

PAVITHRAN. A. V.

B.A., LL.M,

ADVOCATE

S-3, IInd Floor, Bhanav Apartments,
Next to Axis Bank, Near Mahalaxmi
Temple, Panaji-Goa 403 001.
Tel. No: 9552590929 (Office)

Date: 11/07/2022

CERTIFICATE/TITLE REPORT

M/S.MANNAT INFRA DEVELOPERS & CONTRACTORS, a sole proprietary concern of **MR. ABDUL GAFOOR**, and having his Office at 9/10, 1st floor, Patto Center, Panaji, Tiswadi, Goa, has referred to me the property documents to verify the title, in respect of **Plot of land admeasuring an area 2668 sq.mts.**, forming part of the property known as "**ESCADECHEM BATTA**" registered in Land Registration Office of Ilhas under No.2014 of Book B-24 old at folio 33 overleaf, bearing Revenue No.165 and new survey No.25, Sub Division No.1 of Village Morombi-O-Grande, Mercês, situated at Morombi-O-Grande, Mercês, within the limits of Village Panchayat of Mercês, Taluka and Registration Sub District of Ilhas, District of North Goa, in the State of Goa.

DESCRIPTION OF THE PLOT OF LAND UNDER SCRUTINY:

ALL that **Plot of land admeasuring an area 2668 sq.mts.**, forming part of the property known as "**ESCADECHEM BATTA**" registered in Land Registration Office of Ilhas under No.2014 of Book B-24 old at folio 33 overleaf, bearing Revenue No.165 and new survey No.25, Sub Division No.1 of Village Morombi-O-



Grande, Mercês, situated at Morombi-O-Grande, Mercês, within the limits of Village Panchayat of Mercês, Taluka and Registration Sub District of Ilhas, District of North Goa, in the State of Goa and bounded as under:

On the East: By property bearing survey No.26 sub division 3, 4 and 5 of the village of Morombi-O-Grande, Tiswadi Taluka, Goa.

On the West: By property bearing survey No.25 sub division 1A of the village of Morombi-O-Grande, Tiswadi Taluka, Goa.

On the North: By property bearing survey No.27 sub Division 6, 13 and 1 of village of Morombi-O-Grande, Tiswadi Taluka, Goa.

On the South: By a drain.

DOCUMENTS VERIFIED

The following documents have been placed before me for verification of title:-

01		Inscription and description of the property	Photocopy
02	28/04/1952	Translation of the Inventory Proceeding	Photocopy
03	01/02/1983	Deed of Division	Photocopy



04	27/02/2003	Public Will	Photocopy
05	05/09/2020	Power of Attorney	Photocopy
06	05/09/2020	Power of Attorney	Photocopy
07	05/09/2020	Agreement	Photocopy
08	18/10/2021	Specific Power of Attorney	Photocopy
09	18/11/2010	Order from Deputy Collector Panaji - Goa	Photocopy
10		Survey Plan	Photocopy
11	15/2/2022	Technical Clearance Order	Photocopy
12	3/3/2022	NOC of Directorate Health Service, Chimbél, Goa	Photocopy
13	13/4/2022	Construction Licence	Photocopy
14	30/6/2022	Conversion Sanad	Photocopy

FLOW OF TITLE: Property "ESCADECHEM BATTA":

All that property known as "ESCADECHEM BATTA" registered in Land Registration Office of Ilhas under No.2014 of Book B-24 old at folio 33 overleaf, bearing Revenue No.165 and new survey No.25, Sub Division No.1 of Village Morombi-O-Grande, Mercês, situated at Morombi-O-Grande, Mercês, within the limits of Village Panchayat of Mercês, Taluka and Registration Sub District of Ilhas,



District of North Goa, in the State of Goa (hereinafter referred to as the said "PROPERTY").

The said property was originally owned by Mrs. Maria Lavinia Esmeralda Barreto e Monteiro and Evaristo Justino Castilho Monteiro.

The said Evaristo Justino Castilho Monteiro died on 22/11/1951 and upon his death an inventory proceedings amongst minors were initiated in Civil Court of Ilhas at Panaji, Goa and the said property was allotted to his four children, namely, Maria Carina Olga Monteiro, Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Antonieta Pudeciana Tecelina Monteiro also known as Antonieta Pudeciana Telecila Monteiro and Mr. Atanasio Antonio Agnelo Marcos Monteiro.

Vide **Deed of Division** dated 01/02/1983, duly registered in the Office of the Sub-Registrar of Ilhas at Panaji, Goa, under No.806 at pages 236 to 244 of Book No.I, Volume No.489 dated 12/10/1983, the said property was divided into four plots namely A, B, C and D between the said Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Atanasio Antonio Agnelo Marcos Monteiro, Maria Carina Olga Monteiro and Antonieta Pudeciana Telecila Monteiro and in the said Deed of Division, Plot-A was allotted to said Maria Carina Olga Monteiro, Plot-B was allotted to Tomas Manuel Leoncio



Aspulqueta Perpetuo Socorro Monteiro and his wife Maria Conceicao Regina Monteiro, Plot-C was allotted to said Atanasio Antonio Agnelo Marcos Monteiro and his wife Judilia Thadeus Maria de Labore Dias Nunes, and Plot-D was allotted to said Antonieta Pudeciana Telecila Monteiro.

