



Dated: 31<sup>st</sup> May 2022

To,  
**MR. YOGESH BHANOT**  
H. No.323, Block E,  
Greater Kailash,  
South Delhi 110048

**CERTIFICATE OF TITLE**

**Description of the Property I: -**

All that property known as "**TULEM BHAT**" situated at Village Verla, Taluka and Sub District of Bardez, District of North Goa, State of Goa found described in the Land Revenue Office of Bardez under No.51451, nor found registered in the Land Revenue Office of Bardez and inscribed under No.41950 and presently surveyed under Survey No.18/2 of Village Verla, Bardez, Goa, totally admeasuring an area of 1325 sq mts and is bounded as under:

North: By the property bearing Survey No.18/1 & partly by 18/2-A;

South: By the property bearing Survey No.18/1 and 18/7;

East: By Nalla;

West: By road.

**Description of the Property II: -**

All that property known as "**TALEM BHAT**" situated at Village Verla, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the Land Revenue Office of

**Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim Goa. 403 521**  
**Email: pratiksha.adv@gmail.com**



Bardez and presently surveyed under Survey No.18/6 of Village Verla, Bardez, Goa, totally admeasuring an area of 675 sq mts and is bounded as under:

East: By the property bearing Survey No.18/7 of Village Verla;

West: By footpath;

North: By property bearing Survey No.18/2 of Village Verla;

South: By property bearing Survey No.18/8 of Village Verla.

**II Description of documents scrutinized: -**

1. Inscription
2. Manual Form I and XIV
3. Manual Form I and XIV, (Property II)
4. Registo do Agrimensor and extract of Land Registration
5. Form III (Index of Lands)
6. Will dated 04<sup>th</sup> June 1983, duly drawn in the Notary Book of Will bearing No.123 at pages 03 to 04 registered before the Office of the Notary Ex Officio Bardez at Mapusa
7. Order dated 04/05/1996 passed by the Court of the Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing No.82/95
8. Will dated 03/07/2001, duly drawn in the Notary Book of Will bearing No.223 at Pages 76 to 77 V registered before the Notary Ex Officio, Bardez at Mapusa
9. Final Order dated 08/03/2018 in Inventory Proceedings No.273/17/B passed by the Court of the Civil Judge Senior Division at Mapusa





10. Nil Encumbrance Certificate dated 22/01/2020
11. Deed of Sale dated 23/01/2020 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-289-2020 dated 24/01/2020
12. Order dated 31/12/2020 passed by the Court of the Civil Judge Senior Division at Mapusa in Inventory Proceeding No.468/19/B
13. Form I and XIV dated 08/07/2021.
14. Zoning Information/Letter dated 12/07/2021 under Ref No.TPBZ/ZON/8737/VER/TCP-2021/2469 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa
15. Conversion Sanad dated 06/08/2021 under Ref No.4/149/CNV/AC-III/2021/984 has been issued by the Office of the Additional Collector-III, North Goa District at Panaji, Goa.
16. Deed of Sale dated 19/11/2021 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-4278-2021 dated 22/11/2021
17. Conversion Sanad dated 07/03/2022 under Ref No.4/361/CNV/AC-III/2022/180 issued by the Office of the Additional Collector-III, North Goa District at Panaji
18. Form I and XIV dated 28/03/2022
19. Technical Clearance Order dated 20/05/2022 under No.TPB/7616/VER/TCP-22/3211 issued by the Town and Country Planning Department at Mapusa, Bardez, Goa.
20. NOC from sanitary point of view of proposed construction dated 28/05/2022 under Ref No.DHS/2022/DHS0901/O00023/782 issued by the Directorate of Health Services, Siolim PHC

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Note: All the documents scrutinised by me are photocopies.

**III Office searches: -**

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

**IV Flow of Title of Property I: -**

There exists a property known as "TULEM BHAT" situated at Village Verla, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the Land Revenue Office of Bardez and presently surveyed under Survey No.18/2 of Village Verla, Bardez, Goa, totally admeasuring an area of 1325 sq mts.

