

Office: 3rd Floor
Velho Building, Panaji
Ph:(O) 2228904/9822985250
Panaji-Goa.

Ms. Fatima Silveira

Advocate

CERTIFICATE OF TITLE

I.-DESCRIPTION OF THE PROPERTY

All that property admeasuring 1074 sq.mts. surveyed under no.84/5-C of Village Siolim, being a part of the property known as 'KHAJAN GHAR BHAT' alias 'NAIKACHI BATI' alias 'RAICHEM BHAT', situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land Registrar Bardez under no.2038 at folio F of Book no.E (New) sixth but not enrolled in the Taluka Revenue Office.

The said property is bounded as under:-

Towards the North:-By property bearing Sy.no.169/15 and 169/16 of Village Siolim.

Towards the South:-By property bearing Sy.no.84/5 of Village Siolim.

Towards the East :-By portion of the property bearing Sy.no.84/5 of Village Siolim.

Towards the West :-By Sy.no.84/4-B of Village Siolim.
no.125/2 of Village Assagao



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II.-LIST OF DOCUMENTS SCRUTINISED

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

- 1.-Survey Form I and XIV concerning Sy.no.84/5-C of Village Siolim.
- 2.- Order and Final Decree dated 24-11-1997 in Sp.C.S.no.225/1992/A filed for Declaration and Partition of Immoveable Properties.
- 3.- Deed of Sale dated 02-11-2007 registered in the Office of Sub-Registrar Bardez.
- 4.- Deed of Sale dated 15-01-2010 registered in the Office of Sub-Registrar Bardez.
- 5.- Judgment and Order dated 22-07-2016 in Sp.C.S. under no.72/2014/C in the Court of Civil Judge Senior Division Mapusa.
- 6.- Order dated 09-12-2018 in Execution Appl. no.7/2016 of the Court of the Civil Judge Senior Division Mapusa.
- 7.- Deed of Sale dated 24-05-2018 registered under Book 1 Document, Registration Number BRZ-BK1-02464-2018 CD NumberBRZD799 on 05-06-2018 in the office of the Sub-Registrar Bardez at Mapusa Goa.
- 8.-Zoning Information dated 16-08-2022 under no.TPBZ/ZON/10157/S10/TCP-2022/4601, issued by the Office of the Senior Town Planner, Mapusa Goa.

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9.-Sanad dated 16-01-2024 under no.illegible issued by the Office of the Dy. Collector and SDO Mapusa Bardez Goa.

10.-Sanad dated 04-03-2024 under no.CDBAR01-24-26/1725 issued by the Office of the Dy. Collector and SDO Mapusa Bardez Goa.

11.-Technical Clearance Order dated 06-08-2024 under no.TPB/9735/S10/TCP-2024/6700 issued by the Office of the Senior Town Planner, Mapusa Goa.

12.-Public Notice dated 18-10-2024 published in the News daily The Navhind Times dated 19-10-2024.

13.-Deed of Sale dated 11-11-2024 registered under Book 1 Document Registration Number BRZ-1-6511-2024 on 28-11-2024 in the Office of the Sub Registrar Bardez at Mapusa Goa.

14.-Sanad dated 14-01-2025 under no.CDBAR12-23-646/406 issued by the Office of the Dy. Collector and SDO Mapusa Bardez Goa.

15.-Technical Clearance Order dated 28-12-2025 under no.TPB/9735/SIO/TCP-2025/2146 issued by the Office of the Senior Town Planner, Mapusa Goa.

16.-Construction Licence dated 21-04-2025 under no VP/SM/BAR/25-26/2/162 issued by the Office of the Village Panchayat Siolim-Marna Bardez Goa.

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III.-FLOW OF TITLE

On perusal of the abovelisted documents I confirm that the said portion admeasuring 1074 sq.mts. now surveyed under no.84/5-C of Village Siolim formed a part of the larger plot admeasuring 1418 sq.mts. identified as Plot C-3 formed out of the whole property admeasuring 5256 sq.mts. surveyed under no 84/5 of Village Siolim.

That the larger plot admeasuring 1418 sq.mts.out of the whole property admeasuring 5256 sq.mts. surveyed under no 84/5 of Village Siolim was allotted to Shri.Diogo Vitorino de Souza and his wife Maura de Souza, in terms of the Commissioners Report vide Order and Final Decree dated 24-11-1997 in Sp.C.S.no.225/1992/A filed for Declaration and Partition of Immoveable Properties.

That by a Deed of Sale dated 02-11-2007, the said Diogo Vitorino de Souza and his wife Maura Victoria de Souza sold the Plot C-3 admeasuring 1418 sq.mts. to Shri Prasad Prabhakar Narvekar, which Deed is duly registered in the Office of Sub-Registrar Bardez.

That by a Deed of Sale dated 15-01-2010, Shri Prasad Prabhakar Narvekar and his wife Smt. Pooja Prasad Narvekar sold the said Property to Girish Chopra and Ashima Chopra, which Deed is duly registered in the Office of Sub-Registrar Bardez.



