

Smt. SHUBHLAKSHMI NAIK
ADVOCATE

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

CERTIFICATE OF TITLE

I.- Description of the Property:

All that part and parcel of admeasuring 28295 square metres comprising of PLOT-A admeasuring 5700m²; PLOT-B admeasuring 7395m²; PLOT-C admeasuring 7400m² and PLOT-D admeasuring 7800m² being a part of the larger property bearing Sy.no.8/1 of Village Chicalim, identified as ASSOY situated at Dabolim, within the limits of Village Panchayat Chicalim, Taluka and Registration Sub-District of Murmugao, District South Goa in the State of Goa; which property is not described in the Office of Land-Registrar Salcete but is enrolled in the Taluka Revenue Office under Matriz no.675.

The said Plots as ONE UNIT is bounded as under:-

Towards the North :- Open Space; beyond which lies the property of South Western Railway.

Towards the South :- Road widening area out of Sy.no.8/1 beyond which, lies N.H. 17-B.

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Towards the East :- Remaining part of Survey
no.8/1 of Chicalim.

Towards the West :- Area under Road widening.

II.- List of the Documents Scrutinised.

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

- ✓(i) Form I and XIV, concerning Sy.no.8/1 of Chicalim.
- ✓(ii) Matriz Certificate from Taluka Revenue Office Murmugao.
- ✓(iii) Deed of Partition and Gift dated 26-11-1914 drawn in the Office of Notary Constancio Roque Bernardo Salvador da Costa.
- ✓(iv) Decree dated 25-10-1971 in Sp.C.S.44/1969 in the Court of Civil Judge Senior Division at Margao.
- ✓(v) Order dated 9-10-2006 in sp.C.S.29/86 in the Court of Civil Judge Senior Division Vasco-da-Gama.
- ✓(vi) Extract of Inv. Pro.no.28/1996/A in the Court of Civil Judge Senior Division at Vasco-da-Gama.
- ✓(vii) Small Death and burial Certificate dated 19-3-2011 from the Archdiocese of Goa.

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✓(viii) Sanad under no.COL/SG/CONV/51/2011/
6072/2 dated 27-6-2011 from the Collector
of South Goa.

→ x
(ix) Order dated 29-9-2011 in CMA/13/2011/B
in the Inv. Proceedings no.28/96/A in the
Court of Civil Judge Senior Division at
Vasco.

✓(x) Developer Permission (Final NOC)
under no.MPDA/9-D-113/11-12/531 dated 27-
6-2011 from the Murmugao Planning and
Development Authority.

✓(xi) Final NOC under no.VP/CHI/90/Final.
Sub.Div.NOC/2011-12/579 dated 5-7-2011
from the Village Panchayat Chicalim.

✓(xii) Four Separate Agreements all dated
13-2-2012 registered under no.264,265,266
and 267 all of book I Vol.1371 in the
Office of Sub-Registrar Murmugao.

✓(xiii) Nil Encumbrance Certificate under
no.206/2011 dated 22-3-2011 from the Sub-
Registrar Murmugao produced on record
confirm that there is no registered charge
on the said property from 1-1-1981 to
22-3-2011.

✓(xiv) Survey Plan.

III.- OFFICES SEARCHED

I have given searches in the Offices of
Land-Registrar/Sub-Registrar Salcete and
Murmugao, Court of Civil Judge Senior Division
Murmugao.

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IV. - FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that the said whole property ASSOY originally belonged to (i) Gonsalo Manuel de Rocha Barros Costa and (ii) Bernardino Tiotomo da Costa and his wife Helena Florejeco da Fonseca e Costa in equal Shares of ONE HALF each as being allotted to them under a Deed of Gift and Partition dated 26-11-1914 between the widow and legal heirs of Manuel Constancio da Costa.

The name of Maria Ritinha; widow of Manuel Constancio da Costa and mother of Gonsalo and Bernardino stands recorded in the Matriz Record of Taluka Revenue Office.

There is no document on record to establish the division between Gonsalo and Bernardino.

The said Gonsalo Manuel de Rocha Barros Costa died on 11-2-1949 in the status of a bachelor as confirmed by the Death and Burial Certificate. There is no document on record to establish the heirship of the deceased Gonsalo; but, in terms of the Gift Deed dated 26-11-1914, it appears that on the demise of Gonsalo, the said Bernardino holding the other half Share came to

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be in possession of the said full property and in terms of the same the name of Bernardino stands recorded in the Survey Record of Rights.

Thus, the said Bernardino Tiotomo da Costa came to be in possession of the entire property since 1949.

The said Bernardino died on 29-4-1958 and his widow Helena died on 7-5-1956.

By Order dated 6-5-2008 in the Inventory Proceedings no.28/96/A in the Court of Civil Judge Senior Division Vasco-da-Gama initiated on the death of Bernardino and his wife Helena the said property is listed at item no.12 was allotted in the following manner:-

(I) - Shri Louis Foncesca da Costa married to Ms. Albertina do Rosario Souza e Costa. 1/3rd Share

(II) - a - Ms. Eliseta Assumcao Gomes Costa.

(b) - (i) Shri. Bernardino Gonsalo Gomes Costa, married to Ms. Nazare Lopes Costa.

Shri (c) - (ii) - Shri Manuel da Fonseca e Costa.

