

M. P. MULGAONKAR
ADVOCATE
HIRA, Near Holy Family Church
ALTO PORVORIM BARDEZ GOA

To
The Deputy Branch Manager,
Syndicate Bank,
Porvorim, Branch,
Porvorim, Bardez, Goa

Sir,

I have submitted certificate of title in respect of the property to be purchased by Mr. Babu Shetye and Mr. Sanjay Shetye.

I hereby certify that before preparing the said certificate of title I have carried out search in the Office of Sub-Registrar of Ilhas at Panaji and Office of Sub-Registrar of Bardez at Mapusa to ascertain the encumbrance and flow of title of the said property'

I further certify that I have perused the original title deeds of the said property and the said title deeds are genuine.

Alto Porvorim, Goa

Date: - 11-08-2015



M. P. Mulgaonkar

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HIRA, Near Holy Family Church
Alto Porvorim, Goa 403 521

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To
The Deputy Branch Manager,
Syndicate Bank,
Porvorim, Branch,
Porvorim, Bardez, Goa

Sir,

With reference to your letter dated 25-06-2015, I scrutinised documents relating to the property to be purchased by Mr. Babu Shetye and Sanjay Shetye and I am submitting my report which is as under:-

CERTIFICATE OF TITLE

Ref. File of Mr. Babu Shetye and Sanjay Shetye

1. Description of the Property :-

All that property known as 'FIRGUEACHEM BHAT' admeasuring 4433 sq. mts. situated at Porvorim, Bardez, Goa, enrolled in Taluka Revenue Office under Matriz no. 120 of first circumscription and surveyed under survey no. 49 sub-division no. 23 of Socorro village and bounded as under:-

On the east: By property bearing survey nos. 49/23A and survey no.

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On the west: By property bearing survey no. 49/22

On the north: By drain

On the south: By road

Description of documents scrutinised:-

- a) Sale Deed dated 06-03-1975 duly registered in the Office of Sub-Registrar Bardez under no. 223 of Book no. I Volume no. 91 at pages 229 to 233 dated 29-04-1975.
- b) Sale Deed dated 06-03-1975 duly registered in the Office of Sub-Registrar Bardez under no. 224 of Book no. I Volume no. 91 at pages 233 to 241 dated 30-04-1975.

- c) Sale Deed dated 06-03-1975 duly registered in the Office of Sub-Registrar Bardez under no. 226 of Book no. I Volume no. 91 at pages 252 to 257 dated 30-04-1975.
- d) Form no. I & XIV of Survey no. 49 sub-division no. 23 of Socorro village.
- e) Deed of Succession dated 16-03-2015 drawn in the Office of Civil Registrar- cum- Sub-Registrar and Notary Ex-Officio of Ilhas in Book no. 723 at page 58 onwards.
- f) Deed of Succession dated 18-03-2015 drawn in the Office of Civil Registrar- cum- Sub-Registrar and Notary Ex-Officio of Bardez in Book no. 829 at pages 2 reverse to 4.

3. Office Searches :-

I have given searches in the offices of Sub-Registrar of Bardez at Mapusa and Sub-Registrar of Ilhas at Panaji.

4. Flow of Title :-

After carefully scrutinising the above documents, it is seen that Jorge Antonio Eleuterio Pinto and Carlos Vincent Francis Xavier Eurico Pinto were the co-owners of the property known as 'FIRGUEACHEM BHAT' situated at Porvorim, Bardez, Goa, enrolled in Taluka Revenue Office under Matriz no. 120 of first circumscription and surveyed under survey no. 49 sub-division no. 23 of Socorro village (hereinafter referred to as the said property).

The said Jorge Antonio Eleuterio Pinto was having undivided $\frac{2}{3}$ rd right in the said property and the said Carlos Vincent Francis Xavier Eurico Pinto was having undivided $\frac{1}{3}$ rd right in the said property.

