 of Book B-100 in the office of Land Registrar being the 1/50th Portion disannexed for the larger property being no.9541 and in the year 1951 it stands inscribed in favour of Janardona Chatim and his wife Guirijabai under no.____ of Book G-40 in the office of Land Registrar Bardez.

Smt.

By a Deed dated 07-06-1994 Shri. Janardan Chatim with his wife Guirijibai gifted the said property to their sons: viz:- Eknath Janardan Chatim and Laxminarayan Janardan Chatim in equal shares of ONE HALF each; which Deed is duly registered in the office of Sub-Registrar Bardez.

By a Deed dated 04-11-1996; Smt. Anita; widow of Eknath Janardan Chatim; Laxminarayan Janardan Chatim with his wife Hemlata and Rupa Eknath Chatim and Bupesh Eknath Chatim and Janardan Eknath Chatim (all legal heirs of the now decreed Eknath Chatim) sold the said property to Smt. Mary Pinto; which Deed is duly registered in the office of sub-Registrar Bardez.

It is observed that there is no document on recorded to confirm the heirship of Eknath Chatim; but in terms of the abovementioned sale Deed Smt. Mary Pinto has been in possession of the said Plot since 1996.

By a Deed dated 05-12-2014 the said Mary Pinto with her husband Maurice Pinto, sold the said Plot to Ms. Simran Suresh Tekchandani, which Deed is duly registered in the office of Sub-registrar Bardez, which Deed is rectified by Smt. Nicola Lucy D's wife of Ricardo Joseph D'souza under a deed dated 23-02-2016; which Deed is duly registered in the office of Sub-registrar Bardez.

On 15-06-2016 Add. Collector North Goa issued sanad for chalta no.9 of P.T. Sheet 10 under no. CNV(City)/BAR/AC-1/25/2016 for conversion of the land for residential use.

Snr

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On 22-06-2016 Deputy Collector Mapusa issued for
chalta no.8 of P.T.Sheet 10 under no.CNV(City)/02/2016
/3260 for conversion of the land for residential use.

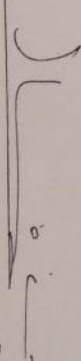
On 24-06-2016 Deputy Collector Mapusa issued for
chalta no.7 of P.T.Sheet 10 under no.CNV(City)/03/2016
/3309 for conversion of the land for residential use.

On 18-07-2016 Mapusa Municipal Council issued
Construction License under no.21 for construction of
residential building and Compound Wall in chalta
no.7,8, and 9 of P.T.Sheet 10 of City Survey Mapusa.

V.- OPINION

In the above circumstances I confirm that Simran
Sureesh Teckchandani has and holds absolute, valid and
marketable title to the said property.

Panaji, 09-08-2016


Adv. S.S. Naik