

Date 04th February 2021

**CERTIFICATE OF TITLE
AND SEARCH REPORT**

This certificate and report is given at the request of Mr. Cruz Silva from Ambelim, Assolna, Salcete, Goa, in respect of the following property:

Description of the property:

All that part of the landed property denominated "AMBEACHEM BATA, MUDGULI AND BAICHEM AMBEACHEM BATA", situated within the limits of Village Panchayat of Seraulim, Tulaka and sub-district of Salcete, District of South Goa in the State of Goa described in the Land Registration Office of Salcete at Margao under No. 32292, New Series and enrolled in the Land Revenue Office of Salcete under Matriz no. 494 and originally surveyed under survey no. 78/11 of Village Seraulim, admeasuring an area of 1313 m2 out of which an area of 135 m2 was acquired by Public Works Department for the purpose of widening Per Seraulim-Betalbatim road and resultantly the total land which now remain to 1178 m2, presently surveyed under survey no. 78/11-L of village Seraulim, Salcete Goa and is dis-annexed from the entire property forming separate and distinct property by itself and bounded as follows:

On the East	by public tar road which leads to Per Seraulim to Betalbatim and beyond which lies the property surveyed under survey no. 78/11
On the West	by the property surveyed under survey no. 78/10
On the North	By water drain surveyed under survey no. 78/3 ;
On the South	By the property surveyed under survey no. 78/5

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Documents scrutinised: (All in xerox copies)

- a) Certificate of inscription and description dt.11th June 2019 issued by Civil Registrar cum Sub-Registrar of Salcete, Margao;
- b) Deed of Sale dt. 16th September 1976 registered in the office of the Sub-Registrar of Salcete, Margao under No.1059 at pages 320 to 326 of Book No.I Vol.162 dt. 29.09.1976
- c) Deed of Sale dt.16th January 1984 registered in the office of the Sub-Registrar of Salcete, Margao under No.1342 at pages 397 to 401 of Book No.I Vol.No.302;
- d) Deed of Sale dt. 10th September 2007 registered in the office of the Sub-Registrar of Salcete, Margao under No.4537 at pages 64 to 82 of Book No.I Vol.2640 dt. 27.09.2007;
- e) Deed of Sale dt. 10th September 2007 registered in the office of the Sub-Registrar of Salcete, Margao under No.4536 at pages 45 to 63 of Book No.I Vol.2640 dt. 27.09.2007
- f) Deed of Sale dt. 25th February 2015 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-01033-2015 dt. 25.02.2015;
- g) Form No.I& XIV and survey plan;
- h) Conversion Sanad from Deputy Collector of South Sub-Division, Margao under Ref.No. SDO/SAL/CONV/224/09/6151 dt. 20th November 2009;
- i) Agreement of Sale with possession dt, 14th October 2019 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-2930-2019 dt.6th October 2019;
- j) Technical Clearance Orders issued by the Office of the Senior Town Planner, Town & Country Planning Department, South Goa District Office, Margao, under Nos. TPM/32096/Seraulim/78/11-L/20/1292 dt.4.3.2020 and No.TPM/32096/Seraulim/78/11-L/2020/5214 dt. 24.11.2020 and No.TPM/32096/Seraulim/78/1/-L/2020/434 dt. 27.01.2020;
- k) Construction Licences under No. VP/S/03/2020-21 dt. 18.05.2020, under No. VP/S/19/2020-21 dt.08.01.2021 and

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No. VP/S/02/2020-21 dt.18.05.2020 from the office of the Village Panchayat of Seraulim;

l) NOCs from Primary Health Centre, Cansaulim under Ref. No. PHCC/N.O.C/2019-20/1270 dt.11.03.2020 and PHCC/N.O.C/2020-21/980 dt.02.12.2020 ;

m) Approved plans;

n) Nil encumbrance certificate dt.27th January 30th April 2018 issued by Civil Registrar cum Sub-Registrar of Salcete, Margao

SCRUTINY OF RECORDS:

From certificate of description read with survey records it is clear that there exists a property, namely property known as "AMBEACHEM BATA, MUDGULI and BAICHEM AMBEACHEM BATA", situated at Seraulim, within the area of Village Panchayat of Seraulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.32292 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.494 and initially surveyed under No.78/11 of Seraulim village;

From Certificate of Inscription it is clear that the said entire property originally belonged to Mr. Bolvonta Naraina Catcar from Margao in whose name the same has been inscribed in the Land Registration office of Salcete under Inscription No.36454 of Book G 41 at folios 188:

From Deed of Sale dt. 16th September 1976 registered in the office of the Sub-Registrar of Salcete, Margao under No.1059 at pages 320 to 326 of Book No.I Vol.162 dt. 29.09.1976 said Bolvonta Naraina Catcar and his wife sold and conveyed to Mrs. Carmelina Fernandes married to Mr. Domingos E. Pereira of Canacona, Goa a portion of the said entire property admeasuring 8702.83 sq. mts, forming an independent and separate property.

