

CERTIFICATE OF TITLE

To,

RAJDEEP BUILDERS,

#708-710, 7th Floor, Gera Imperium Star,

Near Central Library, Panaji-Goa, 403001.

1) Name and Address of the Title Holder :-

(a) SMT CAROLINA FERNANDES @ Po and her children,

**(b) SHRI ASHLEY XAVIER PO along with his wife SMT
GLENN SERERINA DIAS,**

**(c) SHRI ALISTER NICHOLAS PO along with his wife
SMT JULIE SANTANA COLACO,**

**(d) SMT FREDELLA ALISHA PO and her husband SHRI
LOEY DIAS,**

All resident of H.No. 232, Mitra Bazar, Caranzalem, Tiswadi-Goa,
403002.

**2) Description of the property including complete property
address as per title documents, Dimension details as per title
documents, Area of property as per title documents, Cadastral
Survey No. (if applicable) and the Nature of the Land
(Residential / Commercial / Industrial) :-**



All that Plot of Land denominated as “MITRA” also known as “CARANZALEM”, admeasuring an area of 638 Sq. mts., along with old house bearing house number 15/232/, 15/232/1 , 15/232/2 issued by the Corporation of the City of Panaji, situated at Caranzalem, within the limits of the Corporation of the City of Panaji, Taluka Tiswadi, District North Goa, State of Goa. The said property is described in the Land registration Office of Panaji under no. 11,246 at Page 171 V of Book No.B-29 (New) and enrolled in the Land Revenue Office under No.230. The said property is now surveyed under P.T Sheet No.164 of Chalta No.24 & 25 of records of City Surveyed Panaji. The said property is bounded as under:-

To the East:-	By National Road No.5 Dona Paula to Panaji; an area in between a river for a widening of the road;
To the West:	By the paddy field belonging to Mitra;
To the North:	By the house belonging to Caetan Paula; &
To the South:	By the house belonging to Joaquim Jose Paula.

(Hereinafter referred as “the said property”).

The nature of the said Property is for Commercial purpose with 200 F.A.R.

3) A list of documents studied by me is as under:-

- Inscription and description of the property.
- Photocopy Deed of Sale 17.12.1968 duly registered in the Office of Sub-Registrar of Ilhas, under registered No.714 at page 23 to 28 Book No.I ,Volume No.38, dated 24.12.1968.
- Photocopy of Deed of Gift dated 06.03.1969.
- Photocopy of Deed of Gift dated 02.04.1969, duly registered in the Office of Sub-Registrar of Ilhas, under registered No.947 at page 351 to 353 Book No.I ,Volume No.38, dated 07.04.1969.
- Photocopy of Form B issued by the Enquiry Officer, City Survey of Panaji dated 21.05.1984.
- Photocopy of Deed of Succession dated 10.12.2018 recorded at Folio 25 to 26v of Deed Book No. 738 before Jt. Civil Registrar cum Sub Registrar/ Special Notary Ex officio Tiswadi Taluka.
- Photocopy of Form D of P.T.Sheet No. 164 of Chalta No. 24 dated 01.02.2011.
- Photocopy of Form D of P.T.Sheet No. 164 of Chalta No. 25 dated 01.02.2011.



- i) Photocopy of House Tax receipt dated 06.07.2018 issued by the office of the Corporation of the City of Panaji bearing H.No.15/232/.
- j) Photocopy of House Tax receipt dated 06.07.2018 issued by the office of the Corporation of the City of Panaji bearing H.No.15/232/1.
- k) Photocopy of House Tax receipt dated 06.07.2018 issued by the office of the Corporation of the City of Panaji bearing H.No.15/232/2.
- l) Photocopy of Survey Plan dated 19.10.2018.
- m) Photocopy of SANAD dated 25.06.2020 issued by the office of the District Collector, North Goa, Panaji-Goa.
- n) Photocopy of Form D of P.T.Sheet No. 164 of Chalta No. 24 dated 19.07.2019.
- o) Photocopy of Form D of P.T.Sheet No. 164 of Chalta No. 25 dated 19.07.2019.
- p) Photocopy of the Order dated 03.01.2020 issued by the office of the Greater Panaji Planning and Development Authority, Panaji Goa.
- q) Photocopy of Nill Certificate of Encumbrance on Property dated 15.01.2020 issued by the Civil Registrar Cum Registrar, Tiswadi.
- r) Photocopy of NOC issued by the Office of Directorate of Fire & Emergency Service, Panaji dated 18.03.2020.
- s) Photocopy of NOC Dated 05.03.2020, issued by the Office of Directorate of Health Service, Urban Health Centre-Panaji-Goa.

4) History of the property (Flow of Title):-

There exists landed property denominated as “MITRA” also known as “CARANZALEM”, admeasuring an area of 613.60 Sq. mts., along with old house bearing house number 15/232/, 15/232/1, 15/232/2 issued by the Corporation of the City of Panaji, situated at Caranzalem, within the limits of the Corporation of the City of Panaji, Taluka Tiswadi, District North Goa, State of Goa. The said property is described in the Land registration Office of Panaji under no. 11,246 at Page 171 V of Book No.B-29 (New) and enrolled in the Land Revenue Office under No.230. The said property is now surveyed under P.T Sheet No.164 of Chalta No.24 & 25 of records of City Surveyed Panaji. The said property is bounded as under:-



To the East:-	By National Road No.5 Dona Paula to Panaji; an area in between a river for a widening of the road;
To the West:	By the paddy field belonging to Mitra;
To the North:	By the house belonging to Caetan Paula; &
To the South:	By the house belonging to Joaquim Jose Paula.

