

M. P. MULGAONKAR

ADVOCATE

HIRA, Near Holy Family Church

ALTO PORVORIM, BARDEZ GOA

Phone: 0832-2417479, Mobile-9422055676

TITLE CERTIFICATE

The following documents in respect of properties bearing survey no. 20/6-A and 20/6 both situated at Village Corlim, Tiswadi Goa, were presented to me by Sky Developers for my scrutiny to prepare this Title Certificate.

**DESCRIPTION OF THE PROPERTY BEARING SURVEY NO. 20/6-A
SITUATED AT VILLAGE CORLIM, TISWADI TALUKA, GOA.**

All that part and parcel of the property known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq. mtrs along with a dwelling house bearing no.277-A registered in the Office of Village Panchayat of Corlim, bearing survey no. 20/6-A situated at Corlim of Tiswadi Taluka Registration Sub-District of Ilhas Goa, within the limits of Village Panchayat of Corlim of Tiswadi Taluka of Goa, described in the Land Registration Office of Ilhas under no. 19780 at page 192 overleaf of Book B-52 New and bounded as follows:

On the East : By property bearing survey no.20/7 of Village Corlim

On the West : By property bearing survey no.20/6 of Village Corlim

On the North : By property bearing survey no.20/4 of Village Corlim

On the South : By National Highway road Panaji to Banastari

Herein after referred to as the said Property.

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LIST OF DOCUMENTS SUBMITTED FOR SCRUTINY

- A. Description from Land Registration office of Ilhas bearing no. 19780 folio 192 of Book B 52 new and inscription no. 20298 at folio 182 v of Book G-32.
- B. Deed of Partition dated 27th April, 1972 registered under No 302 at pages 275 to 282 of Book I Volume 63 on 12/05/1972 in the office of Sub-Registrar of Ilhas.
- C. Deed of Gift dated 4th December, 1972 registered under No. 38 of Book I Volume 72 at pages 20 to 28 on 18-01-1973 in the Office of the Sub-Registrar of Ilhas, at Panaji.
- D. Deed of Declaration, Ratification and Confirmation dated 11/04/1973 registered under No 280 at pages 286 to 292 of Book I Volume 113 in the Office of the Sub-Registrar of Ilhas, at Panaji.
- E. Deed of Partition dated 3rd May, 1980 registered under No 421 at pages 392 to 397 of Book I Volume 149 on 25-10-1980 in the Office of Sub Registrar of Ilhas at Panaji.
- F. Form I and XIV issued by Village Panchayat of Corlim.
- G. Order dated 20-12-2011 of the Deputy Collector & SDO, Panaji passed in partition Case No LND/PART/228/2009.
- H. Nil Encumbrance dated 18-02-2021 issued by Sub Registrar Office of Ilhas.
- I. Public Notice published in Navhind Times newspaper dated 02/07/2021.
- J. Zoning Certificate dated 22-03-2021 issued by Town and Country Planning Department.
- K. Deed of Sale dated 26/08/2021 duly registered in the Office of Sub-Registrar of Ilhas at Panaji Book-1 Document Registration Number PNJ-1-1850-2021 on 31-08-2021.
- L. Form I and XIV of Survey no. 20 sub-division no. 6-A of Corlim village.
- M. Order for payment of Infrastructure Tax under no TIS/10170/COR/TCP/2022/96 dated 19/1/2022 issued by Town and Country Planning Department.

M.P. Mulgaon

- N. Technical Clearance Order issued by Town and Country Planning Department, Panaji, Goa bearing no. TIS/10170/COR/TCP/2022/127 dated 28/01/2022.
- O. Provisional NOC bearing no. PHC/CORLIM/NOC/2021-22/2362 dated 02/02/2022 issued by Primary Health Centre Corlim.
- P. Construction licence bearing no. VP/COR/2020-2021/ Const-Lic no. 18/862 dated 15/03/2022 issued by Village Panchayat of Corlim long with approved plan.
- Q. Conversion Sanad bearing no. RB/CNV/TIS/AC-1/22/2021/4147 dated 18/04/2022 issued by additional Collector –I North Goa District Panaji.

TITLE SEARCH REPORT

After carefully scrutinising the above documents, it is seen that there exists property known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq.mtrs along with a dilapidated dwelling house bearing no.277-A registered in the Office of Village Panchayat of Corlim, bearing survey no. 20/6-A situated at Corlim of Tiswadi Taluka Registration Sub-District of IIhas Goa within the limits of Village Panchayat of Corlim of Tiswadi Taluka of Goa, described in the land registration Office of IIhas under no. 19780 at page 192 overleaf of Book B-52 New and bounded as follows:

On the East : By property bearing survey no.20/7 of Village Corlim

On the West : By property bearing survey no.20/6 of Village Corlim

On the North : By property bearing survey no.20/4 of Village Corlim

On the South : By National Highway road Panaji to Banastari

(hereinafter referred to as the said property).

