

M. P. MULGAONKAR
ADVOCATE
'HIRA' Near Holy Family Church,
Alto Porvorim, Bardez, Goa

TITLE CERTIFICATE

DESCRIPTION OF PROPERTY

All that property known as 'SONARBATTA' also known as 'FIRGYACHE BHAT' situated at Porvorim, Bardez, Goa, neither described in Land Registration office of Bardez nor enrolled in Taluka Revenue Office of Bardez and surveyed under Survey no. 49 sub-division no. 20 of Socorro village admeasuring 1775 sq. mts. and bounded as under:-

On the east : By property surveyed under Survey no. 49/21

On the west : By property surveyed under Survey no. 49/19

On the north : By drain and field

On the south : By public road

DOCUMENTS OF THE PROPERTY SUBMITTED FOR MY SCRUTINY

1. Copy of Deed of Partition, Division and Allotment of Properties dated 09th July 1902 drawn in the Office of Notary of Bardez M. J. Ribeiro at page 60 reverse of Book no. 230 .
2. Copies of death certificates of Pedro Damiao Pinto and his wife Luiza D'Souza e Pinto.
3. Copies of death certificates of Matias Caitano Feliciano Pinto and his wife Maria Santana Pinto.
4. Copies of death certificates of Laura Adrian Fernandes e Pinto and Miss Jean Pinto.
5. Certified copy Inventory Proceeding no. 207/2016/B filed by Francis Xavier Pinto in the Court of Ad-Hoc Additional Senior Civil Judge 'B' Court Mapusa Goa to partition the properties left by his deceased parents Pedro Damiao Pinto and Luiza D'Souza e Pinto and Order dated 05-10-2016 passed by Ad-Hoc Additional Senior Civil Judge 'B' Court Mapusa in the said Inventory Proceedings.

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6. Deed of Sale dated 14-03-2016 duly registered in the Office of Sub-Registrar Bardez, Mapusa in Book-1 Document Registration Number BRZ-BK1-01279-2016 CD Number BRZD778 on 14-03-2016.
7. Copy of Form No. I & XIV of Survey no. 49 sub-division no. 20 of Socorro village.
8. Copy of Conversion Sanad No. 4/22/CNV/AC-III/2017/1213 dated 12-10-2017 issued by Additional Collector III, North Goa District, Mapusa, Goa.
9. Copy of Technical Clearance Order No. TPB/5492/SOC/TCP-19/8081 dated 08-11-2019 issued by Office of The Senior Town Planner, Town & Country Planning Department, North Goa District Office, Mapusa, Goa.
10. Copy of construction licence No. VP/SOC/2499/2019-2020 dated 19-02-2020 issued by Village Panchayat of Socorro.

TITLE SEARCH REPORT OF THE PROPERTY

After carefully scrutinising the above documents, it is seen that there exists a property known as 'SONARBATTA' also known as 'FIRGYACHE BHAT' situated at Socorro, Bardez, Goa, neither described in Land Registration office of Bardez nor enrolled in Taluka Revenue Office of Bardez and surveyed under Survey no. 49 sub-division no. 20 of Socorro village admeasuring 1775 sq. mts. and bounded on the east by property surveyed under Survey no. 49/21, on the west by property surveyed under Survey no. 49/19, on the north by drain and field and on the south by public road (hereinafter referred to as the said property).

By Deed of Partition, Division and Allotment of Properties dated 09th July 1902 drawn in the Office of Notary of Bardez M. J. Ribeiro at page 60 reverse of Book no. 230 common properties belonging to Matias Caetano Pinto and his wife Ana Rita Petornila de Faria, Father Joao Lourenco Octaviano Pinto and Andre Vicente Pinto and his wife Preciosa Claudina Vas were partitioned, divided and allotted to the above mentioned parties and by the said Deed dated 09-07-1902 the said Matias Caetano Pinto and his wife Ana Rita Petornila de Faria were allotted the said property 'SONARBATTA'.

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Subsequently the said Matias Caetano Pinto and his wife Ana Rita Petornila de Faria expired leaving behind as their sole and universal heir their only son Pedro Damiao Pinto alias Peter Pinto married to Luiza D'Souza e Pinto.

