



Date: 09/07/2021

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of Shri. Anit Chandrakant Prabhu, resident of Gogol, Margao, Goa, in respect of the landed property known as "Sodoim" admeasuring 3625.00 sq. metres, surveyed under Survey No.193/4 of Verna Village

CERTIFICATE OF TITLE

With reference to the above referred property, after scrutinizing the documents referred herein, I submit herewith my legal opinion as under:-

Description of the Immovable Property:

A) **Property under scrutiny:**

The property under scrutiny is the property known as "Sodoim" admeasuring 3625.00 sq. metres along with the residential house bearing House No. 817/B.

The landed property and the house taken together is hereinafter referred to as the "Said Property".

B) **Location:**

The Said Property is situated at Sodovim of Village of Verna, within the local limits of Village Panchayat of Verna-Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office.

The Said Property now an independent and separate unit in itself erstwhile formed southern part of the property known as "BIRBIREM" enrolled in the Taluka Revenue Office under Matriz No. 802.

This property known as "BIRBIREM" is herein after referred to as the "Said Bigger Property".

C) Survey Number of the Said property as per new Land Revenue Code:

The Said Plot is surveyed under Survey No.193/4 and known as "SODOIM" as per Form I & XIV of Verna Village.

D) Boundaries of the Said Bigger Property & Said Property:

Said Bigger Property:

East : by the stream of rainy waters (Sangria), after which lies the property named Muddio belonging to Maria Rebelo;

West : by the property named Xir belonging to Alusion da Gama;

North : by the pond (alagoa grande) of the Comunidade of Verna and

South: by the passage (Caminho).

Said Property:

East : by passage/water drain of the Comunidade of Verna, surveyed under No. 193/5 and property Muddio, formally of Amelia da Conceicao Rebelo;

West : by the property known as "Xira de Sodom", surveyed under No. 193/2 and 193/3;

North : by Public Road which proceeds from Bamborda-Murgrumpoi, Panchayat road and partly by property surveyed under No. 193/3 and



South: by the old road of Comunidade now surveyed under Survey No. 202 of late Joaquim Moniz and partly by property under Survey No. 193/7.

E) Area of the property offered for mortgage:

The property under scrutiny admeasures 3625.00 Sq. metres.

Search and Investigation:

(i) *Form III of Survey No. 193/4 of Verna Village:*

From the perusal of Survey Index of the Survey No. 193/4 of Verna Village it transpired that the said plot admeasuring 3625.00 Sq. meters was originally recorded in the name of Joao Nalasco Moniz.

(ii) *Deed of Sale dated 25/05/1978:*

Form the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the Office of the Sub-Registrar of Salcete under No. 757 at pages 287 to 291 of book No. I, Volume No. 193 dated 16/09/1978.
- b) This deed is duly executed by and between (i) Shri. Joao Nolasco Xavier Tome Moniz, bachelor, referred therein as the "Vendor" and (ii) Mr. Aleixo Manuel Milagrese Rebelo and his wife Mrs. Maria Elvina Rebelo, referred therein as the "Purchasers".
- c) By this deed, the Vendor sold unto the Purchasers the property known as "Birbirem", surveyed under Survey Nos. 192/2 and 193/4 of Verna Village.

(iii) *Deed of Gift dated 26/07/1985:*

Form the perusal of this deed, following facts transpired:

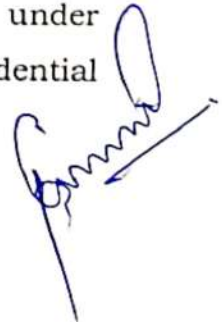


- a) This deed is duly registered in the Office of the Sub-Registrar of Salcete under No. 1145 at pages 217 to 221 of book No. I, Volume No. 339 dated 31/07/1985.
- b) This deed is duly executed by and between (i) Mr. Aleixo Manuel Milagrese Rebelo and his wife Mrs. Maria Elvina Rebelo, referred therein as the "Donors" and (ii) Mr. Antonio Evaristo Louredes Rebelo, referred therein as the "Donee".
- c) By this deed, out of love and affection the Donors gifted to the Donee the southern portion of the property known as "Birbirem", admeasuring an area of 3625 sq. metres, surveyed under Survey No. 193/4 of Verna Village.

(iv) Deed of Sale dated 18/06/2007:

Form the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the Office of the Sub-Registrar of Salcete under No. 3083 at pages 71 to 300 of book No. I, Volume No. 2518 dated 29/06/2007.
- b) This deed is duly executed by and between (i) Mr. Antonio Evaristo Louredes Rebelo and his wife Mrs. Trimidade Rebelo, referred therein as the "Vendors" and (ii) Mrs. Rekha Mirpuri, referred therein as the "Purchaser".
- c) By this deed, the Vendors sold unto the Purchaser the southern portion of the property known as "Birbirem", admeasuring an area of 3625 sq. metres, surveyed under Survey No. 193/4 of Verna Village along with the residential house standing therein.



(v) Conversion Sanad dated 08/08/2008:

From the perusal of this document it is seen that vide Sanad under Ref. No. ACV-_/SG/CONV/40/2008 issued by the Office of the Collector, South Goa, Margao, an area admeasuring 3025.00 Sq. meters of the Said Property has been converted for residential use.

(vi) Deed of Sale dated 21/02/2012:


Form the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the Office of the Sub-Registrar of Salcete under No. MGO-BK1-01230-2012, CD Number MGOD58 of Book -1 Document dated 24.02.2012.
- b) This deed is duly executed by and between (i) Mrs. Rekha Mirpuri and her husband Mr. Ramesh Mirapuri, referred therein as the "Vendors" and (ii) Amit Chandrakant Prabhu, referred therein as the "Purchaser".
- c) By this deed, the Vendors sold unto the Purchaser the southern portion of the property known as "Birbirem", admeasuring an area of 3625 sq. metres, surveyed under Survey No. 193/4 of Verna Village along with the residential house standing therein.

(vii) Form I & XIV dated 12/04/2012 of Survey No. 193/4 of Verna Village:

From the perusal of Survey records of the Survey No. 193/4 of Verna Village it transpired that the said plot admeasuring 3625 Sq. meters is recorded in the name of Amit Chandrakant Prabhu

(viii) Technical clearance Order dated 22/03/2021



Vide this Order under Ref. No. TPM/32785/Verna/193/4/2020-21/1298 issued by Town and Country Planning Department, South Goa Margao permission is granted to Mr. Amit C. Prabhu for development of the Said Property by constructing residential building and compound wall.

(ix) NOC form Primary Health Centre dated 15/04/2021:

Vide this NOC under Ref, No. PHC/CORT/NOC/CONST/21-22/60 issued by Primary Health Centre, Cortalim, no objection from Sanitation Point of view is communicated for construction of the residential building in the Said Property.

(x) Construction License dated 19/04/2021:

Vide this Licence No. VP/V/Const/F.767/2021-2022/98 granted by Village Panchayat of Verna, permission is granted to Mr. Amit C. Prabhu for construction of Residential Building and Compound wall in the Said Property.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that Mr. Amit C. Prabhu and his wife are the owners of the Said Property.

This Title Report which is issued at the request of Mr. Amit C. Prabhu is solely based on the documents submitted to me which I have referred in my report and the undersigned shall not be responsible to any third person for the opinion expressed in this report.


Adv. Gaurish M. Kudchadkar