The said Property is described in the Land Registration office of IIhas under no. 19780 folio 192 of Book B 52 new and inscribed in the name of

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Cecilia Matos, widow of Camilo Vaz under inscription no. 20298 at folio 182 y of Book G-32.

The said Cecilia Matos then gifted the SAID PROPERTY to her son Domingos Francisco Vaz vide Deed of Gift dated 25-01-1944 drawn in Book No 341 at folio 93 by the Assistant Notary Singbal of the said Comarca and the SAID PROPERTY came to be inscribed in favour of the said Domingos Francisco Vaz, bachelor under Inscription No 20299 at folio 183 of Book G-32 on 10th March, 1949 in the Land Registration Office of Ilhas, at Panaji.

The said Domingos Francisco Vaz expired on 28-03-1971 at Bombay as bachelor without any ascendants or descendants but leaving his collaterals as his heirs, who executed a Deed of Partition dated 27th April, 1972 registered under No 302 at pages 275 to 282 of Book I Volume 63 on 12/05/1972 in the Office of the Sub-Registrar of Ilhas at Panaji.

In terms of the said Deed of Partition dated 27th April, 1972, the SAID PROPERTY came to be allotted to the brother of Domingos Francisco Vaz, one Estevam Antonio Vaz married to Rosa Maria alias Rosa Maria Varella and therefore the said Estevam Antonio Vaz came to be vested with right, title and interest in the SAID PROPERTY and in exclusive possession of the SAID PROPERTY.

The said Estevam Antonio Vaz and his wife Rosa Maria alias Rosa Maria Varella then gifted the SAID PROPERTY to their children namely, i) MR. CAMILO BERNABE VAZ (ii) Crispin Vaz, (iii) Robert Jaime Vaz, (iv) William Vaz and (v) Faustina Milagrina Emilia Vaz, vide Deed of Gift dated 4th December 1972 registered under No 38 of Book I Volume 72 at pages 20 to 28 on 18-01-1973 in the Office of the Sub-Registrar of Ilhas at Panaji.

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The said Deed of Gift dated 4th December 1972 was confirmed and ratified by Santana Rosalina Margarith Rozario, daughter of said Estevam Antonio Vaz and her husband Stanley P. Rozario vide Deed of Declaration, Ratification and Confirmation dated 11/04/1973 registered under No 280 at pages 286 to 292 of Book I Volume 113 in the Office of the Sub-Registrar of Ilhas at Panaji.

The co-owners namely (i) Camilo Bernabe Vaz, (ii) Crispin Vaz, (iii) Robert Jaime Vaz, (iv) William Vaz and (v) Faustina Milagrina Emilia Vaz were not desirous of holding the SAID PROPERTY in common with the other co-owners and therefore executed a Deed of Partition dated 3rd May, 1980 registered under No 421 at pages 392 to 397 of Book I Volume 149 on 25-10-1980 and the SAID PROPERTY came to be allotted to the MR. CAMILO BERNABE VAZ .

In the said Deed of Gift dated 4th December 1972 and Deed of Partition dated 3rd May, 1980, the survey number of the property gifted and partitioned were not mentioned in the said Deed of Gift dated 4th December 1972 and Deed of Partition dated 3rd May, 1980, as the survey of Corlim Village was not promulgated.

The said CAMILO BERNABE VAZ and his wife MRS. PHILOMENA ZENITH VAZ therefore have become owners vested with right, title and interest including exclusive possession of the SAID PROPERTY and being married under the Regime of Communion of Assets are holding moiety shares in the SAID PROPERTY.

Consequent, to the aforesaid Deed of Partition dated 03/05/1980, Mr. Camilo Bernabe Vaz, and Mr. Crispin Vaz were holding their respective properties which was jointly surveyed under survey no.20/6 totally admeasuring 1400 sq.mtrs of Village Corlim Tiswadi Goa, as reflected in Form I and XIV issued by Village Panchayat of Corlim.

M. I. Mulg

Thereafter the said Mr. Camilo Bernabe Vaz, applied for partition of his share of Property admeasuring 700 sq.mtrs of Village Corlim, Tiswadi-Goa.

The said partition application bearing Case No LND/PART/228/2009 came to be granted vide Order dated 20-12-2011 of the Deputy Collector & SDO, Panaji and the SAID PROPERTY came to be allotted a separate survey No 20/6-A of Village Corlim and the name of the MR. CAMILO BERNABE VAZ is recorded in the Occupant's Column in Form I & XIV of survey no. 20/6-A of Corlim Village.

