



Dated: 31<sup>st</sup> May 2022

To,  
M/s Sharayu Global  
111 & 512, Gera Imperium II,  
Patto Plaza, Panaji, Goa 403001

**CERTIFICATE OF TITLE**

**Description of the Property: -**

All that property admeasuring 1200m<sup>2</sup> bearing Survey No.148/16 of Village Pilerne, identified as "TEMBREM BATT" or "GORBATT" or "BHATI XIR" situated at Village Pilerne, within the limits of Village Panchayat Pilerne, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa, which property is described in the Office of the Land Registrar Bardez under No.14742 of Book B-39 (New) and is not enrolled in the Taluka Revenue Office but is bearing Old Cadastral No.912 and the said property is bounded as under:

Towards the North: By property bearing Survey No.148/15 of Village Pilerne;

Towards the South: By property bearing Survey No.148/17 of Village Pilerne;

Towards the East: By the Road;

Towards the West: By the Road.

**II Description of documents scrutinized: -**

1. Inscription and Description
2. Registo do Agrimensor.

Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim Goa. 403 521  
Email: pratiksha.adv@gmail.com

1



3. Deed of Succession dated 14/03/2018 which Deed is registered at Pages 84V to 86V in the Book of Notarial Deed No.20 executed before the Notary Ex Officio of Valpoi Sattari Goa,
4. Deed of Sale dated 03/09/2018 executed before the Sub Registrar of Bardez and registered under Book I Document bearing Reg No.BRZ-BK1-04149-2018, cd Number BRZD803 dated 25/09/2018,
5. Deed of Rectification dated 28/09/2018, which Deed of Rectification is duly registered before the Sub Registrar of Bardez.
6. Sanad dated 06/02/2020 under Ref No.4/117/ANV/AC-III/2017/185 issued by the Additional Collector III North Goa District, Mapusa, Goa
7. Deed of Sale dated 22/10/2020 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2579-2020 dated 23/10/2020,
8. Nil Encumbrance Certificate dated 04/02/2021
9. Deed of Sale dated 22/03/2021 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing No.BRZ-1-1274-2021 dated 23/03/2021,
10. Technical Clearance Order dated 25/11/2021 under Ref No.TPB/3286/PIL/TCP-2021/5588 issued by the Office of the Senior Town Planner, Town & Country Planning Department at Mapusa
11. NOC from Sanitary Point of View issued by the Directorate of Health Services, PHC Candolim, dated 25/02/2022 under No.DHS/2022/DHS0901/O0013/266
12. Construction Licence dated 07/04/2022 in Ref No.VP/PM/F.2/Res-Bldgs/Com-wall/Swim-Pools/2022-23/44 issued by the Office of the Village Panchayat Pilerne Marra





13. Nil Encumbrance Certificate dated 28/04/2022

Note: All the documents scrutinised by me are photocopies.

**III Office searches: -**

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

**IV Flow of Title of Property: -**

There exists property admeasuring 1200m<sup>2</sup> bearing Survey No.148/16 of Village Pilerne, identified as "**TEMBREM BATTA**" or "**GORBATTA**" or "**BHATI XIR**" situated at Village Pilerne, within the limits of Village Panchayat Pilerne, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa, which property is described in the Office of the Land Registrar Bardez under No.14742 of Book B-39 (New) and is not enrolled in the Taluka Revenue Office but is bearing Old Cadastral No.912, which property is hereinafter referred to as the SAID PROPERTY and which property is more particularly described herein above.

On 23/11/1922, the said property stood inscribed in favour of Calisto Antonio Nazare as having purchased the same under a Deed dated 01/11/1922 drawn at Folio 7 (R) of Book 149 before Notary Public Carlos Pegado.

The name of said Calisto Antonio Nazare is also seen recorded in the Registo do Agrimensor.

Luizinha Fernandes alias Luizinha Nazareth died on 13/06/1955 in the status of widow of Calisto Antonio Nazare alias Calisto Antonio Nazareth who died earlier on 10/12/1940, both intestate leaving behind their sons Dilgo Nazareth and Thomas



Peter A. Nazareth. Dilgo Nazareth married to Floriana Nazareth who died on 15/10/1981 and her husband Dilgo died earlier on 05/12/1974, both intestate, left behind their only son Wilfie Nazareth who died a bachelor on 09/08/1993.

Thereafter Thomas Peter Alcantro Nazareth died on 10/07/1980 and his wife Ernestina died on 12/05/1987, both died intestate leaving behind one son Maximillan Calisto Walter Nazareth who died on 17/08/2012, leaving behind his widow Philomena Maximillan Calisto Walter Nazareth and no issues.