By Sale Deed dated 06-03-1975 duly registered in the Office of Sub-Registrar Bardez under no. 223 of Book no. I Volume no. 91 at pages 229 to 233 dated 29-04-1975, Miss Alice Pinto and Miss Jean Pinto both daughters of late Jorge Antonio Eleuterio Pinto, who had inherited right to $\frac{2}{3}$ rd part of the said property from their late

father Jorge Antonio Eleuterio Pinto sold their undivided 2/3 rd part of the said property to Maria Carlota De Cruz e Plnto , widow of the said Carlos Vincent Francis Xavier Eurico Pinto and on account of the purchase of the said 2/3rd part of the said property by said Sale Deed dated 06-03-1975, the said Maria Carlota De Cruz e Plnto became sole and exclusive owner of the said property.

By Sale Deed dated 06-03-1975 duly registered in the Office of Sub-Registrar Bardez under no. 224 of Book no. I Volume no. 91 at pages 233 to 241 dated 30-04-1975, the said Maria Carlota De Cruz e Plnto and her daughters Miss Geraldina Pinto and Miss Alice Pinto sold a portion of the said property to Bhalchandra Sonu Asnodkar and the portion of the said property sold to Bhalchandra Sonu Asnodkar after partition is now surveyed under Survey no. 49 sub-division no.23A and 23B of Socorro village.

By Sale Deed dated 06-03-1975 duly registered in the Office of Sub-Registrar Bardez under no. 224 of Book no. I Volume no. 91 at pages 233 to 241 dated 30-04-1975, the said Maria Carlota De Cruz e Plnto and her daughters Miss Geraldina Pinto and Miss Alice Pinto sold a portion of the said property to Pundalik Anant Nagvekar.

The said Maria Carlota De Cruz e Pinto expired on 20-07-2002 and her husband Carlos Vincent Francis Xavier Eurico Pinto expired on 13-10-1961 leaving behind as their sole and universal heirs their two daughters namely Maria Expectacao Matildes Pinto also known Maria Expectacao Matildes Pinto e D'Sa married to Richard Benigno Pancraccio D'Sa and Geraldina Pinto married to Napolian Fernandes, which fact is confirmed by Deed of Succession dated 18-03-2015 drawn in the Office of Civil Registrar- cum- Sub-Registrar and Notary Ex-Officio of Bardez in Book no. 829 at pages 2 reverse to 4.

The said Maria Expectacao Matildes Pinto also known Maria Expectacao Matildes Pinto e D'Sa expired on 03-01-2015 leaving behind moiety holder her husband Richard Benigno Pancraccio D'Sa and as her sole and universal heir her daughter Renita Cacilda D'Sa married to Valentino Sebastian Fernandes, which fact is confirmed by Deed of Succession dated 16-03-2015 drawn in the Office of Civil Registrar- cum- Sub-Registrar and Notary Ex-Officio of Ilhas in Book no. 723 at page 58 onwards.

The said property is now surveyed under Survey no. 49 sub-division no. 23 of Socorro village and is admeasuring 4433 sq. mts. and the names of Geraldina Pinto and Maria Expectacao Matildes Pinto are recorded in the column of occupant in Form no. I & XIV of Survey no. 49 sub-division no. 23 of Socorro village.

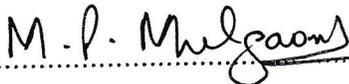
OPINION

The above documents scrutinised by me traces the title of the said property from the year 1975 i. e. for last 40 years. On the basis of the above documents scrutinised by me, I am of the opinion that Mrs. Geraldina Pinto and her husband Napolian Fernandes and Richard Benigno Pancraccio D'Sa and her daughter Renita Cacilda D'Sa and her husband Valentino Sebastian Fernandes have absolute, valid, clear and marketable title to the said property known as 'FIRGUEACHEM BHAT' admeasuring 4433 sq. mts. situated at Porvorim, Bardez, Goa, enrolled in Taluka Revenue Office under Matriz no. 120 of first circumscription and surveyed under survey no. 49 sub-division no. 23 of Socorro village.

After purchasing the said property from the aforesaid owners, Mr. Babu Shetye and his wife Lata Shetye and Sanjay Shetye and his wife Priya Shetye can create equitable mortgage upon the said property by depositing original registered Deed of Sale with the Bank.

- (i) There is no claim of any minor to the said property.
- (ii) Urban Land Ceiling Act is not applicable to the said property.
- (iii) All the relevant documents to be executed as per prescribed format of the Bank.
Alto Porvorim, Goa

Date:- 11-08-2015


M. P. Mulgaonkar

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