

KAMALAKANT N. PAI

ADVOCATE

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1

Date _____

07th August 2019

**CERTIFICATE OF TITLE
AND SEARCH REPORT**

This certificate and opinion given at the request of Mr. Cruz Silva of Ambelīm, Salcete, Goa in respect of the plot, described hereunder:

Description of the plot:

All that 2/48th part of the property known as "NOVEM CAMARACHEM CUTBONA, Segunda Adicao, situated at Veroda, within the area of Cuncolim Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.26358 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.1124 and said 2/48th part forming an independent and separate property has an area of 2000 (two thousand) sq.mts, independently surveyed under No.49/1-AV of Veroda village, and bounded on the east by plot of same property under Survey No.49/1-L, on the west by plots of same property under Survey Nos.49/1-B and 49/1-O, on the north by road and on the south by plot of the same property under Survey No.49/1-X.

Documents scrutinised:

1. Certified copy of Description No.26358 of Book B 70 and Inscription No.22820 of Book G-27 issued by Civil Registrar cum Sub-Registrar, Quepem dt. 4.7.2019;

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2. Sale Deed dt. 24th March 1983 registered in the office of the Sub-Registrar of Salcete, Margao under No.67 at pages 184 to 188 of Book No.I Vol.291 dt. 20.01.1984;
3. Deed of Sale dt. 21st November 2014 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-05162-2014 dt. 21.11.2014;
4. Form No.I & XIV and survey plan of S.No.49/1-AV of Veroda vilage;
5. Technical Clearance Order issued by Deputy Town Planner, Town and Country Planning Department, Margao under No.TPM/29526/Veroda/49/1-AV/18/5215 dt. 4.9.2018;
6. Construction Licence from Cuncolim Municipal Council under Licence No.CMC/Tech-Sec/CL/2018-19/3107/24 dt.15th March 2019;
7. No objection certificate issued by Primary Health Centre, Balli Goa under Ref.No.PHCB/2018-19/1005 dt. 10.09.2018;
8. Approved plans;
9. Nil encumbrance certificate dt.9.11.2018

SCRUTINY OF RECORDS:

From Certificate of Description and Inscription issued by Civil Registrar cum Sub-Registrar of Quepem it is clear that the said entire property "NOVEM CAMARACHEM CUTBONA, Segunda Adicao belonged to Mr. Antonio Adriao Furtado.

From Sale Deed dt. 24th March 1983 it is clear that said Mr. Antonuio Adriao Furtado and his wife sold and conveyed the said plot to Mrs. Avita Cary Monteiro Nair;

From Deed of Sale dt. 21st November 2014 it is clear that said Mrs. Avita Cary Monteiro Nair and her husband sold and conveyed the said plot to Mr. Cruz Silva.

Now..

From Form No.I & XIV and survey plan it is clear that the said plot, having an area of 2000 (two thousand) sq.mts, independently surveyed under No.49/1-AV of Veroda village and recorded in name of Mr. Cruz Silva.

From Technical clearance order, construction licence, NOC from Primary Health Centre read with approved plans it is clear that a building has been proposed to be constructed in said plot.

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


CONCLUSION:

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

- a) Mr. Cruz Silva and his wife are sole owners and possessors of the said plot described hereinabove and their title to the said plot is free, clear and marketable;
- b) the said plot is free from all encumbrances, charges, liens or defects in title whatsoever;
- c) As per approvals and construction licence said Mr. Cruz Silva free to construct a residential building and free to dispose of the premises therein with proportionate share in land corresponding thereto and such customer/s will acquire clear title to the said premises and proportionate share in land corresponding thereto.

Margao,

07.08.2019



(ADV.KAMALAKANT N. PAI)