

AMEY A. SHETYE

BG.L., L.L.B.

Advocate



Office: 1st floor,
Melquides Building,
Fr. Joseph Vaz Road,
Vasco da Gama, Goa
M:9822381919/9975259714

Date: 13/5/2025

TITLE REPORT

This Title Report is submitted at the request of Judas Anacleto De Souza, resident of 259, "God's Gift" Behind NSD, Alto Dabolim, Goa

SUBJECT MATTER

The Valido De Bandolla situated at Chicalim surveyed under survey No. 156/5 of Chicalim Village total admeasuring an area of 725 sq. mts described in schedule herein below written. The said property is bounded as under:-

North: by the Valado of Bondolla of Francisco Augusto de Mello

South: by Valado of the heirs of Antonio Figueredo

East: by the Bondolla of Fabrica of the Chueh of Sancoale and a pond

West: by Bondolla of the Comunidade of Chicalim

DESCRIPTION OF THE LARGER PROPERTY

All that property Valido de Bandolla situated at Chicalim, within the limits of Village Panchayat of Chicalim, Mormugao Taluka, South Goa District, State of Goa, described in the Land Registration Office of Salcete under No. 8237 at pages 140 reverse of Book B No. 47 and enrolled in the Taluka Revenue Office under Matriz No. 208 and surveyed under

AMEY A. SHETYE
ADVOCATE

1st Floor, Melquides Bldg.,
Fr. Joseph Vaz Road,

survey No. 156/ 5 of Chicalim Village total admeasuring an area of 725 s.q mts and is bounded as under:-

North: by the Valado of Bondolla of Francisco Augusto de Mello

South: by Valado of the heirs of Antonio Figueredo

East: by the Bondolla of Fabrica of the Chueh of Sancoale and a pond

West: by Bondolla of the Comunidade of Chicalim.

DERIVATION OF TITLE

The said property i.e. Valido De Bandolla situated at Chicalim surveyed under survey No. 156/ 5 of Chicalim Village total admeasuring an area of 725 sq. mts belonged to Maria Celemeniyina Dourado E Almeida who purchased the said by Deed of Sale dated 1/4/1967 duly registered to the sub registrar of Mormugao under registration No. 527 at pages 167 to 172 Book I Volume 24.

The said Maria Celemeniyina Dourado E Almeida married to Francisco de Almedia both expired leaving behind Filipe Zacarias Almedia, Fariana Fernandes e Almedia, Jose Luis Carlos Almeida, Martha Genevive Almeida, Stanley Conception Almeida as his legal heirs which is confirmed by Deed of Succession and Relinquishment dated 23/2/1996 drawn up in the Book of Deeds under registration No. 162. By Deed of Sale dated 26/2/1996 duly registered to the sub registrar of Mormugao under registration No. 130 at pages 153 to 197 Book I volume 167 said Filipe Zacarias Almedia, Fariana Fernandes e Almedia, Jose Luis Carlos Almeida, Martha Genevive Almeida, Stanley Conception Almeida sold the property i.e. Valido De Bandolla situated at Chicalim surveyed under survey No. 156/5 of Chicalim Village total admeasuring an area of 725 sq. mts to Anthony D'Souza and Maria D'Souza.

AMEY A. SHETYE
ADVOCATE
1st Floor, Melquiedes Bldg.,
Fr. Joseph Vaz Road,
Vasco-da-Gama Goa - 403802



Thus the title of Valido De Bandolla situated at Chicalim surveyed under survey No. 156/ 5 of Chicalim Village total admeasuring an area of 725 sq. mts vests in Anthony D'Souza and Maria D'Souza whose title to the said property is clear and marketable.

ENCUMBRANCES IF ANY

After carrying out a due search in the office of the Sub Registrar of Mormugao, and the Land Registration Office at Mormugao for last 30 years, I did not find any recorded encumbrances affecting the said property i.e. Valido De Bandolla situated at Chicalim surveyed under survey No. 156/5 of Chicalim Village total admeasuring an area of 725 sq. mts. Therefore I find that the said property i.e. Valido De Bandolla situated at Chicalim surveyed under survey No. 156/5 of Chicalim Village total admeasuring an area of 725 sq. mts is free from encumbrance.

DOCUMENTS EXAMINED:

1. Copy of Deed of Sale dated 26/2/1996 duly registered to the sub registrar of Mormugao under registration No. 130 at pages 153 to 197 Book I volume 167.
2. Copy of Deed of Sale dated 1/4/1967 duly registered to the Sub Registrar of Mormugao under registration No. 527 at pages 167 to 172 Book I volume 24
3. Copy of Deed of Succession and Relinquishment dated 23/2/1996 drawn up in the Book of Deeds under registration No. 162.
4. Copy of survey Plan of property bearing survey No. 156/5 of Chicalim Village
5. Copy of Form I & XIV of the property bearing survey No. 156/5 of Chicalim Village.

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6. Copy of Description Certificate issued by the Land Registration Office of Salcete at Land Description No. 8237 of Book 21 along with Inscription Certificate
7. Copy of Zoning Information dated 22/11/19 issued by the Mormugao Planning and Development Authority.
8. Copy of Sanand dated 24/2/2000 issued by the Deputy Collector of Mormugao.
9. Copy of Nil Encumbrance Certificate issued by the Sub Registrar of Mormugao.

OPINION

Subject to the documents perused, I certify that Anthony D'Souza and Maria D'Souza got clear and marketable title to the property known as Valido De Bandolla situated at Chicalim surveyed under survey No. 156/5 of Chicalim Village total admeasuring an area of 725 sq. mts.

I further certify that urban land ceiling Act is not applicable in the State of Goa and there is no legal bar to mortgage the said property.



(Amey Anand Shetye)

AMEY A. SHETYE
ADVOCATE

**1st Floor, Melquiedes Bldg.,
Fr. Joseph Vaz Road,
Vasco-da-Gama, Goa - 403 802**