Vide Deed of Succession dated 14/03/2018 which Deed is registered at Pages 84V to 86V in the Book of Notarial Deed No.20 executed before the Notary Ex Officio of Valpoi Sattari Goa, the said Mrs. Philomena D'Costa alias Philomena Maximillan Calisto Walter Nazareth became the sole and exclusive owner of the said property through inheritance and by virtue of the aforesaid Deed.

By Deed of Sale dated 03/09/2018 executed before the Sub Registrar of Bardez and registered under Book I Document bearing Reg No.BRZ-BK1-04149-2018, cd Number BRZD803 dated 25/09/2018, said Mrs. Philomena D'Costa alias Philomena Maximillan Calisto Walter Nazareth, widow of said Maximillan Calisto Walter Nazareth, as the Vendor sold the said property to Joseph Mario Lobo and Francis Crasto as Purchaser.

By virtue of the said Deed of Sale dated 03/09/2018 said Joseph Mario Lobo and Francis Crasto became the exclusive owners in possession of the said property described herein above.

Due to certain omissions/errors, the said Deed of Sale dated 03/09/2018 and the same were rectified by virtue of Deed of Rectification dated 28/09/2018, which Deed of Rectification is duly registered before the Sub Registrar of Bardez.





Sanad dated 06/02/2020 under Ref No.4/117/ANV/AC-III/2017/185 was issued by the Additional Collector III North Goa District, Mapusa, Goa for conversion of land admeasuring 1160m<sup>2</sup> surveyed under Survey No.148/16.

By Deed of Sale dated 22/10/2020 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2579-2020 dated 23/10/2020, the said Mr. Joseph Maria Lobo and his wife Vijaya Pereira, Mr. Francis Crasto along with his wife Mrs. Nelly Crasto as the Vendors sold and conveyed the said property more particularly described herein above to Mr. Subhash Gopal Pednekar, Sole Proprietor of M/s Sai Shradha Construction as the Purchaser.

By virtue of the above Deed of Sale dated 22/10/2020 said Mr. Subhash Gopal Pednekar, Sole Proprietor of M/s Sai Shradha Construction, became the exclusive owners in possession of the said property described herein above.

That an area of 40 sq mts was acquired by Government of Goa, P.W.D. for road widening as such the effective area came to 1160 sq mts.

The name of said Mr. Subhash Gopal Pednekar, Sole Proprietor of M/s Sai Shradha Construction was mutated in the Form I and XIV under Mutation No.75461 with respect to the said property.

Nil Encumbrance Certificate dated 04/02/2021 shows that there are no encumbrances on the said property for the period from 27/08/2019 to 03/02/2021.

Vide Deed of Sale dated 22/03/2021 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing No.BRZ-1-1274-2021 dated 23/03/2021, said M/s Sai Shradha Constructions, a Proprietorship Concern represented by its Sole Proprietor Shri Subhash Gopal Pednekar and his wife Smt.





Sushmita Subhash Pednekar as the Vendors sold and conveyed the said property to M/s Sharayu Global, represented by it's a Partners Shri Gaurish Pereira and Ms Ashwini Pereira as the Purchasers.

Technical Clearance Order dated 25/11/2021 under Ref No.TPB/3286/PIL/TCP-2021/5588 was issued by the Office of the Senior Town Planner, Town & Country Planning Department at Mapusa for construction of Residential Building Blocks A & B and swimming pool and compound wall in the said property.

NOC from Sanitary Point of View was issued by the Directorate of Health Services, PHC Candolim, dated 25/02/2022 under No.DHS/2022/DHS0901/O0013/266 for proposed construction of the proposed construction of residential building Block A & B, swimming pool and compound wall

Construction Licence dated 07/04/2022 in Ref No.VP/PM/F.2/Res-Bldgs/Com-wall/Swim-Pools/2022-23/44 was issued by the Office of the Village Panchayat Pilerne Marra, for construction of Residential Building Blocks A & B and swimming pool and compound wall in the said property.

Nil Encumbrance Certificate dated 28/04/2022 shows that there are no encumbrances on the said property for the period from 21/03/2021 to 21/04/2022.

The Project Floated is named as '**21 ARMANDO PEREIRA**'.

Based upon the documents produced and the searches conducted, I opine that said M/s Sharayu Global, a Partnership Firm is the absolute owners in possession of the said two property described hereinabove and have a clear and marketable title to the "said Property". The approvals/permissions obtained show that the construction in the said property is legal and after obtaining all approvals.



**V. Opinion: -**

From the documents produced I am of the opinion that said M/s Sharayu Global, a Partnership Firm is the absolute owners in possession of the said two property described hereinabove and have a clear and marketable title to the "said Property". The approvals/permissions obtained show that the construction in the said property is legal and after obtaining all approvals.

There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.

  
Pratiksha Kamat  
Advocate