

KAMALAKANT N. PAI

ADVOCATE

B.A. (HONS.), LL.B.

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CERTIFIED TRUE COPY

Date _____

07th December 2021



CERTIFICATE OF TITLE AND SEARCH REPORT

This certificate and report is given at the request of Mr. Edwin Gonsalves from Chinchinim, Salcete, Goa, in respect of the following property:

(Description of entire property)

ALL THAT property known as "AFORAMENTO VALADO CAULICHO BANDO", situated at Chinchinim, within the area of Village Panchayat of Deussua-Chinchinim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.36,837 of New Series and enrolled in the Land Revenue Office of Salcete under Matriz No.1915 and bounded on the east by property of the heirs Luis Xavier Rodrigues, Constancio Lopes, Roque Joao Pedro Furtado and land of Comunidade, on the west by the land of Comunidade of Chinchinim and of the heirs of Dulcidonio Dias, Loiola Furtado and Comunidade of Sirlim, on the north by the property of the heirs of Roque da Silva and on the south by the property of the said Roque Joao Furtado and National road.

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(Description of the said property)

All that 1/15th fraction/portion of the property described in detail hereinabove and forming an independent and separate property is surveyed under No.334/3 of Chinchinim village, having an area of 725 sq.mts and is bounded on the east by property of Roque Joao Pedro Furtado surveyed under No. 333/1, on the west by property of Mr. Loiola Furtado under Survey No. 335/10, on the north by property of Mr. Raghuvir D. Bhise under Survey No.334/2 and on the south by property of Lourencinha Fernandes under Survey No.334/4.

Documents scrutinised: (All in xerox copies)

- a) Certificate of inscription and description issued by Civil Registrar cum Sub-Registrar of Salcete, Margao dt. 25th June 2020;
- b) Deed of Sale dt. 29th June 1978 registered in the office of the Sub-Registrar of Salcete, Margao under No.895 at pages 5 to 10 of Book No.I Vol.No.199 dt. 17th October 1978;
- c) Deed of Sale dt. 10th October 2005 registered in the office of the Sub-Registrar of Salcete, Margao under No.5349 at pages 494 to 517 of Book No.I Vol.1904 dt. 10.11.2005;
- d) Deed of Sale dt. 20th April 2021 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-1525-2021 dt. 26th April 2021;

Now,



- e) Form No.1 & XIV and survey plan;
- f) Conversion Sanad from Collector of South Goa, Margao under No. COL/SAL/SG/CONV/ 43/2021 /11381 dt. 24.09.2021
- g) Technical clearance order from Senior Town Planner, Town and Country Planning Department, Margao under No.TPM/33363/Chinch/334/3/2021 /3959 dt. 03.09.2021;
- h) NOC from Primary Health Centre, Navelim under Ref.No.PHC-Chin/NOC/21-22/580 dt. 21.09.2021;
- i) Construction licence from Village Panchayat of Chinchinim Deussua under Licence No.VP/CD/C.L No.7/2021-22/1308 dt. 12.11.2021;
- j) Approved plans;
- k) Nil encumbrance certificate under No.1657 dt. 18.11.2021 issued by Civil Registrar cum Sub-Registrar of Salcete, Margao

SCRUTINY OF RECORDS:

From the certificate of description and inscription it is clear that there exists a landed property named "AFORAMENTO VALADO CAULICHO BANDO", situated at Chinchinim, within the area of Village Panchayat of Deussua-Chinchinim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of

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Salcete under No.36,837 of New Series and enrolled in the Land Revenue Office of Salcete under Matriz No.1915 and same is inscribed in the name of Mr.Jose Deociano Viegas of Chinchinim in the Land Registration Office of Salcete;

From Deed of Sale dt. 29th June 1978 registered in the office of the Sub-Registrar of Salcete, Margao under No.895 at pages 5 to 10 of Book No.I Vol.199 dt. 17th October 1978 it is clear that the said entire property initially belonged and owned by Mr.Nilkant Ganesh Lad, Mr.Pundalik Pandarinath Raiker and Mr. Anand Mohan Poi Raiturcar, all bachelors from Aquem Alto, Margao, Goa;

From said Deed of Sale dt. 29th June 1978 it is also clear that aforesaid owners dis-annexed 1/15th portion of the said entire property and by said Deed of Sale sold and conveyed the said portion to Mr. Shrikant Vitola Lotlikar;

From survey records it is clear that said 1/15th portion of the said entire property "AFORAMENTO VALADO CAULICHO BANDO", forms an independent and separate property and surveyed under No.334/3 of Chinchinim village of Salcete Taluka, having an area of 725 (seven hundred twenty five) sq.metres, more particularly described hereinabove and hereinafter referred to as the "said property";

From Deed of Sale dt. 10th October 2005 registered in the office of the Sub-Registrar of Salcete, Margao



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under No.5349 at pages 494 to 517 of Book No.1 Vol.No.1904 dt. 10th November 2005 said Shri Shrikant Vitola Lotlikar and his wife sold and conveyed the said property to Mr. Madhukar Anant Nagvenkar;

From Deed of Sale dt. 20th April 2021 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-1525-2021 dt. 26th April 2021 said Mr. Madhukar Anant Nagvenkar and his wife sold and conveyed the said property to Mr. Edwin Gonsalves.

From the Technical Clearance order, NOC from Health Officer, construction licence, conversion sanad and approved plans it is clear that said Mr. Edwin Gonsalves in order to develop the said property by constructing a building thereon obtained such permissions and construction licence.

I have gone through the nil encumbrance certificate and also searched the records of the Sub-Registrar of Salcete, Margao and did not find any lien/charge/encumbrance recorded against the said property.

CONCLUSION AND OPINION

From going through the above documents I have to conclude and opine that -

a) the said property is free from all encumbrances, charges, liens, defects in title whatsoever;

b) said Mr. Edwin Gonsalves and his wife are sole

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owners and possessors of the said property described hereinabove and their title to the said property is free, clear, unencumbered and marketable;

c) said Mr. Edwin Gonsalves and his wife as owners are entitled to develop the said property and dispose of the premises in proposed building in said complex to their customers alongwith the proportionate share in land and such purchasers/customers will acquire clear title to such premises.

Margao,

07th December 2021

Adv. Kamalakant Pai

Certified to be True Xerox Copy
of the Original

KS92/14
SAVITA G. KURTARKER
NOTARY
MARGAO

STATE OF GOA (INDIA)

Reg. No. 59171/2021

Date: 08/12/2021