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That one Shri Durgesh Paul Sachdev filed a Sp.C.S. under no.72/2014/C in the Court of Civil Judge Senior Division Mapusa against Shri Girish Chopra and Smt. Ashima Chopra for Specific performance of Agreement dated 22-07-2013 executed between themselves and the said Shri Durgesh Paul Sachdev, which Suit was decreed ex-parte vide Judgment and Order dated 22-07-2016.

That the said Shri Durgesh Paul Sachdev filed Execution Proceedings under Execution Appl. no.7/2016 of the said Judgment and Order dated 22-07-2016 in Sp.C.S. no.72/2014/C and vide Order dated 09-12-2018 of the Court of the Civil Judge Senior Division Mapusa, a Court Official was appointed to execute Deed of Sale in favour of the said Durgesh Paul Sachdev concerning the said property.

That thereafter by virtue of Order dated 09-12-2018 in Execution Appl. under no.7/2016, the said portion admeasuring 1074.66 sq.mts. was sold on behalf of Shri Girish Chopra and Smt. Ashima Chopra through the appointed Officer of the Court to Shri Durgesh Paul Sachdev by a Deed of Sale dated 24-05-2018, (an area admeasuring 344 sq.mts. out of 1418.66 sq.mts. having already been sold to a Mundkar), which Deed is duly registered in the Office of Sub-Registrar Bardez.



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That the name of Durgesh Paul Sachdev stood recorded as occupant in the Occupants Column of the survey form I&XIV bearing Survey no.84/5-C of Village Siolim and the area of the said property is recorded as 1074 sq.mts. in the Survey Records.

That the Zoning Information dated 16-08-2022 under no.TPBZ/ZON/10157/S10/TCP-2022/4601, issued by the Office of the Senior Town Planner, Mapusa Goa, confirms the Zone of the said property as Settlement.

That by Sanad dated 16-01-2024 under no.illegible issued by the Office of the Dy. Collector and SDO Mapusa Bardez Goa it is confirmed that an area of 500 sqmts of Survey no 84/5-C of Village Siolim is converted to residential use.

That on 04-03-2024 the Office of the Dy. Collector and SDO Mapusa Bardez Goa issued conversion Sanad under no.CDBAR01-24-26/1725 for conversion of another 500 sqmts of Survey no 84/5-C of Village Siolim to residential use.

That on 06-08-2024 the Office of the Senior Town Planner, Mapusa Goa issued Technical Clearance Order under no.TPB/9735/S10/TCP-2024/6700, for construction of residential Villas, swimming pool and Compound wall in the Said Property.

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That a Public Notice dated 18-10-2024 was published in the News daily The Navhind Times dated 19-10-2024 calling for objections from the general public if any, to which no Objections were received.

That by a Deed of Sale dated 11-11-2024, Shri Durgesh Paul Sachdev sold the said property to Shanti Landbase LLP a Limited Liability Partnership which Deed is registered under Book 1 Document Registration Number BRZ-1-6511-2024 on 28-11-2024 in the Office of the Sub Registrar Bardez at Mapusa Goa.

That upon purchase of the said property Shanti Landbase LLP mutated its name in the survey records and now stands recorded in the Occupants column of the Survey Form I&XIV bearing no.84/5-C of Village Siolim.

That on 14-01-2025 the Office of the Dy. Collector and SDO Mapusa Bardez Goa issued Sanad under no.CDBAR12-23-646/406 for conversion of the balance 74 sqmts of the said property.

That on 28-12-2025 the Office of the Senior Town Planner, Mapusa Goa issued Technical Clearance Order under no.TPB/9735/SIO/TCP-2025/2146 for the proposed construction of Residential building & Compound Wall (Revised plan).



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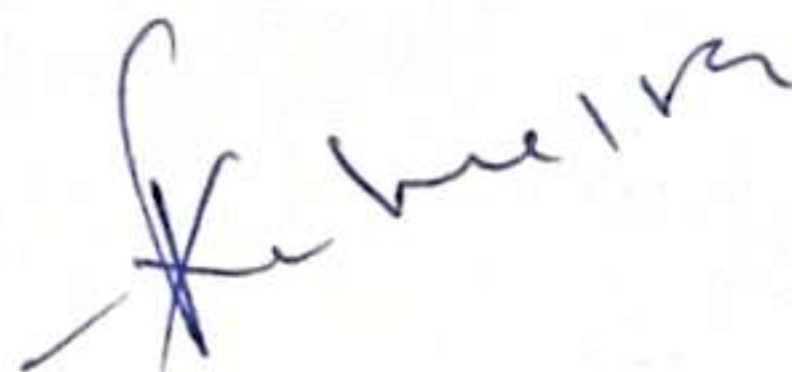
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That on 21-04-2025 the Office of the Village Panchayat Siolim Marna Bardez Goa issued Construction Licence under no VP/SM/BAR/25-26/2/162 for the proposed construction of Residential building & Compound Wall (Revised plan).

IV.-OPINION:-

In the light of the above I confirm that Shanti Landbase LLP have and hold absolute, valid, clear and marketable title to the said Property.

Panaji-Goa, 07-05-2025



Adv. Fatima Silveira
Ms. Fatima Silveira
Advocate
Panaji-Goa.

This Title Opinion is based only on above facts and above mentioned copies of documents provided to me, any court litigation/ other dispute of the Captioned Property is not subject of this Search and Title Opinion.