Nil Encumbrance dated 18-02-2021 issued by Sub Registrar Office of Ilhas shows there are no encumbrances on the said Property

The Zoning Certificate dated 22-03-2021 bearing No TIS/1/2/ZON/1842/COR/TCP-2021/563 issued by the Deputy Town Planner certifies that the SAID PROPERTY is zoned as "Settlement" in the Regional Plan 2021.

By Deed of Sale dated 26/08/2021 duly registered in the Office of Sub-Registrar of Ilhas at Panaji Book-1 Document Registration Number PNJ-1-1850-2021 on 31-08-2021., Sky Developers purchased the said Property from MR. CAMILO BERNABE VAZ and his wife MRS. PHILOMENA ZENITH VAZ.

In terms of said Deed of Sale dated 26/08/2021, Sky Developers have entered their name in Occupants column of FORM I and XIV of survey no. 20/6-A.

M. B. Mulga

DESCRIPTION OF THE PROPERTY BEARING SURVEY NO. 20/6 SITUATED AT VILLAGE CORLIM, TISWADI TALUKA , GOA.

ALL THAT PROPERTY known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq.mtrs. bearing survey no.20/6 along with a residential house existing therein bearing House No. 277 of Village Panchayat of Corlim situated at Corlim, Tiswadi Taluka Registration Sub-District of Ilhas, Panaji, Goa, within the limits of Village Panchayat of Corlim, described in the Land Registration Office of Ilhas under Description No. 19781 at page 192_ overleaf of Book B-52 New and is bounded as under:

On or towards the EAST: By property bearing survey no.20/6-A of Village Corlim

On or towards the WEST: By property bearing survey no.20/5 of Village Corlim

On or towards the NORTH: By property bearing survey no.20/4 of Village Corlim

On or towards the SOUTH: By National Highway from Panaji to Banastari.

LIST OF DOCUMENTS SUBMITTED FOR SCRUTINY

- a. Description of Land Registration office of Ilhas bearing no. 19781 folio 192v overleaf of the Book B 52 new and Inscription No 20300 at folio 183 of Book G-32 on 10th March, 1949.
- b. Deed of Gift dated 4th December, 1972 registered under No 38 of Book I Volume 72 at pages 20 to 28 on 18-01-1973 in the Office of the Sub-Registrar of Ilhas, at Panaji.
- c. Deed of Declaration, Ratification and Confirmation dated 11/04/1973 registered under No 280 at pages 286 to 292 of Book I Volume 113 in the Office of the Sub-Registrar of Ilhas at Panaji.

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- d. Deed of Partition dated 3rd May, 1980 registered under No 421 at pages 392 to 397 of Book I, Volume 149 on 25-10-1980 in the Office of Sub Registrar of Ilhas at Panaji.
- e. Form I and XIV issued by Village Panchayat of Corlim.
- f. Order dated 20-12-2011 of the Deputy Collector & SDO, Panaji passed in partition Case No LND/PART/228/2009.
- g. Deed of Succession dated 13/07/2017 drawn in the Office of Civil Registrar Cum Sub Registrar and Notary Ex Officio Panaji Ilhas Goa in Book no.732 at page 8v onwards dated 08/11/2017.
- h. Zoning Certificate dated 17-08-2021 issued by Town and Country Planning Department.
- i. Public Notice published in Navhind Times newspaper dated 09/07/2021.
- j. Agreement for Sale 13/08/2021 duly registered in the Office of Sub Registrar Office of Ilhas at Panaji under no. PNJ-1-1736-2021 Book 1 Document , dated 16/08/2021.
- k. Deed of Sale dated 30/10/2021 duly registered in the Office of Sub Registrar of Ilhas at Panaji, under no. PNJ-1- 2395-2021 Book 1 Document , dated 02/11/2021.
- l. Form I and XIV of Survey no. 20 sub-division no. 6 of Corlim village.
- m. Order for payment of Infrastructure Tax under no TIS/10170/COR/TCP/2022/96 dated 19/1/2022 issued by Town and Country Planning Department.
- n. Technical Clearance Order issued by Town and Country Planning Department, Panaji, Goa bearing no. TIS/10170/COR/TCP/2022/127 dated 28/01/2022.
- o. Provisional NOC bearing no. PHC/CORLIM/NOC/2021-22/2362 dated 02/02/2022 issued by Primary Health Centre Corlim.
- p. Construction licence bearing no. VP/COR/2020-2021/ Const-Lic no. 18/862 dated 15/03/2022 issued by Village Panchayat of Corlim.
- q. Conversion Sanad bearing no. RB/CNV/TIS/AC-1/22/2021/4146 dated 19/04/2022 dated 19/04/2022 issued by additional Collector –I North Goa District Panaji.

