

Advocate Ms. Yolanda de Sa,  
Office : 384/13, Casa Ditosa,  
Opposite Beach Nest Colony,  
D.B. Bandothkar Marg,  
Miramar, Panjim, Goa.  
Mbl. 9822185073

Date: 23rd January, 2015.

### TITLE SEARCH REPORT

This Report of Title is prepared under the request of Shri. CHACKO VARGHESE, sole proprietor of C. V. CONSTRUCTIONS, having its registered Office at Shop Nos. 3, 4, and 5 at Models Riviera, Near Hotel Libdoran, Caranzalem, Goa relating to the Plot No.1, 2, 3, 4, 5 alongwith Orchard, Road Access & Drain described below as per the following :

1. Larger Property known as:- "PRÉDIO GORBATTA" or "DEOLATICHI" or "FIRGUEACHEAM BHAT" or "ARADI KHOLECHE VALLACHO MATHO" admeasuring 3850 square meters bearing Survey No. 405, Sub-division No. 15 (Sy. No. 405/15) of Village Socorro, Bardez Taluka.
2. Place situated at :- Ambirna, Socorro, Bardez, Goa.
3. Present Title Holders of the Entire Property / Sub-divided Plots No.1, 2, 3, 4, 5 alongwith Orchard, Road Access & Drain :- C. V. Constructions, sole proprietary concern represented by Mr. Chacko Varghese, as per Deed of Sale dated 15<sup>th</sup> July, 2010, 25<sup>th</sup> August, 2010 and 17<sup>th</sup> June, 2011.

#### I. SCHEDULE OF LARGER PROPERTY :-

ALL that Property known as "PRÉDIO GORBATTA" or "DEOLATICHI" or "FIRGUEACHEAM BHAT" or "ARADI KHOLECHE

*Yolanda de Sa*

VALLACHO MATHO\* admeasuring 3850 square meters (three thousand eight hundred and fifty sq.mts.), bearing **Survey No. 405, Sub-division No. 15** (Sy. No. 405/15) of **Village Socorro, Bardez Taluka**, situated at Ambirna, Socorro, Bardez, Goa, within the jurisdiction of Village Panchayat of Socorro, Taluka Bardez, Sub-District and Registration District of North Goa, State of Goa, described in the Land Registration Office of Bardez at Mapuca under No. 14422, book B New 37 Page 136, not enrolled in Taluka Revenue Office, which is bounded as under :

Towards the North : by property bearing Survey No. 405/13 & 405/14;

Towards the South and East : by 15.00 mt wide road;

Towards the West : by 15.00 mt wide road.

## SCHEDULE II

### (Description of PLOTS)

#### (1) PLOT No.1

All that Sub-Divided Plot No.1 admeasuring 433 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I here above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No.405/13 & Survey No. 405/14, on the South by 15.00 mts. wide road, on the East by 15.00 mts. wide road; and on the West by sub-divided Plot No.2.

#### (2) PLOT No.2

All that Sub-Divided Plot No.2 admeasuring 319 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I herein above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No. 405/13 & Survey No. 405/14,

*YdeSa*

(6) **ORCHARD AREA :**

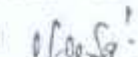
All that Sub-Divided Orchard area admeasuring 1286.50 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I herein above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No. 405/13 & Survey No. 405/14; on the South by 15.00 mts wide road; on the East by sub-divided Plot No.5 and on the West by Public Road.

(7) **ROAD ACCESS & DRAIN :**

All that Area/land admeasuring 944.50 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I herein above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa consisting of Access admeasuring an area of 935.50 sq. mts and the Drain of 50 cms width admeasuring 9.50 sq. mts.

