



DIKSHA U KAREKAR  
L.LB (HONS)  
OFF. No. MAINA VADDO  
SODIEM SIOLIM BARDEZ GOA  
Ph. No. 8668418151/8806789399

CERTIFICATE OF TITLE

Schedule -I

(DESCRIPTION OF THE SAID ENTIRE PROPERTY)

All that property known as "KUMBIYA MOROD" also known as "SORVEM" or "DEMENCHEM BATA" situated in the village of Guirim, within the limits of Village Panchayat of Guirim , Sub- District and Taluka Bardez of North Goa District , State of Goa, described in the Land Registration office of Bardez under No. 7259 of Book B -90 ( New) and enrolled in the Taluka Revenue office under Matriz No. 696 presently surveyed under No.27/7 totally admeasuring an area 10,750 Sq. Mts, earlier surveyed under No. 541 of Old Cadastral survey Records ( Registro do Agrimensor) of Guirim Village Taluka, Bardez and bounded as under:-

On the North:- By the property surveyed under Survey No.27/6 o

Village Guirim Bardez- Goa

On the South:- By the property surveyed under survey No.27 and sub division Nos.22,23 and 24 of Village Guirim Bardez- Goa

On the East :- By the property surveyed under Survey No. 28 and Sub division Nos 25 to 39 of Village Guirim Bardez Goa

On the West:- By Property surveyed under Survey No.27 and Sub division Nos.2,2-D 4 and 5 of Village Guirim Bardez Goa.

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**Schedule -II**

**(DESCRIPTION OF THE SAID PROPERTY-I)**

All that Property admeasuring an area of 399 Sq Mts which is part and parcel of the entire property which after partition presently surveyed under Survey No. 27/7-B better described in Schedule -I hereinabove written and same is bounded as under:

North:- By the property surveyed under Survey No. 27/6

South:- By the property surveyed under Survey No. 27/7-C

East :- By road

West:-By the Property Surveyed under Survey No. 27/2-D, 27/2 And 27/1

**Schedule -III**

**(DESCRIPTION OF THE SAID PROPERTY-II)**

All that Property admeasuring an area of 302 Sq Mts, which is part and parcel of the entire property which after partition presently surveyed under Survey No. 27/7-C better described in Schedule -I hereinabove written and same is bounded as under:-

North:- By the property surveyed under Survey No. 27/7-B

South:- By Road

East :- By road

West:-By the Property Surveyed under Survey No. 27/2-D, 27/2 And 27/1

**LIST OF DOCUMENTS EXAMINED**

1. Deed of Sale dated 06/07/1894 (Translated Copy)
2. Deed of Sale dated 15/04/1894 (Translated Copy)
3. Gift Deed dated 08/10/1882
4. Deed of Gift dated 14/12/119350
5. Deed of Relinquishment dated
6. Will dated 08/11/1961



7. Inscription & Description Certificates
8. Deed of Qualification for Succession dated 27/10/1995
9. Form I&XIV of the Property surveyed under survey No.27/7 of Village Guirim
10. Agreement for sale dated 22/11/2012
11. General Power of Attorney dated 23/12/2012
12. Deed of Sale dated 09/05/2013
13. Deed of Sale dated 09/05/2013
14. Technical Clearance Order dated 20/04/2015
15. Sanad dated 11/06/2019
16. Sanad dated 11/06/2019
17. Letter dated 04/08/2020
18. Letter dated 04/08/2020
19. Irrevocable Power of Attorney dated 18/08/2021
20. Agreement for Development cum sale dated 18/08/2020
21. Structural Liability Certificate dated 29/12/2020
22. Order dated 25/01/2021
23. Technical Clearance Order dated 29/01/2021,
24. Construction License
25. Permission dated 02/03/2021
26. Nil encumbrance Certificate, dated 08/09/2021
27. Nil encumbrance Certificate, dated 08/09/2021
28. Survey Plan

From the translated copy of the **Deed of sale dated 06/07/1894**, into English, drawn at page 15 of Book 13 of Notary Joao Copertino da Caridade Frias and by Virtue of one more **Deed of Sale dated 15/04/1894** drawn at page 94 of Book No 19 of Notary Joao Copertino de Caridade Frias it is seen that Mrs. Floripes Christalina



de Souza Goes widow o Francosco Xavier Goes and Caridade de Souza e Proenca and his wife Mrs. Ana Piedade Isabel Rosalea Goes e Proenca vide two Public Deed sold the said property jointly into halves to Mrs. Clara de Sousa. That is how the Mrs. Clara de Sousa and Mr. Pedro Caetano de Rosario e Sousa became owner of the said entire property and the same is inscribed in the land Registration office of Bardez under No. 4521 at page of 49 of Book G7.

