

Priyanka Kamat

Advocate

03/01/2019

To,
Rajdeep Builders
202, Mathias Plaza,
Above Canara Bank
Panaji-Goa

Sub:- Title Report in respect of the property known as "ST. TIAGO PINTADO" or "SANTIAGO PINTADO" situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa

(I) Description of the property:-

All that plot no. 24 admeasuring 975 sq. mtrs of the aforesaid property known as 'ST. TIAGO PINTADO' or 'SANTIAGO PINTADO' situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa, described in schedule I hereinabove and presently surveyed under survey no. 126/1-D pf Corlim Village the said plot delineated in red colored boundary lines in the plan annexed hereto and bounded as under:

East: By Road to Corlim;

West: By Plot no. 25;

North: By 8 mts. wide road and

South: By Fr. Sequeira.

The said property is a part of the larger property which details are given below:-

The property known as 'ST TIAGO PINTADO' or 'SANTIAGO PINTADO' not described in the Registration Office of Ilhas nor registered the Taluka Revenue office of Tiswadi and Surveyed under Survey no. 126 Sub Div no. 1 Corlim Village, Situated at Corlim Village, within the limits of village Panchayat of Corlim, Tiswadi Taluyka, North Goa district, State of Goa and bounded as under :

On the East: by the property known as "COMPREM BHAT" MOLLANS belonging to Joao Teotonio Soares;

On the West: By the property known as "ST. TIAGO PINTADO" belonging to the heirs of Maria Conceicao Aguiar;



[Handwritten signature]

On the North: By the public Raod and

On the South: By the property knowns as "SALLY" belonging to heirs of Pedro Alcantra Pereira.

(II) Deeds and documents :-

- a) Deed of Gift dated 03/11/2004
- b) Deed of Sale dated 13/08/2018
- c) Details of Inventory Proceedings No. 37/71
- d) Form I and XIV of Survey No. 126/1-D
- e) Survey Plan of the property
- f) Nil Encumbrance Certificate dated 05/07/2018
- g) Order dated 08/09/1998 from the Panjim Planning and Development Authority
- i) Conversion Sanad dated 17/03/2011 issued by the Office of the Collector, North-Goa

III) Tracing of Title from the documents at Point II above:-

a) There exists a property knowns as 'ST TIAGO PINTADO' or 'SANTIAGO PINTADO' not described in the Registration Office Of Ilhas nor registered in the Taluka Revenue office of Tiswadi and surveyed under survey no. 126 sub Div no. 1 of Corlim Village, situated at Corlim Village, within the limits of village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa.

b) The said property was originally owned by Thomas Francisco Paulo Fernandes.

c) Upon the expiry of the said Thomas Francisco Paulo Fernandes, in terms of the Inventory Proceedings no. 37/71 in the Court of Civil Judge Senior Division at Panji, READ WITH the final order of allotment dated 21.01.1973, the said property as described above was allotted to Mrs. Maria Fernandes married to Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueired alias alvarinho Figueiredo.



Thus said Mrs. Maria Fernandes and her husband Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo (under the Regime of Communion of Assets) acquired a legal, valid and marketable title to the said property as described above as its absolute owners and possessors.

d) Thereafter the Mrs. Maria Fernandes and her husband Mr. Jose Alavarinho Jernimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo got the required permissions for the development, sub division and conversion of the said land into a layout of residential plots, the Order cum NOC for the development and sub division of the said land from the Panajim Planning and Development Authority dated 08.09.1988 vide ref no. PDA/T/5148/3337 along with a layout plan of the said property.

e) Vide Deed of Gift dated 03.11.2004 bearing Document Registration no. 3163 at pages 53 to 70 of Book I, Vol no. 1394 of the Office of the Sub Registrar of Ilhas on 16.11.2004, the said Mrs. Maria Fernandes and Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo gifted one such Plot no. 24 admeasuring 975 sq. mts. being a part of the layout of the property known as 'ST TIAGOPINTADO' or SANTIAGO PINTADO' not described in the registration office of Ilhas nor registered in the Taluka revenue office of Tiswadi and surveyed under survey no. 126/1D of Corlim Village, situated at Corlim Village, within the limits of Village Panchayat at Corlim, Tiswadi Taluka, North Goa District, State of Goa in favour of their son Mr. Pio Carlos Figueiredo.



f) Thereafter Mr. Pio Carlos Figueiredo got said plot no. 24 mutated in his favour as evident from Form no. I & XIV under mutation no. 21015 of the Land Records of Tiswadi.

g) The said Mr. Pio Carlos Figueiredo along with his wife Mrs. Sharmila Serrao (under the Regime of Communion of assets) acquired a legal, valid and marketable title to the said plot of land as its absolute owners and possessors.

h) By virtue of Deed of Sale dated 13/08/2018 Mr. Pio Carlos Figueiredo alongwith his wife sold the said plot of land to Mr. Sandeep Rai. The said Deed of Sale is registered before the Sub-Registrar of Taluka Ilhas at Panjim-Goa.

i) Conversion Sanad dated 17.03.2011 vide ref no. RB/CNV/TIS/52/2007 from the office of the Collector, North Goa District is already obtained in respect of the above mentioned plot.

j) Zoning Certificate dated 16.07.2018 vide ref no. TIS/1/2/Zone Cert/1095/TCP/2018/795 from the office of the Town and Country Planning Department

k) The said plot is already partitioned and it bears an independent survey no. 126/1-D of Corlim Village.

l) Thereafter the said Mr. Pio Carlos Figueiredo obtained the following permissions from the concerned authorities for the development of the said plot of land.



m) Thus Mr. Sandeep Rai is the lawful owner in possession of the said plot of land as described at Point II above by virtue of the Deed of Sale dated 13/08/2018.

Observations/Conclusion:-

Upon perusal of the above documents at Point II and after tracing the flow of title at point III it can be concluded that Mr. Sandeep Rai is the lawful owner of the property described at point I i.e plot no. 24 admeasuring 975 sq. mtrs and has a clear and marketable title to the same.

Form I and XIV dated 16/11/2018 also shows the name of Mr. Sandeep Rai in the Occupants Column and no names are reflected in the other rights and tenants column.

Since there is no record of publication of any advertisement calling for objections in the said property in the file it is advisable to issue a public notice calling for objections if any from the general public before purchasing the said property for the purpose of third party claims.

It would be also advisable to employ a private surveyor to check for encroachments if any at site at loco. The valuation report of the property should also be prepared.

Nil Encumbrance Certificate of the said property is on record and the same shows the property free from any encumbrances.



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