**II. DOCUMENTS SCRUTINIZED :**

1. Description Certificate of Book 37 New page 136 bearing No.14422 of the Property Gorbata or Figueacham Bhat.
2. Deed of Sale dated 29<sup>th</sup> May, 1992 duly registered in the office of Sub-Registrar of Bardez at Mapuca under No.342 of Book No.1 Volume No.199 on 19<sup>th</sup> April, 1993.
3. Deed of Rectification dated 27<sup>th</sup> May, 2005 registered under No.2239 at pages 45 to 57 of Book I Vol. No. 1302 before the Sub-Registrar of Bardez at Mapuca on 06-06-2005.
4. Permission / ORDER from N.P.D.A. dated 09-02-1993 bearing No. NPDA/4-D-11/3196/93 for sub-division of the said property into Plots. *Ydasa*

5. Provisional N.O.C. from Village Panchayat of Socorro vide its letter dated 19<sup>th</sup> June, 1993 bearing No.VP/SOC/485/1993.
6. Conversion Sanad bearing No.CNV/BAR/200/93/3942 dated 17<sup>th</sup> August, 1994 from Deputy Collector and Sub-Divisional Officer for conversion of the said property.
7. Final N.O.C. from Town & Country Planning Department vide its letter No. DB/13980/321/98 dated 13<sup>th</sup> May, 1998 for sub-division of the said property into plots.
8. Deed of Sale dated 15<sup>th</sup> July, 2010 between M/s. GKP Constructions and C.V. Constructions in regard to Plot No. 1, Plot No. 2, Plot No.3 and Plot No. 4 duly registered before the Office of Sub-Registrar of Bardez at Mapuca in Book I Reference No. BRZ-BK1-02585-2010 CD Number BRZD74 on 15-07-2010.
9. Deed of Sale dated 25<sup>th</sup> August, 2010 between Mr. Edwin Francis D'Silva and his wife Christine D'Silva as Vendors and C.V. Constructions in regard to Plot No. 5 and Orchard area duly registered before the Office of Sub-Registrar of Bardez at Mapuca in Book I Reference No. BRZ-BK1-03161-2010 CD Number BRZD77 on 25-08-2010.
10. Deed of Sale dated 17<sup>th</sup> June, 2011 between M/s. GKP Constructions as Vendors and C.V. Constructions in regard to Road Access and Drain duly registered before the Office of Sub-Registrar of Bardez at Mapuca in Book I Reference No. BRZ-BK1-02970-2011 CD Number BRZD188 on 17-06-2011.
11. Form I & XIV of Survey No.405/15 of Village Socorro, Bardez Taluka.
12. Technical Clearance Order issued by the Office of Senior Town Planner, Mapuca- Goa under Ref. No. TPBZ/95/SOC/2011/2845 dated 9<sup>th</sup> November, 2011 for carrying out the construction of residential building and 

compound wall in Sy. No.405/15 of Village Socorro, Bardez, Goa.

13. Construction Licence issued by the Office of Village Panchayat of Socorro, Bardez under Ref. No. VP/SOC/2219/2011-2012 dated 16<sup>th</sup> November, 2011.
14. Infrastructure Tax paid vide Order under Ref. No. TPBZ/95/SOC/2011/2812.
15. Nil Certificate Of Encumbrance On Property dated 23-06-2010 for 20 years from 1<sup>st</sup> January, 1990 to 23<sup>rd</sup> June, 2010 relating to the entire property bearing Survey No. 405/15 of Village Socorro, Bardez, Goa.]
16. Nil Certificate Of Encumbrance On Property (4 nos.) pertaining to Plot No.1, Plot No.2, Plot No.3 and Plot No.4 for 17 years from 1<sup>st</sup> January, 1993 to 23<sup>rd</sup> June, 2010.
17. Nil Certificate Of Encumbrance Of the entire Property pertaining to Predio Gorbatta or Dcolatichi admeasuring 3,850 square meters from 15<sup>th</sup> July, 2010 to 9<sup>th</sup> January, 2012.
18. Completion Order dated 20<sup>th</sup> January, 2014 issued by the Office of Senior Town Planner, Town & Country Planning Department, Mapuca, Goa.
19. Occupancy Certificate dated 24<sup>th</sup> April, 2014 issued by the Office of the Village Panchayat of Socorro, Porvorim, Bardez, Goa 403 501.

