



ADVOCATE

# Shriram Polle

LL.B (Hons.)

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1St floor, Durga Chambers, Opp. Shree Mahalaxmi Chambers, 18<sup>th</sup> June road,  
Panjim- Goa. 403001-Contact:9763156963

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**Dated : 15/11/2025 .**

## **TITLE CERTIFICATE**

This Title Certificate is issued at the request of URBAN CONCEPTS REALTY LLP, a Limited Liability Partnership Firm constituted under 'THE LIMITED LIABILITY PARTNERSHIP ACT, 2008,' address at Lawande Manor, St Inez, Panaji-Goa.

### **SCHEDULE OF THE LARGER PROPERTY**

ALL THAT property known as CURLA VAINGUINIM, situated at Taleigao Village of Tiswadi Taluka, within the limits of Village Panchayat of Taleigao, in the Registration Sub-District of Ilhas of the Registration District of Goa, registered and described in the Land Registration Office of Tiswadi (Ilhas) Taluka under No.17260 in Book-45 (New), enrolled in the Taluka Revenue Office of Tiswadi under matríz Nos.278, 284, 286, 288, 289, 291, 293, 295, 297, 299, 301, 303, and 382, surveyed during the erstwhile Portuguese Regime under Cadastral Survey no.792, which now corresponds to New Survey Nos.242/1, 243/2, 243/3, 243/4, 243/6, 243/9, 243/10, 243/12,

243/17 and 243/19 of Village Taleigao. The said larger property is bounded as follows as per the records of the Land Registration Office:

On the East: by the property bearing old Cadastral Survey no.810 belonging to the Comunidade of Taleigao and the land of Xavier Martins;

On the West: by the properties belonging to late Maria Fernanda Monserrate bearing old Cadastral Survey no.769, property belonging to M/s Fomento bearing Old Cadastral Survey no.687 and the properties belonging to Mr. Renato Pinto bearing Old Cadastral Survey nos. 803 and 807.

On the North: by the properties of the Comunidade of Taleigao and the property of the said late Maria Fernanda Monserrate and;

On the South: by a part of the property bearing Old Cadastral Survey no. 807, belonging to Mr. Renato Pinto and a part of the property bearing Old Cadastral Survey no.811, belonging to Dr.Xavier Martins.

**SCHEDULE OF THE PLOTS ON WHICH DEVELOPMENT IS  
PROPOSED**

1. All that **sub-plot no.8**, admeasuring 630 sq. mts; which is bounded as under:

East : By the Plot No.9 of the Colony;

West : By 6 mts. wide private road of the Colony;

North : By Plot no.12 of the Colony;

South : By 12.5 mts. wide private road of the Colony.

2. All that **sub-plot no.9**, admeasuring 647 sq. mts, which is bounded as follows:

East : By the Plot No.10 of the Colony;

West : partly by the plot no.12 and partly by plot no.8 of the  
Colony;

North : By 6 mts. wide private road of the Colony;

South : By 12.5 mts. wide private road of the Colony.

3. All that **sub-plot no.10**, admeasuring 596 sq. mts, which is bounded as follows:

East : By the Plot No.11 of the Colony;

West : partly by the plot no.9 of the Colony;

North : By 6 mts. wide private road of the Colony;

South : By 12.5 mts. wide private road of the Colony.

4. All that **sub-plot no.12**, admeasuring 630 sq. mts, which is bounded as follows:

East : By the Plot No.9 of the Colony;

West : By 6 mts. wide private road of the Colony;

North : By 6 mts. wide private road of the Colony;

South : By plot no.8 of the Colony.

The plots described above shall be hereinafter collectively referred to as the “**4 SUB PLOTS**”.

The **4 SUB PLOTS** formed part of the larger property and were surveyed under no. 242/1 of Village Taleigao, Goa. The **4 SUB PLOTS** being contiguous to each other constituted one cluster or piece of land and as such the **4 SUB PLOTS** were, thereafter, separated by filing partition proceedings before the Dy. Collector of Tiswadi, who vide his Order dated 24/07/2018 issued separate sub division no.242/1-P to the **4 SUB PLOTS**, which now collectively admeasures 2503 sq. mts. The plot bearing sub division no.242/1-P is hereinafter referred to as the “**SAID PLOT**”.

**The party has furnished the following documents for my perusal in order to trace the title of the said property.**

1. Xerox copy of the DEED OF SALE dated 17/08/1988 executed by and between the owners of the **larger property/4 SUB PLOTS** Andre Francisco Paulo Souza Machado and others, developer ALCON REAL ESTATES PVT. LTD. and M/S V.M.SALGAOCAR & BRO. PVT. LTD.
2. Xerox copy of the Deed of Sale dated 22/02/1999 executed by and between V.M.Salgaocar & Brother Limited and Salgaocar Leasing & Credit Company Limited.