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TITLE SEARCH REPORT

After carefully scrutinising the above documents, it is seen that there exists a PROPERTY known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq.mtrs, bearing survey no.20/6, along with a residential house existing therein bearing House No. 277 of Village Panchayat of Corlim, situated at Corlim, Tiswadi Taluka Registration Sub-District of Ilhas, Panaji, Goa, within the limits of Village Panchayat of Corlim, described in the Land Registration Office of Ilhas under Description No. 19781 at page 192 overleaf of Book B-52 New and is bounded as under:

On or towards the EAST: By property bearing survey no.20/6-A of Village Corlim

On or towards the WEST: By property bearing survey no.20/5 of Village Corlim

On or towards the NORTH: By property bearing survey no.20/4 of Village Corlim

On or towards the SOUTH: By National Highway from Panaji to Banastari.

(hereinafter referred to as the said property).

The SAID PROPERTY is described under no. 19781 folio 192v overleaf of Book B 52 new in the Land Registration Office of Ilhas at Panaji and is inscribed in the name of Estevao Antonio Vaz under Inscription No 20300 at folio 183 of Book G-32 on 10th March, 1949.

The said Estevam Antonio Vaz and his wife Rosa Maria alias Rosa Maria Varela, then gifted the SAID PROPERTY along with other properties to their children and legal heirs namely i) Carmilo Bernabe Vaz (ii) Crispin Vaz, (iii) Robert Jaime Vaz, (iv) William Vaz and (v) Faustina Milagrina Emilia Vaz, vide Deed of Gift dated 4th December, 1972, registered under

No. 38 of Book I Volume 72 at pages 20 to 28 on 18-01-1973 in the Office of the Sub-Registrar of Ilhas, at Panaji.

The said Deed of Gift dated 4th December 1972 was confirmed and ratified by Santana Rosalina Margarith Rozario, daughter of said Estevam Antonio Vaz and her husband Stanley P. Rozario vide Deed of Declaration, Ratification and Confirmation dated 11/04/1973, registered under No. 280 at pages 286 to 292 of Book I, Volume 113 in the Office of the Sub-Registrar of Ilhas, at Panaji.

As the heirs of Mr. Estevam Antonio Vaz and his wife Mrs. Rosa Maria alias Rosa Maria Varela were not desirous of holding the SAID PROPERTY in common with the other co-owners therefore the said heirs namely i) Camilo Bernabe Vaz (ii) Crispin Vaz, (iii) Robert Jaime Vaz, (iv) William Vaz and (v) Faustina Milagrina Emilia Vaz, executed a Deed of Partition dated 3rd May, 1980, registered under No. 421 at pages 392 to 397 of Book I Volume 149 on 25-10-1980 and the SAID PROPERTY came to be allotted to the Mr. Crispin Vaz.

In the said Deed of Gift dated 4th December 1972 and Deed of Partition dated 3rd May, 1980, the survey number of the property gifted and partitioned were not mentioned in the said Deed of Gift dated 4th December 1972 and Deed of Partition dated 3rd May, 1980, as the survey of Corlim Village was not promulgated.

Consequent, to the aforesaid Deed of Partition dated 03/05/1980, Mr. Camilo Bernabe Vaz and Mr. Crispin Vaz were holding their respective properties which was jointly surveyed under survey no.20/6 totally admeasuring 1400 sq.mtrs of Village Corlim Tiswadi Goa, as reflected in Form I and XIV issued by Village Panchayat of Corlim.

M. P. Mulgoy

Thereafter the said Mr. Camilo Bernabe Vaz, applied for partition of his share of Property admeasuring 700 sq.mtrs from the aforesaid Property bearing survey no.20/6 admeasuring 1400 sq.mtrs of Village Corlim, Tiswadi-Goa.

The said partition application filed by Mr. Camilo Bernabe Vaz was registered under Case bearing No. LND/PART/228/2009 and vide Order dated 20-12-2011 of the Deputy Collector & SDO, Panaji, a separate survey number i.e survey no. 20/6-A was allotted to his share of Property admeasuring 700 sq. mtrs of Village Corlim and the name of the said MR. CAMILO BERNABE VAZ was recorded in the Occupant's Column and thereafter Mr. Crispin Vaz became the absolute owner of balance portion/part of survey no. 20/6 admeasuring 700 sq.mtrs along with a residential house bearing no.277.