### III. SCRUTINY OF DOCUMENTS & FLOW OF TITLE :

I have carefully examined / perused all the above documents submitted before me. I hereby certify that this Report is purely based on the documents made available to me and therefore from the above documents presented it transpires as follows:-



- (1) That vide Deed of Sale dated 29<sup>th</sup> May, 1992 duly registered in the Office of Sub-Registrar of Bardez at Mapuca under No.342 of Book No.1 Volume No.199 on 19<sup>th</sup> April, 1993 the said Property described in Schedule I admeasuring an area of about 3850 square meters, bearing Survey No. 405/15 situated at Ambirna, Socorro, Bardez, Goa was purchased by M/s. GKP Constructions through its Parnters Mr. SHRIPAD ANKUSH GAVANDALKAR and Mr. RAMESH KASHINATH POROB from the erstwhile Owners namely (1) Mr. Juliao Caridade D'Souza; (2) Mrs. Gloria Maria D'Souza; (3) Mrs. Ana Maria D'Souza; (4) Mrs. Ubaldina Mascarenhas D'Souza (5) Mr. Victor Paul D'Souza; (6) Mrs. Alice D'Souza; (7) Mr. Gilbert Mateus D'Souza; (8) Mrs. Margaret D'Souza; (9) Miss Linette D'Souza; (10) Mr. Victor D'Cruz; (11) Mrs. Juliet D'Cruz; (12) Mr. Joseph Caridade D'Souza and (13) Mrs. Maureen M. D'Souza.
- (2) As there was a slight typing error in the Deed of Sale dated 29<sup>th</sup> May, 1992 in regard to the description number which was stipulated as 14442 on pages 9 and 15 of the said Sale Deed, the said mistake was duly corrected to be read as Description no.14422 vide Deed of Rectification dated 27<sup>th</sup> May, 2005 registered under No.2239 at pages 45 to 57 of Book I Vol. No.1302 before the Sub-Registrar of Bardez at Mapuca.
- (3) The said Property admeasuring 3850 was thereafter duly recorded in the occupant's column Form I & XIV of Survey No. 405/15 of Village Socorro, in name of M/s. G.K.P. Construction and its two Partners above named.
- > It is further noted that there are no names of persons holding any other rights and/ or names of any Tenant/s in the other rights column. YdeSa:

(4) Pursuant to the said purchase M/s. GKP Construction obtained various permissions, N.O.C.'s etc. from various departments namely :

(1) Permission from N.P.D.A. vide its Order dated 09-02-1993 bearing No. NPDA/4-D-11/3196/93 for sub-division of the said property into Plots;

(2) N.O.C. from Village Panchayat of Socorro vide its letter dated 19<sup>th</sup> June, 1993 bearing No.VP/SOC/485/1993;

(3) Conversion Sanad bearing No.CNV/BAR/200/93/3942 dated 17<sup>th</sup> August, 1994 from Deputy Collector and Sub-Divisional Officer for conversion of the said property; and

(4) Final N.O.C. from Town & Country Planning Department vide its letter No. DB/13980/321/98 dated 13<sup>th</sup> May, 1998 for sub-division of the said property into plots.

➤ Hence by virtue of the said Sale Deed M/s. GKP Constructions became the sole and exclusive owners of the said Property bearing Survey No. 405/15 of Village Socorro, Bardez, Goa.

**(5) REGARDING DEED OF SALE with M/s. C.V. CONSTRUCTION:-**

(a) By Deed of Sale dated 15<sup>th</sup> July, 2010 duly executed before the Sub-Registrar of Bardez at Mapuca, Goa under Registration No. BRZ-BK1-02585-2010 bearing CD No. BRZD74 on 15-07-2010 said M/s. GKP Constructions, a Partnership firm constituted under the Indian Partnership Act and registered with Registrar of Firms, Mapuca under No. 90/91, having its Office on 2<sup>nd</sup> Floor of St. Jerome Building, Mapuca, Bardez, Goa represented by its Partners

*[Signature]*

Mr. Shripad Ankush Gavandalkar and Mr. Ramesh Kashinath Porob sold the above Sub-Divided Plots bearing Plot No.1, Plot No.2, Plot No.3 and Plot No.4 to M/s. C.V. CONSTRUCTIONS a sole proprietary concern represented by its sole proprietor Mr. CHACKO VARGHESE, on such terms, conditions and consideration as stipulated in the said document.