The said property originally belonged to late Mr. Arthur Albert de Mendonca Zuzarte, who was married to late Mrs. Vera Zelia Dolorose Felizia Braganza also known as Dolorose alias Vera Braganza e Zuzarte. The name of said Mr. Arthur Zuzarotta is figuring on the Inscription, Manual Form I and XIV and Form III (Index of Lands).

After the demise of said late Mr. Arthur Albert de Mendonca Zuzarte, his wife Mrs. Vera Zelia Dolorose Felizia Braganza also known as Dolorose alias Vera Braganza e Zuzarte became the sole owner of the property by virtue of Will dated 04<sup>th</sup> June 1983, duly drawn in the Notary Book of Will bearing No.123 at pages 03 to 04 registered before the Office of the Notary Ex Officio Bardez at Mapusa.



The said Mrs. Vera Zelia Dolorose Felizia Braganza also known as Dolorose alias Vera Braganza e Zuzarte expired leaving behind her, her daughter Mrs. Sonia Almeida alias Sonia Zuzarte.

The said Mrs. Sonia Almeida alias Sonia Zuzarte became the sole owner of the said property by virtue of Will dated 03/07/2001, duly drawn in the Notary Book of Will bearing No.223 at Pages 76 to 77 V registered before the Notary Ex Officio, Bardez at Mapusa, executed by the mother of Sonia Almeida alias Sonia Zuzarte, namely Mrs. Vera Zelia Dolorose Felizia Braganza also known as Dolorose alias Vera Braganza e Zuzarte, in favour of her daughter namely Sonia Almeida alias Sonia Zuzarte.

The said property therefore solely belonged to Mrs. Sonia Almeida alias Sonia Zuzarte e Almeida and accordingly the name of Mrs. Sonia Almeida alias Sonia Zuzarte e Almeida is found recorded in the Occupants Column in the Form I and XIV.

Nil Encumbrance Certificate dated 22/01/2020 shows that there are no encumbrances on the said property for the period from 01/01/2007 to 22/01/2020.

By Deed of Sale dated 23/01/2020 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-289-2020 dated 24/01/2020, said Mrs. Sonia Almeida alias Sonia Zuzarte e Almeida and her husband Mr. Cliff John Almeida as the Vendors sold and conveyed the said property known as "TULEM BHAT" situated at Village Verla, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the Land Revenue Office of Bardez and presently surveyed under Survey No.18/2 of Village Verla, Bardez, Goa, totally admeasuring an area of 1325 sq mts to Mr. Yogesh Bhanot as the Purchaser.

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By virtue of the above Deed of Sale dated 23/01/2020 said Mr. Yogesh Bhanot became the exclusive owners in possession of the said property known as "TULEM BHAT" situated at Village Verla, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the Land Revenue Office of Bardez and presently surveyed under Survey No.18/2 of Village Verla, Bardez, Goa, totally admeasuring an area of 1325 sq mts.

The said property surveyed under Survey No.18/2 and admeasuring 1325 sq mts stands mutated in the name of Mr. Yogesh Bhanot as confirmed by Form I and XIV dated 08/07/2021.

Zoning Information/Letter dated 12/07/2021 under Ref No.TPBZ/ZON/8737/VER/TCP-2021/2469 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa shows that the said property falls in the "Settlement Zone".

Conversion Sanad dated 06/08/2021 under Ref No.4/149/CNV/AC-III/2021/984 has been issued by the Office of the Additional Collector-III, North Goa District at Panaji, Goa.

**Flow Title of Property II :-**

There exists property known as "TALEM BHAT" situated at Village Verla, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the Land Revenue Office of Bardez and presently surveyed under Survey No.18/6 of Village Verla, Bardez, Goa, totally admeasuring an area of 675 sq mts.



The said property originally belonged to late Mr. Felix Concecao Lobo alias Felix Conceptio Xavier Lobo and his wife Mrs. Hortencia Maria Rita Rego E Lobo. The name of said Felix Concecao Lobo is seen recorded on the Manual Form I and XIV, Registo do Agrimensor and extract of Land Registration.