(Hereinafter referred as "**the said property**")

That the said property was inscribed in favour of MITRA of the Archbishopric of Goa presently Patriarchal of Indias Orientais, under No. 25549 and described under No. 11246 at fls 171v of the Book B -29 New series.

That vide Deed of Sale dated 17.12.1968 duly registered in the Office of Sub-Registrar of Ilhas, under registered No.714 at page 23 to 28 Book No.I, Volume No.38, dated 24.12.1968, said **MITRA of the Archdiocese of Goa** now Patriarchate of East Indies as **Vendors** sold, transferred alienated all their rights, title and interest in **the said property** admeasuring an area of 613.60 Sq. mts., to **SMT PAULINA AFONSO**, (being widow) resident of Caranzalem, Goa.

That vide Deed of Gift dated 06.03.1969, said **SMT PAULINA AFONSO**, as **Donor out of Love and affection** transferred alienated all her rights, title and interest in **the said property** admeasuring an area of 613 Sq. mts., to her son **SHRI FRANCISCO PO**, resident of Caranzalem, Goa.



That vide Deed of Gift dated 02.04.1969, duly registered in the Office of Sub-Registrar of Ilhas, under registered No.947 at page 351 to 353 Book No.I, Volume No.38, dated 07.04.1969, said **SHRI FRANCISCO PO and his wife SMT FELICIDADE PO**, as **Donor** out of Love and affection transferred, alienated all their rights, title and interest in **the said property** admeasuring an area of 613.60 Sq. mts., to their son **SHRI RAUL PO**, resident of Caranzalem, Goa.

That the Form B of the said property issued by the Enquiry Officer, City Survey of Panaji dated **21.05.1984** issued in the name of said **Francisco Po** clearly states that **the said property bearing Chalta No. 24 & 25 of P.T.Sheet No. 164** is in the name of said **Francisco Po** and the total area which is in possession of said **Francisco Po** is **638 Sq. mts.**

That there is no dispute since 02.04.1969 as regards the said property is concerned from the time it was Gifted in the name of said **Raul Po**, said **Raul Po** is in possession of **the said Property since 02.04.1969.**

That said **Raul Po** expired on **31.10.2012** without executing any will or gifting his property /s, therefore vide **Deed of Succession dated 10.12.2018** recorded at Folio 25 to 26v of Deed Book No. 738 before Jt. Civil Registrar cum Sub Registrar/ Special Notary Ex officio Tiswadi Taluka, said **Carolina Fernandes @Po** was declared as his moiety holder and their following children as their legal heirs :

- (a) Shri Ashley Xavier Po** along with his wife **SMT GLENNA SERERINA DIAS,**
- (b) SHRI ALISTER NICHOLAS PO** along with his wife **SMT JULIE SANTANA COLACO,**
- (c) SMT FREDELLA ALISHA PO** and her husband **SHRI LOEY DIAS.**

That the structure existing in the said property is in the name of **Raul Po** and his wife **Carolina Po** as per the house number bearing H.No.15/232/, bearing H.No.15/232/1, bearing H.No.15/232/2.

That presently the Form D of both the Survey Number is in the name of **SMT CAROLINA PO, SHRI ASHLEY XAVIER PO, SHRI ALISTER NICHOLAS PO, SMT FREDELLA ALISHA PO.**

That vide **Order dated 03.01.2020** by the office of the **Greater Panaji Planning and Development Authority, Panaji Goa** granted development Permission got construction of Commercial cum Residential Building.

That Directorate of Fire & Emergency Service, Panaji issued **NOC dated 18.03.2020** for construction of proposed Commercial Cum Residential Building on **the said property.**

That Directorate of Health Service, Urban Health Centre-Panaji-Goa issued **NOC dated 05.032020** for construction of proposed Commercial Cum Residential Building on **the said property.**

That office of the **District Collector, North Goa, Panaji-Goa** issued **SANAD dated 25.06.2020** for the property bearing P.T. Sheet No. 164 of Chalta No. 24 & 25 within the city limits of Panaji for an area of 638 Sq. mts for the purpose of commercial activity with 200 F.A.R.

That as per Nill Certificate of Encumbrance on Property dated 15.01.2020 issued by the Civil Registrar Cum Registrar, Tiswadi **the**



said property admeasuring an area of 613.60 Sq. mts., is free from all encumbrances.

5)Based on the documents produced for my perusal which are enlisted herein above and the certification regarding the said property is made by me entirely on documents produced to me, I hereby declare that.

a. I have perused the documents enlisted and Confirm purely on document produced to me, that Smt Carolina Fernandes @Po and her children (a) Shri Ashley Xavier Po along with his wife SMT GLENNA SERERINA DIAS, (b) SHRI ALISTER NICHOLAS PO along with his wife SMT JULIE SANTANA COLACO, (c) SMT FREDELLA ALISHA PO and her husband SHRI LOEY DIAS have & holds absolute, valid and marketable title to the said Property.

b. I further confirm that the said SMT CAROLINA FERNANDES @PO and her children (a) SHRI ASHLEY XAVIER PO along with his wife SMT GLENNA SERERINA DIAS, (b) SHRI ALISTER NICHOLAS PO along with his wife SMT JULIE SANTANA COLACO, (c) SMT FREDELLA ALISHA PO and her husband SHRI LOEY DIAS, have acquired valid title to the said property.

c. I hereby ascertain that there are no pending tenancy disputes and that there are no compensation claims payables in respect of the said Property to be mortgaged.

d. I hereby certify that the Land Ceiling Act, Minor interest in property does not apply the property in question.

Place: Panaji.

Date: 29.06.2020



(Raviraj Chodankar)

Advocate