- (b) Similarly, by Deed of Sale dated 17<sup>th</sup> June, 2011 the said M/s. GKP Constructions sold the Road Access and Drain of the entire property to C.V. Construction which Deed is duly registered before the Office of Sub-Registrar of Bardez at Mapuca in Book I Reference No. BRZ-BK1-02970-2011 CD Number BRZD188 on 17-06-2011.
- (c) By Deed of Sale dated 25<sup>th</sup> August, 2010 Mr. Edwin Francis D'Silva and his wife Christine D'Silva as Vendors sold Plot No. 5 and Orchard area to C.V. Constructions which Deed is duly registered before the Office of Sub-Registrar of Bardez at Mapuca in Book I Reference No. BRZ-BK1-03161-2010 CD Number BRZD77 on 25-08-2010.

- Hence by virtue of the said purchase C.V. CONSTRUCTION became the sole and exclusive Owner in possession of the said entire Property admeasuring a total area of 3,850 square meters as described in Schedule I hereinabove, bearing Survey No.405/15 of Village Socorro, Bardez, Goa.

*[Handwritten Signature]*



(6) REGARDING NIL ENCUMBRANCE CERTIFICATE :

- We have also perused the Nil Certificate Of Encumbrance On Property dated 23-06-2010 for 20 years from 1<sup>st</sup> January, 1990 to 23<sup>rd</sup> June, 2010 relating to the entire property bearing Survey No. 405/15 of Village Socorro, Bardez, Goa AND also the
- Nil Certificate Of Encumbrance On Property (4 nos.) pertaining to Plot No.1, Plot No.2, Plot No.3 and Plot No.4 for 17 years from 1<sup>st</sup> January, 1993 to 23<sup>rd</sup> June, 2010 issued by Sub-Registrar of Bardez.
- Nil Certificate Of Encumbrance Of the entire Property admeasuring 3,850 square meters from 15<sup>th</sup> July, 2010 to 9<sup>th</sup> January, 2012.

whereby it is confirmed that there is no encumbrance affecting the said property or Plots under Survey No. 405/15 of Village Socorro, Bardez, Goa.

- Consequently, from scrutinizing all the relevant documents, noc's, approvals and construction license, completion Order and the Occupancy Certificate, etc. it is my considered and concluded opinion that **C.V. CONSTRUCTIONS** having its office at Models Riviera, Caranzalem, Goa through its sole proprietor Chacko Verghese is the lawful owner in possession of the entire property mentioned in Schedule/s above and that the title of the said property under Survey No. 405/15 of Village Socorro, Bardez, Goa is absolutely clean and clear, unencumbered and marketable.

*Yolanda de Sa*  
23/January/2015  
(Advocate Yolanda de Sa)

**YOLANDA DE SA**

**Advocate**

Office : 384/13,

Opp. Beach Nest Colony,

Miramar, Panjim – Goa.

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Date: 3rd October, 2022

**TITLE SEARCH REPORT**

This Report of Title is prepared under the request of Shri. CHACKO VARGHESE, sole proprietor of C. V. CONSTRUCTIONS, having its registered Office at Shop Nos. 3, 4, and 5 at Models Riviera, Near The Crescent Hotel, Caranzalem, Tiswadi, Goa relating to the Property situated at Socorro, Bardez bearing Survey No. 405 Sub-Division No.13, described below as follows:

