

CERTIFICATE OF TITLE


I.- Description of the Property

All that Plot No.25 admeasuring 2400 sqmts surveyed under no.7/9 of village Corlim, being part of Plot B totally admeasuring 64594 sqmts forming part of larger property identified as "MOLLAR" also known as "MALAR" situated at Corlim, within the limits of Village Panchayat and parish of Corlim, Taluka Tiswadi and Registration Sub District of Ilhas, District North Goa in the State of Goa, which plot no.25 is described the Land registration office of Ilhas under no.20668 at folio 80r of Book B-55 New being detached from the entire property described under no. 20226 at folio 35 reverse of Book B-54 New but not enrolled in the Taluka Revenue Office.

The said plot is bounded as under:-

Towards the East: By 6mts wide Road.

Towards the West: By property bearing survey
no.7/7,7/10,7/11 and 7/12
of the same property.

 Towards the North: By property bearing no.7/8 and
4mts internal road.

-2-

Towards the South: By property bearing survey no.4/2
and survey no.6/6 .

II.- Description of the Documents Scrutinised

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

- (i) ✓ Certificate of Inscription and Description from the
office of land registrar Ilhas.
- (ii) ✓ Form I and XIV concerning survey no.7/9 of Village
Corlim Ilhas.
- (iii) ✓ Deed of Sale with Discharge dated 4-3-1953 Registered
under no.drawn at pages 15 to 19 of Book-453 in the
office of Judicial Division of Ilhas.
- (iv) ✓ Extract of Inventory Proceeding under No.55/12/B in
initited om death of Smt. Lefrazin S. Cabral in the
Court of the Civil Judge Senior Division at Panaji
Goa.
- (v) ✓ Deed of Sale dated 7-1-2014 registered under no.pnj-
bk1-00050-2014, CD No.pnj27 on 7-1-2014 in the office
of Sub-registrar Ilhas Panaji Goa.

-3-

(vi) ✓ Sanad under no.RB/CNV/TIS/AC-II/3/2014 dated 10-6-2014 issued by the office of Collector North Goa Panaji-Goa along with the copy of the plan.

(vii) ✓ Zoning Certificate dated 31-10-2013 issued by the office of Town and Country planning Department Tiswadi.

III. - OFFICES SEARCHED-

I have given searches in the Offices of Land Registrar/Sub Registrar Ilhas and in the Court of Civil Judge Senior Division at Panaji.

IV. - FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that the said plot originally belonged to Lefregina Matos having acquired the same vide Deed of Sale with Discharge dated 4-3-1953 Registered under no.drawn at pages 15 to 19 of Book-453 in the office of Judicial Division of Ilhas.Thus the said Plote stands inscribed in her favour under inscription no.22775 at folio 9 of Book-G-36 in the office of Land Registrar Ilhas on 26-3-1953.

Draw
The said Lefregina Matos expired on 6-12-1997 in status of widow and on her demise Inventory Proceeding under No.55/12/B were initited in the Court of the Civil Judge Senior Division at Panaji Goa,whereby the

-4-

said plot was allotted to her sole heir Smt. Zeenat Shirazi alias Conception Gabrielis, and the same is confirmed by Order dated 19-3-2013 passed by the Court of the Civil Judge Senior Division at Panaji.

By Deed of Sale dated 7-1-2014 Smt. Zeenat Shirazi alias Conception Gabrielis and her husband Shri. Gulam Ali Shirazi sold the said Plot no. 25 admeasuring 2400 sqmts to Shri. Shaji Kabir Babu and Smt. Shahin Riyaz, registered under no. PNJ-BK1-00050-2014, CD NO. PNJD27 ON 7-1-2014 in the office of Sub-registrar Ilhas Panaji-Goa.

On having purchased the said plot, Shri. Shaji Kabir Babu and Smt. Shahin Riyaz carried out mutation proceedings and thus their name stands recorded in survey records of rights in the Form I and XIV concerning survey no. 7/9 of village Corlim.

On 31-10-2013 Zoning Certificate was issued by the office of Town and Country planning Department Tiswadi Panaji Goa confirming that the said plot is settlement (s-2) as per the outline development plan for Panaji.

On 10-6-2014 Sanad under no. RB/CNV/TIS/AC-II/3/2014 was issued by the office of Collector North Goa Panaji Goa confirming that the said plot admeasuring 2400 sqmts surveyed under no 7/9 for residential purpose..

Small

Smt. SHUBHLAKSHMI NAIK
ADVOCATE

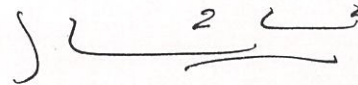
3rd Floor, Velho Building
Panaji, Goa 403 001
Phone : (0832) 2228904, 6644682
E-mail : advssnaik@gmail.com

-5-

V.- OPINION

In the above circumstances I Confirm that shri.Shaji Kabir Babu and Smt. Shahin Riyaz have and holds absolute, valid, clear and marketable title to the said plot no.25 admeasuring 2400sqmts surveyed under no.7/9 of Village Corlim.

Panaji, 3-3-2016



Adv. S.S.Naik