**FLOW OF TITLE AS PER ABOVE DOCUMENTS:**

1. Intermis of Deed of Sale dated 17/08/1988, which stands registered on 18/01/1990 in the Office of Sub registrar of Ilhas, under registration no.53/90, of Book I, Volume 69, the below mentioned VENDORS of the larger property, along with Alcon Real Estate Pvt. Ltd. as Vendor Developers therein, had sold unto V. M. Salgaocar & Brother Pvt. Ltd. a Company incorporated under the Companies Act, 1956, the **4 SUB PLOTS** for a total consideration of Rs.9,56,250/-.

(names of vendors to the sale deed dated 17/08/1988)

1 (a) Andre Francisco Paulo Souza Machado alias Francisco Souza Machado (b) Maria Lourdes Praxedes Bevenuta E Machado alias Maria Martins Machado

2 (b) Vicente Alvaro Souza Machado alias Alvaro Souza Machado (b) Angela Souza Machado

3(a) Guilherme Perpetuo Hamilton Souza Machado (b) Maria Antoinette Piedade De Conceicao De Souza Machado

4 (a) Ena Souza Machado E Costa Martins (b) Carlos De Costa Martins

5. Maria Elsa Souza Machado E Menezes

6 (a) D. Maria Janiza Da Conceicao Jose Menezes (b) Daniel Fragoso Rodrigues

7 . D. Cristovao Maria Jose Antonio De Menezes.

8. D. Francisco Xavier Agnelo Do Perpetuo Socorro Menezes.

9. D. Maria De Jesus Fatima Menezes.

10. (a) Lilia Piedade Lourdes Martins E Pereira (b) Francisco Xavier Pereira.

11. (a) Luiza Filomena Lourdes Martins E Fernandes (b) Paulo Bailon Fernandes.

12. (a) Evelyn Lucy Machado Godin (b) Stanley Francis Godin.

13. Lucia Eulalia Machado E Braganca

14. (a) Vasco Machado Braganca (b) Virga Menezes E Braganca
- 15 (a) Ivo Machado Braganca (b) Pamela De Souza Braganca.
- 16 (a) Maria Elsa Machado E Braganca (b) Assuncao De Braganca.
17. Maria Conceicao Xavier De Melo Souza Machado.
18. Umeliana Fernandes E Martins
19. (a) Querobina Martins (b) Lavina Lopes.
20. (a) Miguel Joao Martins (b) Cacilda Consolacao Goretti Fernandes Martins.
21. Fernando Lourdes Martins.
22. Francisco Xavier Martins.
23. Antonio Martins.
- 24.(a) Mariquinhas Martins E Carvalho (b) Arvind Carvalho.
- 25(a) Alice Martins E Lopes (b) Oscar Lopes.
- 26 (a) Lourdes Martins E Dias (b) Ralph Dias.
27. Fatima Martins.

2. Further, vide Deed of Sale dated 22/02/1999, which stands registered in the Office of Sub Registrar of Ilhas on 27/08/2004, under registration no.2412 at pages 180 to 218 of Book no.I, Volume no.1362, V.M.Salgaocar & Brother Limited as VENDOR therein sold unto its subsidiary Company viz. Salgaocar Leasing

& Credit Company Limited, the **4 SUB PLOTS** for a total consideration of Rs. 11,33,247/-.

3. As mentioned above, the Dy. Collector of Tiswadi, vide his Order dated 24/07/2018 issued separate sub division no.242/1-P to the **4 SUB PLOTS**, which now collectively admeasures 2503 sq. mts. which is referred to as the **said plot**. The name of Salgaocar Leasing & Credit Company Limited figures in the occupant's column of Survey no.242, Sub division no.1-P of Village Taleigao, pursuant to the said partition.

Therefore, the **SAID PLOT** belongs to Salgaocar Leasing & Credit Company Limited; which has obtained Development Permission dated 26/09/2025, bearing Ref.no. NGPDA/298/TLG/2023/2025 from the North Goa Planning and Development Authority, NOC dated 14/10/2025 from sanitary point of view issued by the Primary Health Centre, Chimbél, Tiswadi-Goa, NOC dated 11/10/202 issued by the Directorate of Fire & Emergency Services, St. Inez, Panaji-Goa and Construction Licence dated 27/10/2025, bearing Ref.no.VP/TLG/CONST.LIC/36/2025-2026/2621, for the purpose of construction of residential building and compound wall in the SAID PLOT.

Conversion Sannad bearing Ref. CNV/TIS/118/85, dated 11/12/1986 issued by the Dy. Collector of Tiswadi-Goa, for an of 72,697 sq. mts. bearing survey no.242/1 (Part).

Latest Nil Encumbrance Certificate ought to be obtained to verify the recent position.

Based on the documents submitted to me for my reference, and the fact that the predecessor in title of Salgaocar Leasing & Credit Company, had been in uninterrupted, exclusive, ownership and possession of the **4 SUB PLOTS** since the date of SALE DEED dated 17/08/1988, without any claims, rights, title and interest from any person etc; I hereby certify that the title of the said plot is clear and marketable.

Date: 15/11/2025

Place: Panaji, Goa.

  
Adv. Shriram Polle