1. Property known as:- XIR or ARADI or ARADIL OR KOLCHE VALLACHO MALLO or CORLECHEM BATTI admeasuring 2025 square meters bearing Survey No. 405, Sub-division No. 13 (**Sy. No. 405/13**) of Village Socorro, Bardez Taluka.
2. Place situated at :- Ambirna, Socorro, Bardez, Goa.
3. Present Title Holders of the Entire Property :- C. V. Constructions, sole proprietary concern represented by Mr. Chacko Verghese, as per Certificate Of Sale dated 27<sup>th</sup> May, 2005 issued by Sales & Recovery Officer Mr. S. V. Naik, Registrar of Co-op Societies C/o. the Goa State Cooperative Bank Ltd., Regional Office North Zone, Mapuca Goa in terms of Section 94 of Multi State Co-operative Societies Act, 2002 r/w Clause (V) of Sub Clause (14) of Rule 37 which Certificate is duly registered before the Office of Sub-Registrar of Bardez bearing Registered No.2468 at pages 218 to 225 of Book No. I Vol No. 1313 on 16-06-2005.

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**I. SCHEDULE OF PROPERTY :-**

ALL that Property known as " XIR" or "ARADI" or "KOLCHE VALLACHO MALLO" or "CORLECHEM BATTA" situated at Socorro within the area of Socorro Grampanchayat, Taluka Bardez, Registration Sub-district of Bardez, District of North Goa, which is described in the Land Registration Office of Bardez under No. 10775 of folio 85 of Book B 28 and enrolled in the Revenue Office (Matriz) under No. 310 admeasuring an area of 2025 square meters bearing Survey No. 405, Sub-division No. 13 (Sy. No. 405/13) of **Village Socorro, Bardez** Taluka, which is bounded on the East by Survey No. 405/14; West by Village Panchayat Public Road, North by Survey No. 405/7, 405/9, 405/10 & South by Survey No. 405/15 of Village Socorro.

**II. DOCUMENTS SCRUTINIZED :**

1. Inscription Certificate / Registration of Transfers bearing No. 6953 of Book G-10 at pages 169 in Portugese alongwith its English Translation by Advocate Notary Fernando Jorge Colaco.
2. Description bearing No. 10775 of Book B-28 at pages 85 of the Property Corlechem Batta at Ward Ambirna, Socorro, Bardez, Goa.
3. Form X Notice dated 06-04-1984 in re to Mutation No.266 to incorporate the name of Luis Jose Pinto de Andrade in Survey No. 405/13 of Village Socorro, Bardez, Goa.

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Advocate

Office : 384/13,  
Opp.Beach Nest Colony,  
Miramar, Panjim - Goa.

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4. Old Fom I & XIV issued by the Talathi of Socorro, Bardez wherein the names of Hipolito Pinto and Luis Jose Pinto de Andrade in Occupant's column are bracketed and name of present occupant duly recorded therein.
5. Will dated 8<sup>th</sup> November, 1989 recorded at Folio 59 to 63 of Book No.156 before the Notary Ex-Officio Bardez, Mapuca Goa of the Testator Mr. Luis Jose Pinto de Andrade resident of Assagao, Bardez, Goa.
6. Death Certificate bearing Reg No.D/4/1991 issued by Office of Village Panchayat of Bastora, Goa of Luis Jose Pinto De Andrade.
7. Deed of Succession or Qualification of Heirs dated 9<sup>th</sup> August, 1990 recorded at Folio 53v to 55v of Book No.747 before the Notary Ex-Officio Bardez, Mapuca Goa.
8. Deed of Sale dated 9<sup>th</sup> December, 1991 between Lucille Pinto de Andrade, widow of Luis Jose Pinto & others in favour of Rekha S.Pai Dhugat of Calangute duly registered before the Office of Sub-Registrar of Bardez at Mapuca bearing Serial No.1420/91 Registration No. 449 of Vol No. 145.
9. Certificate Of Sale dated 27<sup>th</sup> May, 2005 in favour of the Purchaser C.V. Construction, Prop. Mr. Chacko Verghese, issued by Sales & Recovery Officer Mr. S. V. Naik, Registrar of Co-op Societies C/o. the Goa State Cooperative Bank Ltd., Regional Office North Zone, Mapuca Goa duly registered before the Office of Sub-Registrar of Bardez bearing Registered No.2468 at pages 218 to 225 of Book No. I Vol No. 1313.