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(d)-(iii)-Ms. Maria Helena Costa Gomes Borges
married to Shri Antonio Jose Braga Borges _____
all together 1/8th of the remaining two third.

(III)-a- Shri Jorge Goncalo Barros Costa, married
to Ms. Rosa Maria Borges Pereira.

(b)- Shri Rui Manuel Barros Costa, married to Ms.
Maria Flavia Santana Fernandes De Barros _____
1/8th of the remaining two third.

(IV)-a- Shri Tolentino Pereira, married to Ms.
Cynthia Pereira.

(b)(i) Smt. Natasha Pereira married to Nicolau
Llyod Carvalho

(ii) Shri Antonio Pereira

(iii) Ms. Maria Lourdes Pereira

(iv) Ms. Malvina Viegas Pereira, married to
Shri Wilfred Fernandes.

(v) Shri Xavier Pereira, married to
Ms. Abizal

Providencia Pereira,

(vi) Shri Sunil Pereira, _____ 1/8th of the
remaining two third.

Smt. (V)- (a) Ms. Maria Fatima Barros Costa

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(b) Ms. Carla Maria de Barros Costa e Peres
da Silva _____ 1/8th of the remaining two
third.

(VI)-a- Shri Felix Carlos Milagres Rebello e
Costa, married to Ms. Maria Souza Costa.

(b)- Mr. Philip Estevam Rebello e Costa, married
to Ms. Susana Fernandes Costa

(c)- Shri Alvaro Teotônio Rebello e Costa,
married to Ms. Avita Barreto Costa _____ all
together 1/8th right of the remaining two
third

(VII)-a- Shri Bernardo Lynn D'Costa

-b- Ms. Andrea D'Costa Pereira _____ 1/8th
of the remaining two third

(VIII)-a- Ms. Angela Lira da Costa

-b- Ms. Eva Gomes

-c- Shri Rui Filipe Gomes. _____ 1/8th of
the remaining two third

(IX)-a- Shri Luis Manuel Neves Costa

-b- Ms. Maria Manuela Neves Costa Vicente
Guerra. _____ 1/8th of the remaining two
Third.

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On 27-6-2011 Collector of South Goa issued Sanad under no.COL/SG/CONV/51/2011/6072/2 for conversion of an area of 53157m2 of Sy.no.8/1 of Dabolim.

On 27-6-2011 Murmugao Planning and Development Authority issued Final NOC under no.MPDA/9-D-113/11-12/531 for the sub-division of the Plots A,B,C and D of Sy.no.8/1 of Dabolim.

On 5-7-2011 Village Panchayat Chicalim issued final NOC under no.VP/CHI/90/Final.Sub.Div.NOC/2011-12/579 for the sub-division of the said Plots.

On 13-2-2012 all the abovenamed Co-owners of the said Plots entered into 4 separate Agreements with Shri Aniruth Mehta operating as the sole proprietor of M/s. Umiya Builders and Developers for the development of the said Plots; which Agreements are duly registered in the Office of Sub-Registrar Murmugao.

V.- OPINION

In the light of the above I confirm that the abovenamed (i) the widow and legal heirs of Luis ^{sonal} Foncesca da Costa; (ii)-Ms. Liseta Assumcao Gomes

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Costa; (iii) Shri. Bernardino Gonsalo Gomes Costa;
(iv) Shri. Manuel da Fonseca e Costa; (v) -Ms. Maria
Helena Costa Gomes Borges; (v) -a- Shri Jorge
Goncalo Barros Costa; (vi) Shri Rui Manuel Barros
Costa; (vii) Shri Tolentino Pereira; (viii) Smt.
Natasha Pereira; (ix) Shri Antonio Pereira; (ix)
Ms. Maria Lourdes Pereira; (x) Ms. Malvina Viegas
Pereira; (xi) Shri Xavier Pereira; (xii)
Providencia Pereira; (xiii) Shri Sunil
Pereira; (xiv) (a) Ms. Maria Fatima Barros Costa;
(xv) Ms. Carla Maria de Barros Costa e Peres da
Silva; (xvi) Shri Felix Carlos Milagres Rebello e
Costa; (xvii) -Mr. Philip Estevam Rebello e Costa;
(xviii) Shri Alvaro Teotonio Rebello e Costa;
(xix) -a- Shri Bernardo Lynn D'Costa; -b- Ms.
Andrea D'Costa Pereira; (xx) -a- Ms. Angela Lira da
Costa; -b- Ms. Eva Gomes; -c- Shri Rui Filipe Gomes;
(xxi) -a- Shri Luis Manuel Neves Costa, -b- Ms. Maria
Manuela Neves Costa Vicente Guerra all jointly;
if married; with their spouses have and hold
absolute, valid and marketable title to the said
Plots A, B, C and D subject to the Agreements dated
13-2-2012 with Shri Anirudh Mehta operating as
the sole proprietor for M/s. Umiya Builders and
Developers.

Shri Shri Anirudh Mehta operating as the sole
proprietor for M/s. Umiya Builders and Developers

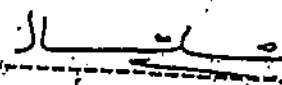
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is authorized to enter into Agreements with his Purchaser for sale of various built up units in the said Plots and the Purchasers can create charge upon their own unit in favour of any Bank or Housing finance Institution with the consent of Owners/Builders.

Panaji, 18-04-2012.


Adv. S.S. Naik