The said Pedro Damiao Pinto also known as Peter Pinto expired on 18-01-1950 and his wife Luiza D'Souza e Pinto expired on 21-10-1984 leaving behind following children namely

- (i) Mr. Matias Caitano Feliciano Pinto also known as Matias Caetano Feliciane Pinto, who expired on 02-06-2010 at Aldona, Bardez, Goa leaving behind his wife Maria Santana Pinto, who subsequently expired on 01-06-2011 without leaving any issues.
- (ii) Miss Ana Rita Victoria Pinto alias Annie P. Pinto, spinster
- (iii) Mr. Crisphino Alleluia Pinto alias Crispeno Pedro Pinto also known as Crispino Alleluia Pinto married to Laura Adrian Fernandes e Pinto, who expired on 04-01-2005 leaving behind only one daughter Miss Jean Pinto, who expired as spinster on 29-10-2013.
- (iv) Mr. Francis Xavier Pinto alias Francis Pinto also known as Francisco Xavier Pinto married to Monica Pinto.

The said Francis Xavier Pinto filed Inventory Proceeding no. 207/2016/B in the Court of Ad-Hoc Additional Senior Civil Judge 'B' Court Mapusa Goa to partition the properties left by his deceased parents Pedro Damiao Pinto and Luiza D'Souza e Pinto and in the said Inventory Proceeding the said property 'SONARBATTA' also known as 'FIRGYACHE BHAT' situated at Socorro, Bardez, Goa, surveyed under Survey no. 49 sub-division no. 20 of Socorro village admeasuring 1775 sq. mts. was listed as Item no. 1 and was allotted one third to Miss Ana Rita Victoria Pinto, one third to Mr. Crispino Aleluia Pinto and one third to Francis Xavier Pinto married to Monica Pinto and the Chart of Allotment drawn in the said Inventory Proceeding was confirmed by Ad-Hoc Additional Senior Civil Judge 'B' Court Mapusa Goa by Order dated 05th October 2016 passed in the said Inventory Proceeding.

By Deed of Sale dated 14-03-2016 duly registered in the Office of Sub-Registrar Bardez, Mapusa in Book-1 Document Registration Number BRZ-BK1-01279-2016 CD Number BRZD778 on 14-03-2016, the said Ana Rita Victoria Pinto, Crispino Aleluia Pinto and Francis Xavier Pinto and his wife Monica Pinto sold the said property 'SONARBATTA' also known as 'FIRGYACHE BHAT' situated at Socorro, Bardez, Goa, surveyed under Survey no. 49 sub-division no. 20 of Socorro village admeasuring 1775 sq. mts. to M/s Shetye

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Construction, a proprietorship concern of Mr. Babu Pundalik Shetye and Mr. Sanjay Pundalik Shetye.

After purchasing the said property Mr. Babu Pundalik Shetye and Sanjay Pundalik Shetye carried out mutation of Survey Records and now the names of the said Babu Pundalik Shetye and Sanjay Pundalik Shetye are recorded in the column of Occupant in Form no. I & XIV of Survey no. 49 sub-division no. 20 of Socorro village.

Mr. Babu Pundalik Shetye, proprietor of Shetye Construction and Sanjay Pundalik Shetye after obtaining Conversion Sanad from Additional Collector III, North Goa District, Mapusa, Goa, Technical Clearance Order from the Office of The Senior Town Planner, Town & Country Planning Department, North Goa District Office, Mapusa, Goa and construction licence from Village Panchayat of Socorro are constructing a residential building named as 'SHETYE VIHAR Phase III' in the said property.

OPINION

After careful scrutiny of the above documents, I am of the opinion that M/S Shetye Construction, a proprietorship concern of Mr. Babu Pundalik Shetye and Mr. Sanjay Pundalik Shetye have a clear and marketable title to the property known as 'SONARBATTA' also known as 'FIRGYACHE BHAT' admeasuring 1775 square metres situated at Porvorim, Bardez, Goa, neither described in Land Registration office of Bardez nor enrolled in Taluka Revenue Office of Bardez and surveyed under Survey no. 49 sub-division no. 20 of Socorro village.

Mr. Babu Pundalik Shetye, Proprietor of M/s Shetye Construction and Mr. Sanjay Pundalik Shetye after obtaining Conversion Sanad, Technical Clearance Order from Town and Country Planning Department and construction licence from Village Panchayat of Socorro are constructing a residential building named as 'SHETYE VIHAR Phase III' in the said property.

Place:- Alto Porvorim

Date:- 08-06-2020


M. P. MULGAONKAR

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HIRA, Near Holy Family Church
Alto Porvorim, Goa 403 521