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10. Form I & XIV of Survey No.405/13 of Village Socorro, Bardez Taluka.
11. Letter of Non-Availability of Matriz Certificate dated 07/01/2020 of Matriz No.310 under Sy No. 405/13 of Socorro Village of Bardez Taluka issued by the Mamlatdar of Bardez Taluka.
12. Survey Plan of Survey No. 405/13 of Village Socorro issued by Directorate of Settlement & Land Records.
13. Conversion Sanad bearing No. RB/CNV/BAR/COLL/21/2010 dated 10<sup>th</sup> January, 2013 from Collector of North Goa for conversion of the said property bearing Sy No. 405/13 admeasuring 2025 sq.mts for Residential purpose along with Sketch Plan.
14. Nil Certificate Of Encumbrance On Property dated 05-02-2020 for 16 years from 16<sup>th</sup> June, 2005 to 31<sup>st</sup> January, 2020 relating to the property bearing Survey No. 405/13 of Village Socorro, Bardez, Goa.

**III. SCRUTINY OF DOCUMENTS & FLOW OF TITLE :**

I have carefully examined / perused all the above documents submitted before me. I hereby certify that this Report is purely based on the documents made available to me and therefore from the above documents presented it transpires as follows:-

# YOLANDA DE SA

Advocate

Office : 384/13,

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Miramar, Panjim - Goa.

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- (1) On perusal of the above documents and on giving searches in the relevant Offices, I confirm as per the documents presented that the said Property mentioned in the Schedule above originally belonged to one Hypolito Caetano Pinto as it stands inscribed in his favour under No.6953 at folio 169 of Book G-10 which had been purchased by him through a judicial auction conducted in the Inventory Proceedings and the said Property stands described under No.10775 at folio 85 of Book B-28.
- (2) It is further revealed from the Deed of Succession dated 9<sup>th</sup> August, 1990 at folio 53v to 55v of Book No. 747 that the said Hipolito Caetano Pinto died on 8<sup>th</sup> December, 1897 at Porvorim, Socorro leaving behind his widow Maria Julia Francisca Vaz also known as Julia Pinto e Vaz and his sole and universal heirs namely Maria Estela Pinto and Maria Fransica Pulqueria Pinto and both of them have been duly qualified as such in the said Inventory. Thereafter on 26<sup>th</sup> October, 1940 died at Dadar, Bombay the said Maria Julia Francisca Vaz also known as Julia Pinto e Vaz. It is also confirmed from the said Succession Deed that Maria Estella Dos Dores Pinto also known as Maria Estela Pinto or Estela de Pinto de Andrade was married to Minguel Jose Pinto de Andrade who died thereafter at Dadar, Bombay on 20<sup>th</sup> February 1955 and his wife Maria Estela do Dores Pinto or Estela Pinto de Andrade died on 6<sup>th</sup> July, 1970 leaving behind as their sole and universal heir their only male son namely Luis Jose Pinto de Andrade who was married to Lucille Pinto de Andrade.

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Advocate

Office : 384/13,

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- (3) As per Form X Notice dated 06-04-1984 in re to Mutation No.266 to incorporate the name of Luis Jose Pinto de Andrade in Survey No. 405/13 of Village Socorro, Bardez, Goa, it is revealed from the documents at the Office of Talathi of Socorro, Bardez that the said Luis Jose Pinto de Andrade had acquired the right and title to the Said Property bearing Sy. No.405/13 as per the Probate of Will granted by the High Court of Judicature at Bombay under Petition No.115/1972 dated 18-03-1973. Hence in the Old Form I & XIV issued by the Talathi of Socorro, Bardez the names of Hipolito Pinto and Luis Jose Pinto de Andrade which were incorporated were bracketed with name of new Occupant C.V. Constructions.
- (4) By a Will dated 8<sup>th</sup> November, 1989 recorded at Folio 59 to 63 of Book No.156 before the Notary Ex-Officio Bardez, Mapuca Goa of the Testator Mr. Luis Jose Pinto de Andrade resident of Assagao, Bardez, Goa at page 4 of the said Will besides the other properties has specifically bequeathed his right to the Property "Ambirna" bearing Survey No.405/13 (subject matter of this Title) to his wife Lucille Pinto de Andrade.
- (5) From the Death Certificate bearing Reg No.D/4/1991 issued by Office of Village Panchayat of Bastora, Goa it is confirmed that the said Luis Jose Pinto De Andrade died on 21<sup>st</sup> September, 1991 at Goa.
- (6) That vide Deed of Sale dated 9<sup>th</sup> December, 1991 duly registered in the Office of Sub-Registrar of Bardez at Mapuca under No. 449 of

