

CERTIFICATE OF TITLE

I.- Description of property

All that two Plots (i) bearing no.2 admeasuring 546 sq.mts. Surveyed under no.391/5B and (ii) Plot no.4 admeasuring 546 sq.mts. surveyed under no.391/5C of Village Socorro Bardez being part of Plot no. (Lote) 9, forming part of the larger property known as 'GAICHO GOLCHO MATO' also known as 'GAICHEA GOLACHO MATO' situated at Porvorim, within the limits of Village Panchayat Serula, Parish of Socorro Village and Grampanchayat of Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa: which whole property is described in the Office of Land Registrar Bardez under no.37305 of book B-95 and enrolled in the Taluka Revenue Office of Bardez under Matriz no.265 of First circumscription.

The said Plots are bounded as under:-

Plot no.2

Towards the North:- By Lote no.10

Towards the South:- By Plot no.4 of Lote 9

Towards the East :- By the Way

Towards the West :- By plot no.1 of Lote 9

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Plot no.4

Towards the North:- By Plot no.2 of Lote 9

Towards the South:- By Lote no.8

Towards the East :- By the Way.

Towards the West :- By plot no.3 of Lote 9

II.- Description of Documents Scrutinised

I have examined the following documents which are valid as per the prevailing laws:-

I- PLOT no.2 surveyed under no.391/5B

(i) Form I and XIV concerning survey no.391/5B of Village Socorro Taluka Bardez Goa.

(ii) Deed of Sale dated 28-4-1975 executed with Shri. Robert Sequeira, registered under no.339 at pages 92 to 96 of Book-I vol-94 in the office of Sub-Registrar Mapusa Bardez.

(iii) Deed of Sale dated 15-7-2008 executed between Shri. Robert Sequeira and his wife Smt. Joanita Sequeira And Shri. Anil Chowdhary and Shri. Rooparam Parmar, registered under no.3869 at pages 241 to 255 of Book-I vol 2697 in the office of Sub-Registrar Mapusa Bardez.

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- (iv) Deed of Rectification dated 16-12-2008 registered under no.4218 at pages 287 to 304 of Book-I, vol 2723 in the office of Sub-Registrar Mapusa Bardez.

II- PLOT no.4 surveyed under no.391/5C

- (i)-Form I and XIV concerning survey no.391/5c of Village Socorro Taluka Bardez Goa.

(ii)-Deed of Sale dated 28-4-1975 executed with Shri. Michael D'souza and his wife Smt. Marcelina D'Souza, registered under no.342 at pages 126 to 130 of Book-I vol 93 in the office of Sub-Registrar Mapusa Bardez.

(ii)-Deed of Sale dated 15-7-2008 executed between Shri. Michael D'souza and his wife Smt. Marcelina D'Souza And Shri.Anil Chowdhary and Shri.Rooparam Parmar, registered under no.3668 at pages 226 to 240 of Book-I vol 2697 in the office of Sub-Registrar Mapusa Bardez.

(iii)-Deed of Rectification dated 16-12-2008 registered under no.4217 at pages 269 to 286 of Book-I vol.2723 in the office of Sub-Registrar Mapusa Bardez.

(iv)-Application issued to the collector for conversion of the said plots surveyed under no.391/5B and 5C for non-Agricultural purpose.

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(v)-Nil Encumbrance Certificate under no.947/2008 and 948/2008 dated 10-6-2008 from the office of Sub-Registrar Mapusa confirming that there is no charge on the said plots surveyed under no.391/5C and 391/5B from 5-5-2005 to 9-6-2008.

(vi)-Plan.

III.- SEARCHES CONDUCTED

I have given searches in the office of Land Registrar/Sub-Registrar Bardez and in the Court of Civil Judge Senior Division Mapusa.

IV.- FLOW OF TITLE

On having perused the documents and on giving searches in the relevant offices I confirm that the said Plot no.2 originally belonged to Shri. Robert Sequeira having acquired the same from Shri. Ricardinho Salvador Andrade and his wife Smt. Julie Andrade vide Deed of Sale dated 28-4-1975, registered under no.339 at pages 92 to 96 of Book-I vol 94 in the office of Sub-Registrar Mapusa Bardez.

Thus the name of Shri. Robert Sequeira stands recorded in the survey records of rights in the occupants column of Form I and XIV concerning survey no.391/5B of Village Socorro.

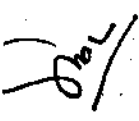
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By Deed of Sale dated 15-7-2008 Shri. Robert Sequeira and his wife Smt. Joanita Sequeira sold the said Plot 2 surveyed under no.391/5B jointly to (i) Shri. Anil Chowdhary and (ii)-Shri. Rooparam Parmar, registered under no.3869 at pages 241 to 255 of Book-I vol-2697 in the office of Sub-Registrar Mapusa Bardez.

By Deed of Rectification dated 16-12-2008 certain mistakes occurred including the area of the said plot which was erroneously mentioned as 558sqmts in the said Sale deed dated 15-7-2008 was rectified as 546 sqmts, which deed is registered under no.4218 at pages 287 to 304 of Book-I vol. 2723 in the office of Sub-Registrar Mapusa Bardez.

The said Plot no.4 originally belonged to Shri. Michael D'souza and his wife Smt. Marcelina D'Souza having acquired the same from Shri. Ricardinho Salvador Andrade and his wife Smt. Julie Andrade vide Deed of Sale dated 28-4-1975, registered under no. 342 at pages 126 to 130 of Book-I vol 93 in the office of Sub-Registrar Mapusa Bardez.

Thus the name of Shri. Michael D'Souza stands recorded in the survey records of rights in the occupants column of Form I and XIV concerning survey no.391/5C of Village Socorro.

 By Deed of Sale dated 15-7-2008 Shri. Michael D'souza and his wife Smt. Marcelina D'Souza sold the said Plot

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4 surveyed under no.391/5C jointly to (i) Shri. Anil Chowdhary and (ii)-Shri. Rooparam Parmar, registered under no.3868 at pages 226 to 240 of Book-I vol 2697 in the office of Sub-Registrar Mapusa Bardez.

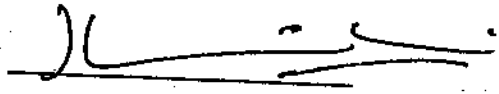
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On having purchased the said Plots Shri. Anil Chowdhary and Shri. Rooparam Parmar carried out mutation and thus their names stands recorded in survey records of rights under mutation no.29938 and 29944 respectively in the Form I and XIV concerning survey no.391/5B and 5C of Village Socorro.

V.- OPINION

In the above circumstances I confirm that Shri. Anil Chowdhary and Shri. Rooparam Parmar jointly have and holds clear, valid, absolute and marketable title to the said Plots bearing no. 2 and 4 surveyed under no.391/5B and 391/5C respectively.

Panaji Goa
1-11-2014


Adv. S.S. Naik