

CERTIFICATE OF TITLE

I.- Description of the Property

All that part of land admeasuring 4175 m2 bearing sy.no.109/4 of Village Verla identified as **TOLEACHEM BHAT or GOROAT or TALEM BHAT or TOLEM BHAT** situated at Verla, within the limits of Village Panchayat of Verla-Canca, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa, which property is described in the office of Land Registrar Bardez under no.28701 at folio 12 of Book B-74 and is surveyed under Cadastral Survey no.1132 of Verla.

THE SAID PROPERTY IS BOUNDED AS UNDER:-

Towards the North:- By Public Road

Towards the South :-By road and Sy.no.108/67 and 108/9  
of Verla.

Towards the East :- By Sy.No.109/5,7,16 and 17 of  
Verla.

Towards the West :-By Sy.no.109/3 of Verla.

II.- Description of the 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 Goa.

2.- Form I and XIV of Survey No.109/4 of Village  
Verla.

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3.- Certificate of Cadastral Survey

4.-Extract of the Inventory Proceedings conducted on the death of Luis Caetano de Souza and his wife Rosa Micaele de Souza in the Court of Civil Judge Senior Division Bardez.

5.-Buriel Certificate of Maria Victoria Pereira de Sa.

6.-Deed of Sale dated \_\_\_-10-1985 registered under no.964 of Book I Vol.240 in the office of Sub-Registrar Bardez.

7.-Extract of Inventory Proceedings 232/2001 in the Court of Civil Judge Senior Division Mapusa.

8.- Deed of Sale dated 15-07-2013 registered under Book I Doc.Reg.no.BRZ-BKI-03553-2013 CD No.BRZD0529 in the office of Sub-Registrar Bardez.

9.- Deed of Rectification dated 14-08-2013 registered under Book I Doc.Reg.No.BRZ-BKI-04211-2013 CD No.BRZD550 in the office of Sub-Registrar Bardez.

10.-Deed of Partnership LARA GROUP.

11.- Sanad under no.RB/CNV/BAR/75/99/1603 dated 21-04-1999 from Dy.Collector Mapusa along with the plan with extension date August 2000, upto 20-04-2001.

12.-Order under no.TPB/1827/TCP/15/3394 dated 03-09-

*Snal* 2015 from Town Planner.

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13.-Construction Licence under no.VPVC/Const.Licence-  
17/2015/16/1579 dated 23-12-2015 from Village  
Panchayat Verla-Canca.

14.- (a) .-Survey Plan.

(b) .-Cadastral Plan.

**III.- OFFICES SEARCHED**

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

**IV.-FLOW OF TITLE**

On perusal of the abovelisted documents and on giving  
searches in the relevant Offices I confirm that on 19-  
03-1928 the said property interalia stands inscribed  
in favour of Maria Victor Pereira and her husband  
Nicolau Francis de Sa as allotted to them in a  
*Sinal* Inventory Proceeding ~~it was~~ conducted on the death of  
Luis Caitano D'Souza and his wife Rosa Mocaela de  
Souza.

By Deed of Sale dated \_\_-10-1985 (i) Rosy Lobo with  
her children (ii).-Rita Angelina Pereira with her  
Children (iii).-Fermina Sequeira with her husband  
Peter Paul Siqueira (iv).-Flory D'mello with her  
husband Micheal D'mello (v).-Feleria Pinto with her  
*Sinal* husband Ignatius Pinto (vi).-Joquina Dsouza with her

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Peter Domnic Dsouza sold <sup>Snak</sup> the said property interalia to Luis Thomas D'sa which Deed is duly registered in the office of sub-registrar Bardez.

However there is no Deed of Succession on the death of Nicolau Francis D'Sa and his wife Maria Victoria Pereira though the above Deed of Sale is executed as a legal heirs of Nicolau Francis D'Sa.

The said Luis Thomas D'Sa expired 21-01-1999 <sup>is Snak</sup> and is survived by his widow Especiosa Sebastiana Pinto e de sa and his following children.:-

- (i) Joaquim Maria Miguel De sa
- (ii) Maria Julieta Filomena D'Sa e D'Souza
- (iii).-Jannifer Tereza Mabel D'Sa e Stevans
- (iv).-Jerome Manuel Agnelo D'Sa
- (v).-Joseph Milton D'Sa
- (vi).-Elvis Joaquim D'Sa

By Order of Homologation dated 31-01-2002 in the Inventory Proceeding 232/2001 initiated on the death of Luis Thomas D'Sa by the Court of Civil Judge Senior Division Mapusa, the said property listed as item no.4 was allotted to all the above mentioned widow and legal heirs of Luis Thomas D'sa in following share, <sup>Snak</sup> 1/2 of item no.4 to the widow and moiety sharer Especiosa Sebastiana Pinto e de sa and 1/6<sup>th</sup> of the other half each of the above mentioned children.

By a Deed of Sale 15-07-2013 Smt. Especiosa Sebastiana Pinto e de sa with her children and their spouses sold the said property to M/S Lara Group which Deed is duly registered in the office of Sub-Registrar Bardez.

The said Deed was Rectified by another Deed dated 14-08-2013 to Rectify the Schedule of payment be rectified to remove certain typographic errors which Deed is registered in the office of Sub-Registrar Bardez.

In terms of the above the name of M/S LARA GROUP stands recorded in the Survey Records of Rights.

M/S LARA GROUND is a partnership commences <sup>from</sup> from 23-03-2012 and formed by one Victor Fernandes and one Ashish Gadkari.

On 21-04-1999 Sanad under no.RB/CNV/BAR/75/99/1603 issued by the Dy.Collector Mapusa to the said property which was renewed upto 20-04-2001 and expired thereafter.

The collector of North Goa issued Sanad for an area of 3685m2 of 109/4 to non-agricultural use.

On 03-09-2015 Order under no.TPB/1827/TCP/15/3394 issued by Town Planner for construction in the said plot.

On 23-12-2015 the Office of Village Panchayat Verla-Canca issued Construction Licence under no.VPVC/Const.Licence-17/2015/16/1579 for construction of residential Villas Swimming Pool and Compound Wall in the said Property.

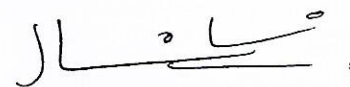
*Smt*

V.- OPINION

In the light of the above I confirm that **M/S LARA GROUP**; have and hold absolute, valid, clear and marketable title to the said property along with the proposed construction thereon.

For better clarity Nil Encumbrance Certificate from 15-07-2013 upto dated to be taken on record.

Panaji-Goa, 09-05-2017



Adv.S.S.Naik