From the Inscription certificates under No. 4521 at pages 49 of Book G 7, it is seen that the said entire property which is inscribed in favour of Mrs. Clara De Souza and Pedro Caetano Do Rozario e Souza by virtue of having purchased the said entire property by the Two Public Deed dated 06/07/1894 and dated 15/04/1894 respectively.

From Deed of Gift dated 08/10/1892, drawn at page 78v of Book 171 o Notary Gustavo Adolo Frias . it seen that Mrs. Clara De Souza being aunt of Donee out of love and affection without reserving any right over the said properties described unde No. 7 at Fls 75, of B 107, 2169 at fls of b new 6 and 1\2 of the properties No. 7 at fls 182 o B NEW 19, by gift involves and on account of free and disposable share an with reservation of the lifelong usufruct to herself which usufruct consolidated in the property upon the death of the Doner gifted her half share of the said entire property in favour of the Donee i.e to Mrs. Aduzinda Cacilda Sebastiana De Souza and her husband Mr. Nicolau Caetano Paulo Bruno Mascarenhas . That by virtue of above document Mrs. Aduzinda Cacilda Sebastiana De Souza and her husband Mr. Mr. Nicolau Caetano Paulo Bruno Mascarenhas became lawful owners in possession of the said entire property.

From the Inscription certificate it is seen that the said property is found inscribed under No. 40838 G 44/65 in the favour of Mrs. Aduzinda Cacilda Sebastiana De Souza ,by virtue of Gift Deed dated 08/10/1882.

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From the **Deed of Gift dated 14/12/1935**, drawn at page 76 of Book 420 of Notary Pinto de Menezes it seen that Mr. Pedro Caetano Do Rosario e Souza and his wife Mrs. Adelaide Zacarina Isabel de Assuncao Souza e Nunes as the Donors who are the parents of the Donee out of love and affection for the benefit of the Donee free from encumbrance without the reserving any right over the said properties described under No. 7258, 7259 at Fls 181 o B New 13 by gift intervivos and on account of free and disposable share and with reservation of the usufruct by his parents in favour of the Donee i.e to Mr. Joao jose Felix Teodoro De Souza, that by virtue of above document Mr. Joao jose Felix Teodoro De Souza became exclusive owner of the said properties.

From the Inscription certificate it is seen that the said property is found inscribed under No. 27779, G-33/49 in the favour of Joao Jose Felix Teodoro de Souza by virtue of Gift Deed dated 14/12/1935.

From the **Deed of Relinquishment dated 02/06/1952**, Drawn up at fls 60v of the Book No.525 of the Notary Guilherme Lobo after the death of the sister of Joao Jose Felix Teodoro de Souza, i.e Aduzinda Cecilia Sebastiana De Souza the said entire property was inherited by Mr. Joao Felix Teodoro de Souza being her only heir and his brothers an sisters namely Helena Aramta Petornila Souza Mascarenhas and her husband Cosme Damiao Marcal Mascarenhas , Mrs. Luiza Genoveva Marinha Hortencia de Souza e and her husband Mr.Raimundo Joao Marinho de Melo, Mrs. Maria Romeo de Souza Rego widow of Joao de Melo and Domingos Xavier do Rego and Fr. Joao Bapista Xavier Melo de Souza relinquished their rights in favour of Mr. Joao Jose Felix Teodoro de Souza. That is how Mr. Mr. Joao Jose Felix Teodoro de Souza,acquired right, Title, interest in the said entire property and became owner of the same.

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From the Inscription Certificate it is seen that the said property is found inscribed under No. 40839, G-44/65 in the favour of Joao Jose Felix Teodoro de Souza by virtue of Deed of Relinquishment dated 02/06/1952.