The said Crispin Vaz thus became the exclusive owner in possession of the said Property bearing survey no. 20/6 admeasuring 700 sq.mtrs along with a residential house bearing no.277 recorded in the records of Village Panchayat of Corlim, Tiswadi Goa.

That Mr. CRISPIN VAZ got married to MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ under the regime of communion of assets and as such both of them are equally entitled to the share , right and interest in the said Property.

The said Mr. Crispin Vaz expired on 16/02/2017 at Corlim leaving behind his wife MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ as his half sharer and moiety holder and MR. CALVINO SAVIO VAZ as his sole and universal heir. This fact is confirmed by Deed of Succession dated 13/07/2017 drawn in the Office of the Civil Registrar Cum Sub Registrar and Notary Ex Officio Panaji Ilhas Goa, in Book no.732 at page 8v onwards dated 08/11/2017.

M. P. M.

In terms of the aforesaid Deed of Succession dated 13/07/2017, the said MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ and MR. CALVINO SAVIO VAZ became the sole and exclusive owners in possession of the said Property.

By Agreement for Sale 13/08/2021 duly registered in the Office of Sub Registrar Office at Panaji, under no. PNJ-1-1736-2021, Book 1 Document, dated 16/08/2021 MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ and MR. CALVINO SAVIO VAZ agreed to sell the Said Property to Sky Developers.

By Deed of Sale dated 30/10/2021 duly registered in the Office of Sub Registrar Office at Panaji, under no. PNJ-1-2395-2021, Book 1 Document , dated 02/11/2021 Sky Developers purchased the said Property from MRS. MARIA ROSITA FLORINDA SILVEIRA alias MARIA ROSITA FLORINDA VAZ and MR. CALVINO SAVIO VAZ .

In terms of said Deed of Sale dated 30/10/2021, Sky Developers have entered their name in occupants coloum of FORM I and XIV of survey no. 20/6 of Corlim village.

The said properties bearing survey nos.20/6 and 20/6-A situated at Corlim, Tiswadi Goa were amalgamated by Sky Developers through Town and Country Planning Department Panaj and Sky Developers has obtained the following permissions and licenses to carry out construction on the said Properties Jointly:.

- a) Order for payment of Infrastructure Tax under no TIS/10170/COR/TCP/2022/96 dated 19/1/2022 issued by Town and Country Planning Department.

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- b) Technical Clearance Order issued by Town and Country Planning Department, Panaji, Goa bearing no. TIS/10170/COR/TCP/2022/127 dated 28/01/2022.
- c) Provisional NOC bearing no. PHC/CORLIM/NOC/2021-22/2362 dated 02/02/2022 issued by Primary Health Centre Corlim.
- d) Construction licence bearing no. VP/COR/2020-2021/ Const-Lic no. 18/862 dated 15/03/2022 issued by Village Panchayat of Corlim along with approved Plan.
- e) Conversion Sanad bearing no. RB/CNV/TIS/AC-1/22/2021/4146 dated 19/04/2022 issued by additional Collector –I North Goa District Panaji.

OPINION

The above documents scrutinised by me traces the title of property known known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq.mtrs along with a dwelling house bearing no.277-A registered in the Office of Village Panchayat of Corlim, bearing survey no. 20/6-A situated at Corlim of Tiswadi Taluka Registration Sub-District of Ilhas Goa within the limits of Village Panchayat of Corlim of Tiswadi Taluka of Goa, described in the land registration Office of Ilhas under no. 19780 at page 192 overleaf of Book B-52 New and after careful scrutiny of the above documents, I am of the opinion that Sky Developers have a clear and marketable title to the said Property admeasuring 700 square metres bearing survey no. 20/6-A situated at Corlim village, Tiswadi Taluka, Goa

The above documents scrutinised by me traces the title of said PROPERTY known as MOLGA also known MOLOGA also known as MOLAR admeasuring 700 sq.mtrs. bearing survey no.20/6 along with a residential house existing therein bearing House No. 277 of Village Panchayat of Corlim situated at Corlim, Tiswadi Taluka Registration Sub-District of Ilhas, Panaji, Goa, within the limits of Village Panchayat of Corlim, described in

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the Land Registration Office of Ilhas under Description No. 19781 at page 192 overleaf of Book B-52 New and after careful scrutiny of the above documents, I am of the opinion that Sky Developers have a clear and marketable title to the said Property admeasuring 700 square metres bearing survey no. 20/6 situated at Corlim village, Tiswadi Taluka, Goa.

Date:- 09-05-2022

Place: Porvorim



M. P. MULGAONKAR

Adv. M.P.Mulgoankar,
"HIRA" Opposite Holy Family Church,
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