

**CERTIFICATE OF TITLE**

**I. - Description of the Property**

All that two amalgamated properties totally admeasuring 27975 sqmts, situated at Gandaulim, S.Bras parish, within the limits of village panchayat Cumbharjua, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa in the State of Goa, which properties are identified as (i)-identified as **TERCEIRO ADICAO AND QUARTA ADICAO DO PREDIO DENOMINAD TERCA PARTE DO PALMAR GRANDE** also known as **'VISILALEM BHAT'** admeasuring 11,100 sqmts surveyed under no.15/5 described in the Land Registration office of Ilhas under no.10724 of Book B-28 New and enrolled in Taluka Revenue Office under Matriz no.38 and (ii)- Two properties identified as **"BARBERACHI XIR And "GABRULI XIR** also known as **"DAHNACHEM"**, now forming one single unit together admeasuring 16875 surveyed under no.16/0 of Village Gandaulim which properties are "previously described under no.11224 and 11225 and now as independent property is described under no.16205 of Book B-42(new) and enrolled in Taluka Revenue Office under Matriz no.41.

**The said property surveyed under no.15/5 is bounded as under:-**

Towards the North:- By property bearing survey no.15/1  
Of Village Gandaulim.

Towards the South:- By property bearing survey no.16/0  
and Nullah of Village Calangute.

Towards the East: -By Nullah.

Towards the West:- By property bearing survey no.15/1  
Of Village Gandaulim.

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The said property surveyed under no.16/0 is bounded as under:-

- Towards the North:- Partly by property bearing survey no.17 and partly by property bearing survey no.15/1 of Village Gandaolim.
- Towards the South:- partly by Village Corlim and Partly by Nullah.
- Towards the East: -Partly by property bearing survey no.15/5 and partly by Nullah Village Gandaolim.
- Towards the West:- By property bearing survey no.17/0 Of Village Gandaolim.

II.-LIST OF DOCUMENTS SCRUTINISED

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

- 1.-Certificate of Inscription and Description from the office of Land Registrar Ilhas.
- 2.-Form I and XIV concerning survey 15/5 and 16/0 of village Gandaolim Tiswadi.
- 3.- Will dated 20-7-1944 executed by Shri. Teofilo Antonio Piedade de Sa.
- 5.-Deed of Gift dated 8-5-1961 drawn at folio 21v of Book-538 in the office of Notary at Licentiate Fernando Jorge Colaco.

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6.-Deed of Sale dated 30-5-1979 registered in the office of Sub registrar Ilhas.

7.- Deed of Mortgage registered under no.359 at pages 85 to 93 of Book I Vol-142 on 17-8-1979 in the office of Sub-registrar Ilhas.

8.-Deed of Release dated 30-4-1998 registered under no.974 at pages 387 to 397 of Book I Vol-685 on 5-6-1998 in the office of Sub-registrar Ilhas.

9.-Deed of Sale dated 01-12-2003 executed with M/S. Madkaikar Builders & Developers., registered under no.2772 at pages 525 to 557 of Book I vol-1259 in the office of sub-registrar Ilhas Goa.

10.-Sanad under no.RB/CNV/TIS/57/2008 dated 22-01-2009 issued by the office of Collector, North Goa Panaji, along with the copy of the Plan.

11.-Provisional NOC for proposed sub-division dated 13-2-2017 under no.TIS/4858/GA1/TCP/2017/145 issued by Town and Country Planning Department Panjim.

12.-Provisional NOC dated 18-3-2017 under no.VP/Com/5/2016-17/1280 issued by office of Village Panchayat Cumbarjua.



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13.-Deed of Rectification dated 12-12-2017 registered under no.PNJ-BK1-03058-2017, CD No.PNJD61 on 14-12-2017, in the office of Sub-Registrar Panaji Ilhas Goa.

14.-Nil Encumbrance Certificate under no.203/2016 dated 11-05-2016 from the office of Sub-Registrar Ilhas confirming that there is no charge on the said property from 01-12-2003 to 10-05-2016.


**III-OFFICES SEARCHES**

I have given searches in the office of Land Registrar/Sub-Registrar Ilhas and in the court of Civil Judge Senior Division Panaji.