From the Translated copy of the **will dated 08/11/1961**, drawn at page 71v of Book No.56 executed before Notary Guilherme lobo, it is seen that Mr. Joao Jose Felix Teodoro de Souza being the owner of the property bequeathed his entire disposable quota/share in the said entire property bearing survey No.27/7 described in the Land Registration office under number 7259 along with other property, in favour of his sons namely Mr. Joao Francisco Pedro Caetano Asterio de Souza, Mr. Luis Joao Jose Zacarias do Rosario Mascarenhas e Souza and Mr. Joao Avito Cleto Fernando de Souza.

From the **Deed of Qualification for Succession dated 27/01/1995**, drawn at page 5 of Book No. 781 drawn in the office Notary Ex-officio of Bardez at Mapusa dated 27/10/995, it is seen that on 05/11/1990 the said Luis Joao Jose Zacarias Do Rosario Mascarenhas e Souza expired at Guirim Bardez Goa without leaving any will or any other disposition of their last wishes, however leaving behind his widow as a half sharer Mrs. Guida Marciana Santana De Melo e Souza and his only and universal heirs and legal representative his only four childrens namely 1. Mrs. Maria Flavia do Socorro de Souza Albertina married to Mr. Agnelo Paulo Furtado 2. Mrs. Maria Edith Francisca Aduzinda de Souza married to Mr. Marcos Antonio de Souza 3. Mrs. Maria Raquel de Socorro Fatima de Souza married to Mr. Antonio Orlando Soares alias Anthony Domingos Orlando Soares . Mrs. Maria Seomara Joana Assumeao de Souza married to Mr.Socorrinha da Mercês Herminco Tereza Pereira e Souza.

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From I&XIV Form of the property surveyed under survey No.27/7 of Village Guirim it seen that by virtue of **Deed of Qualification for Succession dated 27/01/1995** the Mrs. Guida Marclana Santana D' Melo e Souza a, Mrs. Maria F do Socorro de Souza Albertina alias Maria F Do Socorro Albertina De Souza , Mrs. Maria Edith Francisca Aduzinda de Souza, Mrs. Maria Raquel de Socorro Fatima de Souza. Mrs. Maria Seomara Joana Assumeao de Souza alias Maria Leonara Joana Assumcao Dezou za. mutated their names in Occupants Column.

From the **General Power of Attorney dated 23/12/1999** executed before Notary Public Adv S Sardessai, Reg under No.24390/1999 dated 23/12/1999, it is seen that Mr. Pedro Joao Jesus Teodoro de Souza executed in favour of Mr. Joao Avito Cleto Fernando de Souza, Miss Maria Livia Zaxarina de Souza and Mr. Tulio Joao Teodoro de Noronha Sousa thereby giving his powers to sell, administer, manage, mortgage the said entire property along with others powers mentioned therein.

From **Agreement for sale dated 22/11/2012**, executed before Notary Adv Mr. D S Petkar reg under No. 27379/2012 dated 22/11/2012. It seen that 1. Mrs. Maria Flavia do Socorro de Souza Albertina de Souza Furtado 2. Mr. Agnelo Paulo Furtado 3. Mrs. Maria Edith Francisca Aduzinda De Sousa 4. Joao Marcos Antonio De Sousa Elobato De Faria 5. Mrs. Maria Raquel Do Socorro Fatima E De Souza E Soares 6. Mr. Antonio Domingos Orlando Soares 7. Mrs. Maria Seomara Joaa Assumco De Sousa 8. Mr. Socorro De Souza 9. Mr. Pedro Joao Jesus Teodoro De Souza 10. Mr. Joao Avito Cleto Fernando De Souza and Mrs. M . Zara L De Noronha Sousa as "Sellers" executed Agreement for sale with S.K Constructions as they being lawful owners of property surveyed under Survey No. 27/7 totally admeasuring an area 10750 Sq. Mts agreed to sell to S.K Constructions



for the total consideration of Rs, 2,00,00,000/-, that is how Mr Dattaram Ganpat Pednekar the partner of S.K Constructions has acquired good , clear and marketable title to sell the said property to any third party.