From Deed of Sale dt.16th January 1984 registered in the office of the Sub-Registrar of Salcete, Margao under No.1342 at pages

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397 to 401 of Book No.I Vol.No.302 it is clear that said Mrs. Carmelina Fernandes e Pereira and her husband Mr. Domingos E. Pereira dis-annexed a portion of the said property, admeasuring 1313 sq.mts, forming an independent and separate property and by said Deed of Sale dt.16th January 1984 sold and conveyed the same to Smt. Alexandrina Silva e Alves.

After such purchase by Smt. Alexandrina Silva e Alves, a portion admeasuring 135 sq.mts from said portion was acquired by Public Works Department for the widening of the road.

Therefore said Mrs. Alexandrina Silva e Alves and her husband Mr. Rafael Rosario Alves from Colva, Salcete, Goa, became owners and possessors of a portion of 1178 (one thousand one hundred seventy eight) sq. mts of the said entire property known as "AMBEACHEM BATA, MUDGULI AND BAICHEM AMBEACHEM BATA, forming an independent and separate property, independently surveyed under No.78/11-L of Seraulim village of Salcete Taluka, more particularly described hereinabove and hereinafter referred to as the "said property";

The said Mrs. Alexandrina Silva e Alves and her husband Mr. Rafael Rosario Alves divided the said property into two equal parts, each part having an area of 589 sq. mts, namely, northern half marked as Plot A and southern half marked as Plot B and -

(1) by Deed of Sale dt. 10th September 2007 registered in the office of the Sub-Registrar of Salcete, Margao under No.4537 at pages 64 to 82 of Book No.I Vol.2640 dt. 27.09.2007 sold said Plot A to Mr. Rajiv Talwar and Mrs.Bharti Talwar, and

(2) by Deed of Sale dt. 10th September 2007 registered in the office of the Sub-Registrar of Salcete, Margao under No.4536 at pages 45 to 63 of Book No.I Vol.2640 dt. 27.09.2007 sold said Plot B to Mr. Ajay Kaila and his wife Mrs. Renuka Kaila;

Thereafter said Mr. Rajiv Talwar and his wife Mrs.Bharti Talwar by Deed of Sale dt. 25th February 2015 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-01033-2015 dt. 25.02.2015 sold and conveyed the said Plot A

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to Mrs. Gwendoline C. Lobo, a widow and her spinster daughter, Miss Candida Lobo;

Thus said Mrs. Gwendoline C. Lobo and her daughter Miss Candida Lobo became sole owners and possessors of the said Plot A of said property and Mr. Ajay Kaila and his wife Mrs. Renuka Kaila became sole owners and possessors of the said Plot B of said property and in survey records the said property stands recorded in their names as sole occupants thereof.

From conversion sanad issued by the Deputy Collector, South Sub-Division, Margao it is clear that the land of the said property has been converted for non agricultural use of construction.

From the Agreement of Sale with possession dt. 14th October 2019 it is clear that said Mrs. Gwendoline C. Lobo and her daughter Miss Candida Lobo and said Mr. Ajay Kaila and his wife Renuka Kaila agreed to sell the said property, covering their said respective Plots A and B to Mr. Cruz Silva and received part of consideration and balance consideration is to be paid by constructing two row villas, namely Row Villa A to Mrs. Gwendoline C. Lobo and her daughter Miss Candida Lobo and Row Villa B to Mr. Ajay Kaila and his wife Renuka Kaila in said Plot A of said property and permitted said purchaser to develop the said property as per said permissions and licence and dispose of the premises in remaining part of said property.

From the Technical Clearance order, NOC from Health Officer, construction licence, conversion sanad and approved plans it is clear that said Mr. Cruz Silva in order to develop the said property, namely Plot A by constructing two row villas A and B for said owners and Plot B by constructing three row villas C, D and E and building "A" thereon obtained such permissions and construction licences.

I have gone through the nil encumbrance certificate and also searched the records of the Sub-Registrar of Salcete, Margao and did not find any lien/charge/encumbrance recorded against the said property.

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CONCLUSION AND OPINION:

From going through the above documents I have to conclude and opine that -

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

b) said Mrs. Gwendoline C. Lobo and her daughter Miss Candida Lobo and said Mr. Ajay Kaila and his wife Renuka Kaila and joint owners and possessors of the said property, covering their said respective Plots A and B and their title to the said property is free, clear, unencumbered and marketable;

c) said Mr. Cruz Silva as per said Agreement is entitled to develop the said property and dispose of the premises, namely Row villas C, D and E and all premises in said building "A" in proposed buildings complex to his customers alongwith the proportionate share in land, and such purchasers/customers will acquire clear title to such premises. The said Row Villas A and B are to be constructed and allotted to said owners in said Plot A;

Margao,

04th February 2021


Adv. Kamalakant Pai