**IV-FLOW OF TITLE**

On having perused the above listed documents and on giving searches in the relevant offices I confirm that the said properties as the same originally belonged to Jose Joaquim Antonio Cirilo de sa as the same stands inscribed in the name of Jose Joaquim Antonio de sa under inscription np.24906 of Book G-38 on 16-7-1962 in the office of Land Registrar Ilhas.

The said property surveyed under no.15/5 belonged to Jose Joaquim Antonio Cirilo de sa having bequeathed the same to him by his uncle Teofilo Anonio Piedade de sa by will dated 20-7-1944 drawn at pages 29 overleaf onwards of Book-10 in the office of notary at Ilhas and the property surveyed under no.16/0 was gifted to him by his brother



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Pedro Minguel vide Gift deed dated 8-5-1961 drawn at folio 211 to 274 of Book 538 before the Notary Licentiate Fernando Jorge Colaco with lifetime usufruct reserved in his favour.

By Deed of Sale dated 30-5-1979 Jose Joaquim Antonio de sa with his wife Maria Desa and Shri. Pedro Minguel de sa, in status of unmarried sold the said property jointly to (i) Joaquim Inacio de Souza (ii) Oliven Pascoal de Souza (iii) Norton Agnelo de Souza and (iv) Anthony de Souza which is registered in the office of Sub registrar Ilhas

By Deeds of Mortgage the said owners (i) Joaquim Inacio de Souza (ii) Oliven Pascoal de Souza (iii) Norton Agnelo de Souza and (iv) Anthony de Souza had mortgaged the said property with the Goa Urban Co-operative Bank Ltd., registered in the office of Sub-registrar Ilhas.

The said property was subsequently released by Deed of Release dated 30-04-1998, which is registered under no.974 at pages 387 to 397 of Book 1 Vol.685 in the office of sub-registrar Ilhas Goa.

By Deed of Sale dated 01-12-2003 the said owners (i) Joaquim Inacio de Souza (ii) Oliven Pascoal de Souza (iii) Norton Agnelo de Souza and (iv) Anthony de Souza along with their respective spouses sold the said properties surveyed under no.15/5 admeasuring 11,100 m2 and property surveyed under no.16/0 admeasuring 16875 sqmts to M/S. Madkaikar Builders & Developers.,

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registered under no.2772 at pages 525 to 557 of Book I vol-1259 in the office of sub-registrar Ilhas Goa.

On 02-01-2009 Sanad under no.RB/CNV/TIS/57/2008 was issued by the office of Collector, North Goa Panaji, to, M/S. Madkaikar Builders & Developers for conversion of said land surveyed under no.15/5 and 16/0 admeasuring 26765 m2 for residential use.

On 13-2-2017 Provisional NOC under no. TIS/4858/GA1/TCP/2017/145 was issued by Town and Country Planning Department Panaji for sub-division of plots nos. 1 to 57 of village Gaundalim in proeprtie surveyed under no surveyed under no.15/5 and 16/0.

On 18-3-2017 Provisional NOC under no.VP/Com/5/ 2016-17/1280 was issued by office of Village Panchayat Cumbarjua for sub-division of plots in properties surveyed under no.15/5 and 16/0.

By Deed of Rectification dated 12-12-2017 certain errors occurred in the Deed of Sale dated 01-12-2003 with respect to the Land Registrations Number and other error were rectified, which Deed is registered under no.PNJ-BK1-03058-2017, CD No.PNJD61 on 14-12-2017, in the office of Sub-Registrar Panaji Ilhas Goa.



**Shradha Shirwaiker Poduval**  
ADVOCATE

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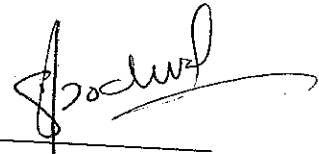
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V.- OPINION

In the above circumstances I confirm that Madkaikar Builders & Developers, have and holds clear valid absolute and marketable title to the said property bearing survey no.15/5 and 16/0 comprising of plots 1 to 57 developed in the said amalgamated properties.

Panaji, 15-3-2018.

  
Adv. Shradha Shirwaiker Poduval