Its is seen from this Agreement that the said S.K Constructions developed the said property admeasuring an area 10,750 Sq. Mts by dividing into sub plots for sale to intending purchasers.

From the **Irrevocable Power of Attorney dated 22/11/2012** executed before Notary Adv D.S.Petkar Reg Under No.27379/2012 dated 22/11/2012, it is seen that 1. Mrs. Maria Flavia do Socorro Albertina De Sousa Furtado, Mr. Agnelo Paulo Furtado 2. Mrs. Maria Edith Francisca Aduzinda de Souza ,Mr. Joao Marcos Antonio de Souza Elobato De Faria, Mrs. Maria Raquel do Socorro Fatima e de Souza e Soares, Mr. Antonio Domingos Orlando Soares. Mrs. Maria Seomara Joana Assumco de Souza, Mr. Socorro de Souza, Mr. Pedro Joao Jesus Teodoro De Souza, Mr. Joao Avito Cleto Fernandes De Sousa and Mrs. Zara L .De. Noronha Sousa executed **Irrevocable Power of Attorney** in favour of Mr. Dattaram Ganpat Pednekar the partner of M/s S. K. Construction to enter into Agreement for sale of the said entire property dated 22/11/2012 and to accept consideration towards the same in its own name or on executors behalf along with other powers mentioned therein.

From the **Deed of Sale, dated 9/05/2013**, duly registered before the Sub Registrar, at Mapusa, registered under Reg. No.78, at pages 105 to 125, Book no. I, Vol no. 3010 dated 16/05/2013, executed between 1) 1. Mrs. Maria Flavia do Socorro Albertina De Sousa Furtado, 2. Mr. Agnelo Paulo Furtado 3. Mrs. Maria Edith Francisca Aduzinda de Souza ,4. Mr. Joao Marcos Antonio de Souza Elobato De Faria, 5. Mrs. Maria Raquel do Socorro Fatima e de Souza



e Soares, 6. Mr. Antonio Domingos Orlando Soares. 7. Mrs. Maria Seomara Joana Assumco de Souza, 8. Mr. Socorro de Souza, 9. Mr. Pedro Joao Jesus Teodoro De Souza, 10. Mr. Joao Avito Cleto Fernandes De Sousa and 11. Mrs. Zara L .De. Noronha Sousa as the "VENDORS" and 1. Mr. Pinak A Chodankar 2. Mrs. Gauri P Chodankar ,as the "PURCHASERS", S.K Constructions as "CONFIMING PARTY" it is seen that the said vendors being owners in possession of the property surveyed under Survey Nos. 27/7 situated at Guirim Bardez, Goa, and same is divided into sub plots , and the vendors being the owner of the said entire property sold the part of the property (i.e) plot No. 7 admeasuring an area 399 Sq. mts, in favour of 1. Mr. Pinak A Chodankar 2. Mrs. Gauri P Chodankar That is how 1. Mr. Pinak A Chodankar 2. Mrs. Gauri P Chodankar became lawful owners in possession of the said property and acquired good, clear, title, interest in the same.

From the **Deed of Sale, dated 9/05/2013**, duly registered before the Sub Registrar, at Mapusa, registered under Reg. No.79, at pages 126 to 146, Book no. I, Vol no. 3010 dated 16/05/2013, executed between 1) 1. Mrs. Maria Flavia do Socorro Albertina De Sousa Furtado, 2. Mr. Agnelo Paulo Furtado 3. Mrs. Maria Edith Francisca Aduzinda de Souza ,4. Mr. Joao Marcos Antonio de Souza Elobato De Faria, 5. Mrs. Maria Raquel do Socorro Fatima e de Souza e Soares, 6. Mr. Antonio Domingos Orlando Soares. 7. Mrs. Maria Seomara Joana Assumco de Souza, 8. Mr. Socorro de Souza, 9. Mr. Pedro Joao Jesus Teodoro De Souza, 10. Mr. Joao Avito Cleto Fernandes De Sousa and 11. Mrs. Zara L .De. Noronha Sousa as the "VENDORS" and 1. Mr. Gajanan A Chodankar 2. Mrs. Ranjita G Chodankar ,as the "PURCHASERS", S.K Constructions as "CONFIMING PARTY" it is seen that the said vendors being owners in possession of the property surveyed under

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Survey Nos. 27/7 situated at Guirim Bardez, Goa, and same is divided into sub plots , and the vendors being the owner of the said entire property sold the part of the property (i.e) plot No. 8 admeasuring an area 311 Sq. mts, in favour of 1. Mr. Gajanan A Chodankar 2. Mrs. Ranjita G Chodankar That is how 1. Mr. Pinak A Chodankar 2. Mrs. Gauri P Chodankar became lawful owners in possession of the said property and acquired good, clear, title, interest in the same.

