
CERTIFICATE OF TITLE
I.- Description of the Property

A

All that part and parcel of land admeasuring 975m² bearing Sy.no.46/17 of Village Socorro, identified as "GORBATTA" or "FIRGUECHEM BHAT" situated at Porvorim, within the limits of Village Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is not described in the Office of Land Registrar of Bardez but is enrolled in the Taluka Revenue Office under Matriz No.241.

The Said property is presently bounded as under:-

Towards the North:-By Sy.no.46/2 of Socorro.

Towards the South:-By Sy.no.46/19 of Socorro

Towards the East :-By Sy.no.46/3 of Socorro

Towards the West: -By Sy.no.46/1 and 19 of Socorro.

II.- LIST OF THE DOCUMENTS SCRUTINISED

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

1.-Form I and XIV concerning Sy.no.46/17 of Village Socorro.

2.-Extract of the Inventory Proceedings 21/70 from the Court of Civil Judge Senior Division at Mapusa.

3.-Will dated 11-08-1982 drawn at folio 24 of Book no.20 in the office of Notary-Ex-Officio Sub-Registrar Bardez.

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4.-Deed of Succession dated 25-06-1990 drawn at folio 72(R) of Book no.746 in the office of Sub-Registrar Bardez.

5.-Deed of Sale dated 24-07-2008 registered under Book I Doc.Reg.No.BRZ-BKI-04018-2008 CD NUMBER BRZD6 in the office of Sub-Registrar Bardez.

6.- Deed of Sale dated 11-1-2003 registered under book I docu.reg. BRZ-BK1-0369-2016, CD NUMBER BRZD781 in the office of sub-Registrar Bardez.

7.- Construction Licence dated 22-3-2017 under no. VF/SOC/3369/2016-2017 from village Panchayat Socorro.

B

All that plot admeasuring 1075m² bearing Sy.no.46/3 of Village Socorro, identified as "**FIRGYABHAT**" or "**FIRGYACHE BHAT**" situated at Socorro, within the limits of Village Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is neither described in the Office of Land Registrar of Bardez nor enrolled in the Taluka Revenue Office.

The Said plot is presently bounded as under:-

Towards the North:-By Road.

Towards the South:-By Sy.no.46/19 of Socorro

Towards the East :-By Sy.no.46/4 of Socorro

Towards the West: -By Sy.no.46/2 and 17 of Socorro.

Smt

II.- LIST OF THE DOCUMENTS SCRUTINISED

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

- 1.-Form I and XIV concerning Sy.no.46/3 of Village Socorro.
- 2.-Deed of Transaction, Division, Allotment and Relinquishment dated 28-01-1885 drawn at folio 89(R) of Book no.97 drawn in the office of Notary Minguel Jose Rebeiro.
- 3.-Deed of Sale dated 31-07-1996 registered under 2700 of Book I Vol.452 dated 9/12/1996 in the office of Sub-Registrar Bardez.
- 4.-Extract of the Inventory Proceedings 144/97 from the Court of Civil Judge Senior Division at Mapusa.
- 5.-Deed of Sale dated 23-10-2006 registered under 5731 of Book I Vol.1879 at pages 298 to 320 dated 10-11-2006 in the office of Sub-Registrar Bardez.

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COMMON DOCUMENTS

- 1.-Sanad under no.RB/CNV/BAR/AC-II/73/2011 dated 11-01-2013 from the Add.Collector II North Goa along with the Plan.
- 2.-No Objection Letter dated 03-11-2011 under No.TPBZ/136/SOC/2011/2725 from Town and Country Planning Department, Mapusa, Bardez, Goa.
- 3.-Construction Licence under No.VP/SOC/2500/2011-2012 dated 06-12-2011 from Village Panchayat Socorro.

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4.- Deed of Sale dated 18-8-2016 registered under registration No.BRZ-BK1-03639-2016, CD NUMBER BRZD781 on 18-08-2016, which deed is duly registered in the office of Sub-Registrar Bardez.

5.- Technical Clearance Order dated 08-03-2017 issued by the Dy. Town Planner, Town and Country Planning Department, Mapusa, Goa, granted amalgamation of plot bearing sy. No.46/3 and 46/17 and construction in the plots.

6.- Construction Licence under no. VP/SOC/3369/2016-2017 dated 22-3-2017 issued by Village Panchayat Socorro granted amalgamation of plot bearing sy. No.46/3 and 46/17 and construction in the plots.

