

Smt. SHUBHLAKSHMI NAIK

ADVOCATE

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CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring 3990m² surveyed under no.124/1-A being a part of the larger property known as 'GAVDI' also known as 'GALLY' situated at Corlim, within the limits of Village Panchayat Corlim, Tiswadi Taluka, Registration Sub District of Ilhas, District North Goa, in the State of Goa, not described in the Office of Land Registrar Ilhas but is enrolled in the Taluka Revenue Office under no.111 and the whole property is surveyed under no.124/1 of Corlim.

The said property is bounded as under:-

On the North:- Part of Survey no.124/1 of
Village Corlim.

On the South:- Road.

On the East : Part of Survey no.124/1 of Village
Corlim.

On the West : By Road.

II.- Description of the Documents Scrutinised.

Smt I have examined the following documents which
are valid as per the prevailing laws:-

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(i) Form I & XIV concerning survey no.124/1-A of Corlim.

(ii) Matriz Certificate from the Taluka Revenue Office.

(iii) Extract of the Inventory Proceedings no.9951/1949 in the Court of Civil Judge Senior Division at Panaji.

(iv) Deed of Succession dated 14-12-2010 drawn at folio 43 to 45 (R) of book 30 in the Office of Notary-Ex-Officio-Sub-Registrar Canacona.

(v) Two separate Deeds of Sale both dated 5-2-2010 registered under no.728 and 729 of book I Vol.2200 in the Office of Sub-Registrar Ilhas.

(vi) Two separate Deeds of Rectification both dated 1-6-2011 registered under Book I Doc.Reg.no.PNJ-BK1-01513-2011 and Doc.Reg.no. PNJ-BK1-01514-2011 both of CD.No.PNJD8 in the Office of Sub-Registrar Ilhas.

(vii) Sanad under no.RB/CNV/TIS/35/2009 dated 6-1-2011 from the Dy. Collector of North Goa.

(viii) Deed dated 17-6-2011 registered under Book I Doc.Reg.no.PNJ-BK1-1666-2011, CD no.PNJD9 in the office of Sub Registrar Ilhas.

Done

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(ix)-Order dated 16-7-2013 in case no.LND/Part/
45/2013 of Dy. Collector Panaji.

(x)-Licence no.VP/COR/2017-2018/19 dated 19-6-
2017 from Village Panchayat Corlim.

III.- OFFICES SEARCHED

I have given searches in the Offices of Land-
Registrar/Sub-Registrar Ilhas, and in the Court
of Civil Judge Ilhas.

IV.-FLOW OF TITLE

On perusal of the abovelisted documents and on
giving searches in the relevant Offices I confirm
that the said property belonged to Maria
Cristalina Julieta Pereira as being allotted to
her by Order of Homologation dated 11-9-1949 in
the Inv.Pro.no.9951/1949 conducted on the demise
of her father Cezar Caridade Apostolo das Indias
Pereira in the Court of Civil Judge Senior
Division at Panaji.

Jose Reginaldo Pereira: husband of Maria
Cristalina Julieta Pereira died on 22-2-1994
being survived by his widow and moiety holder the
said Maria Cristalina Julieta Pereira and his

Smt following legal heirs:-

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(i) -Hazel Celina Pereira
(ii) Melba Rosalia Ida Pereira
(iii) Pamela Katherine Pereira
(iv) -Savio Gilbert Robert Pereira
(v) -Derrick Xavier Alcantra Pereira
(vi) Angela Joyce Pereira as confirmed by the Deed of Succession dated 14-12-2010 drawn in the Office of Notary-Ex-Officio Sub-Registrar Canacona.

By two separate Deeds both dated 5-2-2010 Smt. Maria Cristalina Julieta Pereira along with all the abovenamed Co-owners and their Spouses sold (a) 65% of their share in the said property to Shri Sameer Lad and (b) 35% of their share in the said property to Fravin Developers; both of which Deeds are duly registered in the Office of Sub-Registrar Ilahs; and both of which are rectified by two separate Deed both dated 1-6-2011 to specify the boundaries as per Survey Records.

On 6-1-2011 Collector of North Goa issued Sanad under no.RB/CNV/TIS/35/2009 for conversion of the said property.

By a Deed dated 17-6-2011 the said (1) Sameer Lad with his wife Sonal and (2) M/s. Fravin Developers sold to Kaushal Bagadia their respective shares in the said 65% and 35% of their respective Ownership in the said property;

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which Deed is duly registered in the Office of Sub-Registrar Ilhas.

In terms of the above the name of Kaushal Bagadia stands recorded in the Survey Record of Rights of 124/1-A admeasuring 3990m².

By Order dated 16-7-2013 the Plot of 3990m² was partitioned and allotted no.124/1-A in case no.LND/PART/45/2013 of Dy. Collector Mapusa.

On 19-6-2017 Village Panchayat Corlim issued licence under no.VP/COR/2017-2018/09 for construction in the said Plot.

V.- OPINION

In the light of the above I confirm that Kaushal Bagadia has and holds absolute, valid and marketable title to the the Plot.

For better clarity on title Nil Encumbrance Certificate from 19-3-2003 upto date be taken record.

Panaji, 22-05-2018



Adv. S.S. Naik