From the I & XIV form of the property surveyed under survey no. 27/7-B of the Village Guirim Bardez -Goa, It is seen that name of Pinak A Chodankar and Gauri P Chodankar is appearing in the Occupant's Column of the said property, on the basis of Deed of Sale, dated 9/05/2013, they carried out mutation in the survey records and also partitioned his holding and accordingly their names is appearing in the occupant's column of the I & XIV form as owner thereof.

From the I & XIV form of the property surveyed under survey no. 27/7-C of the Village Guirim Bardez -Goa, it is seen that name of Gajanan A Chodankar and Ranjita G Chodankar is appearing in the Occupant's Column of the said property ,on the basis of Deed of Sale, dated 9/05/2013, They carried out mutation in the survey records and also partitioned their holding and accordingly their names is appearing in the occupant's column of the I & XIV form as owner thereof.

And the time of Partition the area was adjusted and confirmed as 302 Sq. Mts.

From the Technical Clearance Order dated 20/04/2015, under Ref No. TPB/1084/GUI/TCP/5/1321, issued by Town& Planning Department, Taluka Office- Bardez -Goa. it is seen that the



Town & Planning Department, Taluka Office- Bardez Goa, has granted Technical Clearance for carrying out construction of residential row house and compound wall surveyed under survey No. 27/7-B and 27/7-C of village Guirim.

From **Sanad dated 11/06/2019**, under No. CNV/BAR-II/60/2014/4209, issued by the Office of the Deputy Collector & S D O Bardez, it is seen that Sanad of conversion was granted to **Pinak A Chodankar and Gauri P Chodankar**, to area of **399 sq.mts**, in respect of the property surveyed Survey No. 27/7-B, situated at Gurim Village Bardez -Goa, for the purpose of Residential use.

From **Sanad dated 11/06/2019**, under No. CNV/BAR-II/61/2014/4208, issued by the Office of the Deputy Collector & S D O Bardez Sub Div. Bardez, it is seen that Sanad of conversion was granted to **Gajanan A Chodankar and Ranjita G Chodankar**, to area of **302 sq.mts**, in respect of the property surveyed Survey No. 27/7-C, situated at Gurim Village Bardez -Goa, for the purpose of Residential use.

**Letter dated 04/08/2020**, issued by Candolim Urban Co-Operative Credit Society Ltd under Ref No. ccs/map/Br/HL-18/2020/67, it is seen that Mr. Pinak Chodankar has repaid the loan of Rs. 10,00,000/- along with interest as on 07/08/2020.

**Letter dated 04/08/2020**, issued by Candolim Urban Co-Operative Credit Society Ltd under Ref No. ccs/map/Br/HL-18/2020/68, it is seen that Mr. Gajanan Chodankar has repaid the loan of Rs. 10,00,000/- along with interest as on 07/08/2020.

From the **Irrevocable Power of Attorney dated 18/08/2021**, executed before Notary Adv S V Thali Reg Under No.530 /2020 dated 18/08/2021, it is seen that 1. Mr. Pinak A Chodankar 2. Gauri



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Pinak Chodankar, 3. Gajanan A Chodankar and Ranjita G Chodankar, executed Irrevocable Power of Attorney in favour of Mr. Yuvraj Bharna Mayekar alias Yuvraj Bharama Mayekar alias Yuvraj B Mayekar, to enter into Agreement for sale of the said Plot admeasuring an area 399 Sq. Mts surveyed under survey No. 27/7-B and Plot admeasuring an area 302 Sq. Mts surveyed under survey No. 27/7-C, and to accept consideration towards the same in its own name or on executors behalf along with other powers mentioned therein.