After the demise of said Mr. Felix Concecao Lobo alias Felix Conceptio Xavier Lobo and his wife Mrs. Hortencia Maria Rita Rego E Lobo, an Inventory Proceeding was initiated in the Court of the Civil Judge Senior Division at Mapusa bearing No.82/95. And by virtue of said inventory an auction was conducted and the said property was inherited by Mr. Lindsay John Carrey who was married to Scarlet Ethel Alice Carey alias Mrs. Scarlet Carey as per Order passed on 04/05/1996.

After the demise of said Mrs. Scarlet Ethel Alice Carey alias Mrs. Scarlet Carey, an Inventory Proceedings was initiated in the Court of the Civil Judge Senior Division at Mapusa under No.273/17/B wherein by Final Order dated 08/03/2018 said Mr. Lindsay John Carey and his son, namely Mr. Jubhillyn Robert Carey became the owners of the said property.

After the demise of Mr. Lindsay John Carey on 05/09/2019, an Inventory Proceeding was initiated in the Court of the Civil Judge Senior Division at Mapusa under No.468/19/B and by virtue of Order dated 31/12/2020, said Mr. Jubhillyn Robert Carey became the sole owner in possession of the said property.

The name of said Mr. Jubhillyn Robert Carey stands recorded in the Occupants Column of the said property.

By Deed of Sale dated 19/11/2021 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-4278-2021 dated 22/11/2021, said Mr. Jubhillyn Robert Carey, bachelor sold the said property known





as "TALEM BHAT" situated at Village Verla, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the Land Revenue Office of Bardez and presently surveyed under Survey No.18/6 of Village Verla, Bardez, Goa, totally admeasuring an area of 675 sq mtsto Mr. Yogesh Bhanot as the Purchaser.

By virtue of the above Deed of Sale dated 19/11/2021, said Mr. Yogesh Bhanot became the exclusive owner in possession of the said property known as "TALEM BHAT" situated at Village Verla, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the Land Revenue Office of Bardez and presently surveyed under Survey No.18/6 of Village Verla, Bardez, Goa, totally admeasuring an area of 675 sq mts.

Conversion Sanad dated 07/03/2022 under Ref No.4/361/CNV/AC-III/2022/180 has been issued by the Office of the Additional Collector-III, North Goa District at Panaji, Goa.

The said property stands mutated in the name of said Mr. Yogesh Bhanot as confirmed by Form I and XIV dated 28/03/2022.

Technical Clearance Order dated 20/05/2022 under No.TPB/7616/VER/TCP-22/3211 was issued by the Town and Country Planning Department at Mapusa, Bardez, Goa for carrying out proposed amalgamation of plots and construction of residential Villas on the said Plot.

NOC from sanitary point of view of proposed construction dated 28/05/2022 under Ref No.DHS/2022/DHS0901/O00023/782 was issued by the Directorate of Health



Services, Siolim PHC, for carrying out proposed amalgamation of plots and construction of residential Villas on the said Plot.

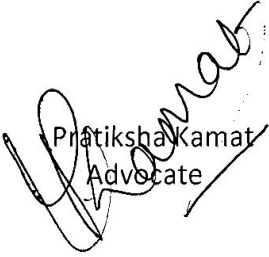
Based upon the documents produced and the searches conducted, I opine that said Mr. Yogesh Bhanot the absolute owner in possession of the said two properties described hereinabove and have a clear and marketable title to the "said Properties", subject to production of latest Nil Encumbrance Certificate and the permissions obtained show that the construction is legal.

**V. Opinion: -**

From the documents produced I am of the opinion that said Mr. Yogesh Bhanot the absolute owner in possession of the said two properties described hereinabove and have a clear and marketable title to the "said Properties", subject to production of latest Nil Encumbrance Certificate.

There is no claim of any minor to the said Properties.

Urban Land Ceiling Act is not applicable.

  
Pratiksha Kamat  
Advocate