# YOLANDA DE SA

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Book No. I Volume No. 145 on 24-03-1992 the said Property admeasuring an area of 2025 square meters, bearing Survey No. 405/13 situated at Ambirna, Socorro, Bardez, Goa was sold by Lucille Pinto de Andrade, widow of Luis Jose Pinto de Andrade resident of Assagao, Bardez, Goa to the Purchaser Rekha S. Pai Dhungat and the legal heirs of late Luis Jose Pinto de Andrade were made Consenting Parties in the said Sale Deed whereby they had given their no objection and consent to sell the undivided right, title and interest of the said property in favour of the Puchaser.

(7) **REGARDING CERTIFICATE OF SALE with M/s. C.V. CONSTRUCTION:-**

By **Certificate Of Sale** dated 27<sup>th</sup> May, 2005 issued by Sales & Recovery Officer Mr. S. V. Naik, Registrar of Co-op Societies C/o. the Goa State Cooperative Bank Ltd., Regional Office North Zone, Mapuca Goa in terms of Section 94 of Multi State Co-operative Societies Act, 2002 r/w Clause (V) of Sub Clause (14) of Rule 37 the said Property admeasuring 2025 sq. mts of **Survey No. 405 Sub Division 13** of Village Socorro-Bardez was purchased by C.V. Constructions through its Sole Proprietor Mr. Chacko Varghese being the highest bidder in the sale by Public Auction held on 16-04-2005. This Certificate of Sale is duly registered before the Office



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of Sub-Registrar of Bardez bearing Registered No.2468 at pages 218 to 225 of Book No. I Vol No. 1313 on 16<sup>th</sup> June, 2005..

(8) The said Property admeasuring 2025 was thereafter duly recorded in the occupant's column Form I & XIV of Survey No. 405/13 of Village Socorro, in name of C.V. Constructions.

➤ It is further noted that there are no names of persons holding any other rights and/ or names of any Tenant/s in the other rights column.

(9) It is further revealed that on 10th January, 2013 the Collector of North Goa has issued Conversion Sanad bearing No.RB/CNV/BAR/COLL/21/2010 for the said property Bearing Survey No.405/13 admeasuring 2025 sq. mts for Residential purpose.

(10) I have also perused the Nil Certificate Of Encumbrance On Property dated 05-02-2020 from 16<sup>th</sup> June, 2005 to 31<sup>st</sup> January, 2020 relating to the property bearing Survey No. 405/13 of Village Socorro, Bardez, Goa issued by Sub-Registrar of Bardez whereby it is duly confirmed that there is no encumbrance affecting the said property.

(11) Hence by virtue of the said purchase C.V. CONSTRUCTION is the sole and exclusive Owner in possession of the said entire Property admeasuring a total area of 2025 square meters as described in Schedule I hereinabove, bearing Survey No.405/13 of Village Socorro, Bardez, Goa.

**YOLANDA DE SA**

Advocate

Office : 384/13,

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**OPINION**

Consequently, from all the above relevant documents scrutinized by me traces the title of the said Property for numerous years, and therefore its is my considered and concluded opinion that **C.V. CONSTRUCTIONS** having its office at Models Riviera, Caranzalem, Goa through its sole proprietor Chacko Verghese is the lawful owner in possession of the property mentioned in Schedule above and that his title to the said Property under Survey No. 405/13 of Village Socorro, Bardez, Goa is absolutely clean and clear, unencumbered and marketable.



(Advocate Yolanda de Sa)