From **Agreement for Development cum sale dated 18/08/2020**, executed before Sub registrar of Bardez under No. BRZ-1-2030.2020, dated 25/08/2020 It seen that 1. **Pinak A Chodankar** 2. **Gauri P Chodankar** 3. **Gajanan A Chodankar** and 4. **Ranjita G Chodankar** as " **VENDORS** " executed Agreement for Development cum sale with Mr. Yuvraj Bharna Mayekar alias Yuvraj Bharama Mayekar alias Yuvraj B Mayekar as " **PURCHARES/DEVELOPER** " they being lawful owners of property surveyed under Survey No. 27/7 -B AND 27/-7-C agreed to sell and Develop by constructing a bulding in said properties to Mr. Yuvraj Bharna Mayekar alias Yuvraj Bharama Mayekar alias Yuvraj B Mayekar for the total consideration of Rs, 1,00,00,000/- and other conditions mentioned therein.

From the **Structural Liability Certificate dated 29/12/2020** issued by the Eng Dattaprasad Shetkhalap TcP Reg No. SE/0025/2010 it is seen that construction will be carried out under supervision for proposed amalgamation of Properties.

From **Order** dated **25/01/2021** Ref No. TPB/1084/GUI/TCP/21/378, issued by Town& Planning Department, Taluka Office- Bardez -Goa. it is seen that the Town&

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Planning Department, Taluka Office- Bardez Goa, issued service charges towards the proposed amalgamation of properties & construction of residential building in Survey No. 27/7 -B AND 27/-7-C of Village Guirim.

From the **Technical Clearance Order** dated 29/01/2021, under Ref No. TPB/1084/GUI/TCP/21/453, issued by Town& Planning Department, Taluka Office- Bardez -Goa. it is seen that the Town& Planning Department, Taluka Office- Bardez Goa, has granted Technical Clearance for proposed amalgamation of plot & construction of residential building ( 10 units) -& Comp wall in Survey No. 27/7 -B AND 27/-7-C of Village Guirim.

From **Construction License** dated March 2021, Under Construction License VP/Gui/Const. Licence/2020-2021/F/11/1426, issued by The Village Panchayat of Guirim to Mr. Yuvraj B Mayekar POA Holder for Mr. Pinak Chodankar and others for carrying out construction of residential Building in Survey No. 27/7 -B AND 27/-7-C of Village Guirim.

From **Permission** dated 02/03/2021 ,under Ref No. PHCP/ Cons. NOC/2020-1/3337 issued by The Primary Health Centre Porvorim , it is seen that The Primary Health Centre Porvorim has given No Objection from Sanitary Point View for proposed amalgamation of plot & construction of residential building & Comp wall in Survey No. 27/7 -B AND 27/-7-C of Village Guirim.

From the **Nil encumbrance Certificate**, dated 08/09/2021 it is certified by the said office that a search has been made in Book- I (reverse) for two years from 09<sup>th</sup> May 2013 to 8<sup>th</sup> September 2021 for encumbrances affecting the said Property and that on such search, no encumbrances affecting the said property admeasuring an area of 399



sq.mts, of the property bearing surveyed under survey no27/7-B, of Guirim Bardez Goa have been found till 08/09/2021

From the Nil encumbrance Certificate, dated 08/09/2021 it is certified by the said office that a search has been made in Book- I (reverse) for two years from 09<sup>th</sup> May 2013 to 8<sup>th</sup> September 2021 for encumbrances affecting the said Property and that on such search, no encumbrances affecting the said property admeasuring an area of 302 sq.mts, of the property bearing surveyed under survey no27/7-C, of Guirim Bardez Goa have been found till 08/09/2021

**OPINION**

In the light of above circumstances I confirm that Mr. Pinak Chodankar and Gajanan Chodankar along with their spouses have and holds absolute, clear, Valid and marketable title to the property admeasuring an area 399 Sq. Mts presently surveyed under Survey No. 27/7-B and Property admeasuring an area 302 Sq. Mts presently surveyed under Survey No. 27/7-C. .

Date:-25/09/2021

Place:-Mapusa



**DIKSHA U. KAREKAR**  
**ADVOCATE LLB (Hon's)**  
**MAPUSA - GOA**  
**Reg No. MAH/2937/2016**