III.- OFFICES SEARCHED

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

IV.- FLOW OF TITLE

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On perusal of the above listed documents and on giving searches in the relevant offices, I confirm that the said property listed as Item No.11 was allotted to Thomas Joseph Antcnio Sales Pontes married to Maria Evelina Correa Afonso Pontes by order of Homologation dated 03-07-1971 in the Inv.Pro.21/70 conducted on the demise of Manuel Rodrigues Xavier

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Pontes in the court of Civil Judge Senior Division at Mapusa.

The said property was recorded in the name of Ana Maria Sales Pontes, widow of Manuel Rodrigues Xavier Pontes in the survey Records of Rights.

By a Will dated 11-08-1982 Maria Evelina Correa Afonso Pontes in the status of Widow of Thomas Joseph Afonso Sales Pontes bequeathed all the properties that she held to her adopted son Thomas Aloysius Ranjeet Sales Pontes.

The said Thomas Joseph Antonio Sales Pontes died on 03-07-1982 and Maria Evelina died on 06-11-1989 respectively.

The couple was not survived by any issues. But by Deed of Succession dated 25-06-1990 it was confirmed that on 03-07-1982 the said Thomas Joseph Anthonio Sales Pontes died and later on 06-11-1989 died his widow Maria Maria Evelina being survived by her Testamentary heir Thomas Aloysius Ranjeet Sales Pontes.

The legal heirs of Thomas Joseph Anthonio Sales Pontes, in the absence of issues and having died intestate are his siblings and not his wife as erroneously recorded in the Deed of Succession.

By a Deed of Sale dated 24-07-2008 Shri. Thomas Aloysius Ranjeet Sales Pontes with his wife Lydia sold the said property to Shri. Sandeep Kamat; which Deed is duly registered in the office of Sub-registrar Bardez.

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In terms of the above the name of Sandeep Kamat recorded in the Survey Records of Rights.

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The said property belonged to Luis Piedade Tavora Costa and his wife in terms of the Deed of Transaction dated 28-01-1885.

Subsequently in the year 1997 Inventory Proceeding is conducted in the Court of Civil Judge Senior Division Mapusa on the death of one Antonio Hilario da Costa and his wife Maria Caetana D'Costa who apparently was the only son of Luis Piedade Tavora Costa; however there is no documents on record to confirm this statement.

The said Antonio Hilario da Costa died on 24-05-1958 and his widow Maria Caetana died on 22-05-1987 both being survived by their children:-

- (i).-Floria D'Costa who died as spinster on 25-05-1996
- (ii).-Rosalina Delmira D'Costa.

By Order of Homologation dated 05-07-2000 the said property was allotted to Rosalina Delmira D'Costa.

By a Deed dated 31-07-1996 Ms. Rosalina D'costa sold the said property to Jose Sebastiao Pimenta; which Deed is duly registered in the office of Sub-registrar Bardez.

Subsequently by a Deed dated 23-10-2006 Shri. Jose Sebastiao Pimenta with his wife Maria Lola Clara Soares sold the said property to Sandeep Kamat.

On 11-01-2013 the Add. Collector II issued Sanad under no. RB/CNV/BAR/AC-II/73/2011 for conversion of Sy.no. 46/3 and 17 into Non-Agricultural use.

On 03-11-2011 the Town Planner issued No Objection for amalgamation of Plots 46/3 and 46/17.

On 06-12-2011 Construction Licence under No. VP/SOC/2500/2011-2012 for construction of a compound wall.

On 1-1-2013 Add. Collector II converted 2050m² of land bearing sy.no.46/3 into non-agricultural use.

On 18-8-2016 Sandeep Y. Kamat along with his wife Archana Kamat sold the said property bearing Survey No. 46/3 and 46/17 to Linc Property Developers Limited, which deed is duly registered in the office of Sub-Registrar Bardez.

On 08-03-2017 the Dy. Town Planner issued amalgamation of plot bearing sy,.no,46/3 and 46/17 and construction in the plots.

On 22-3-2016 village Panchayat Socorro issued construction licence under no. VP/SOC/3369/2016-2017 for amalgamation of sy.no.46/3 and 17 and construction of residential building Block A,B, C and D in the said property.

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V.- OPINION

In the light of the above I confirm that **LINC PROPERTY DEVELOPERS LIMITED** have and hold absolute, valid, clear and marketable title to the said plots bearing Survey No. 46/3 and 46/17 of Socorro.

For better clarity on title nil encumbrance certificates from 1-1-2003 to date be taken on record.

Panaji-Goa, 08-05-2019



Adv.S.S.Naik