Subsequently, the said Antonieta Pudeciana Telecila Monteiro died on 13/10/2008 as spinster, leaving behind a Will dated 27/2/2003, under which she who had no living ascendants or descendants bequeathed under the said Will her entire estate to her three nephews Mr.Jonas Castilho Monteiro, Mr.Flobert Thomas Joseph Monteiro and Mr.Levin Ivo Monteiro.

The said property was stood recorded in record of rights in the name of Lavinia Barreto e Monteiro, mother of the Mr. Atanasio Antonio Agnelo Marcos Monteiro, which was corrected by initiating the necessary proceedings No.LRC/COR/TIS/27/2010, before the Deputy Collector who ordered that the name of Lavinia Barreto e Monteiro should be deleted and the name of the said Maria Carina Olga Monteiro alias Olga Monteiro, Maria Conceicao Regina Coutinho alias Regina Monteiro and Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro should be recorded as occupants of the said property in Form No. I and XIV of the said property and accordingly the names of the said Maria Carina Olga Monteiro alias Olga Monteiro, Maria Conceicao Regina Coutinho



alias Regina Monteiro and Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro were thus recorded in occupant's column of the said property.

The said Maria Carina Olga Monteiro alias Olga Monteiro initiated partition proceedings to separate her said plot of land i.e. Plot-A in the Court of the Deputy Collector, Panaji Sub Division and the said proceedings were registered as LRC/Part/194/2011 and the Deputy Collector by Order dated 20/01/2012 separated the said PLOT-A of Maria Carina Olga Monteiro alias Olga Monteiro and allotted to it separate survey No.25/1-A of village of Morombi-O-Grande, Tiswadi Taluka and therefore the name of Mr. Atanasio Antonio Agnelo Marcos Monteiro, Mrs. Maria Conceicao Regina Monteiro, continue to be recorded in the occupant's column of the said survey No.25/1.

The said Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro expired on 17/09/1992 leaving behind him as his widow and moiety holder the said Maria Conceicao Regina Monteiro who subsequently died on 03/03/2016, leaving behind them their only child daughter Sandra Maria Lavinia Rodrigues, who became entitled to the estate left behind by them.

The subject matter of this agreement are the said plots B, C and D which were allotted in the said partition to Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Atanasio Antonio Agnelo



Marcos Monteiro alias Atanasio Monteiro and Antonieta Pudeciana Telecila Monteiro which all comprise an area of 2668 sq.mts. and are presently as a single plot surveyed under survey No.25/1 of village Morombi-O-Grand, situated at Mercês, Tiswadi, Goa.

Vide an **Agreement** dated 05/09/2020, the said Mr. Atanasio Antonio Agnelo Marcos Monteiro and his wife Mrs. Maria Alda Anita Coelho alias Maria Alda Monteiro as "**First Party**", Mr. Dinesh Rodrigues and his wife Mrs. Sandra Maria Lavinia Rodrigues as "**Second Party**" and Mr. Jonas Castilho Monteiro, Mr. Flobert Thomas Joseph Monteiro and Mr. Levin Ivo Monteiro as "**Third Party**" agreed to sell an area of 2668 sq.mts., surveyed under Survey No.25/1 of village Morombi-O-Grand, to **M/S.MANNAT INFRA DEVELOPERS & CONTRACTORS**, a sole proprietary concern of **MR. ABDUL GAFOOR** (hereinafter referred to as the said 'Plot of Land').

The following permissions/approvals were obtained from the concerned authorities for carrying out the development on the said plot of land.

1. Technical Clearance Order dated 15/2/2022 under Ref.No.TIS/10128/MOG/TCP/2022/196, issued by Town and Country Planning Department, Patto, Panaji, I Goa.



2. NOC under No.DHS/2022/DHS0901/O0033/279 dated 3/3/2022 issued by Directorate Health Services, Chimbél - Goa
3. Construction Licence No.VP/MER/68/2022-23 dated 13/4/2022, issued by Village Panchayat of Mercés, Tiswadi, Goa.
4. Conversion Sanad under No.RB/CNV/TIS/AC-II/18/2020/4680 dated 30/6/2022 issued by Office of the Collector, Panaji, Goa, for converting an area of 2655 sq.mts. for residential use.

In view of the above and by virtue of the documents scrutinized by me I am of the opinion that (1) Mr. Atanasio Antonio Agnelo Marcos Monteiro, (2) Mrs. Maria Alda Anita Coelho alias Maria Alda Monteiro, (3) Mrs. Sandra Maria Lavinia Rodrigues, (4) Mr. Dinesh Rodrigues, (5) Mr. Jonas Castilho Monteiro and (6) Mr. Flobert Thomas Joseph Monteiro are the "**Joint Owners**" of the said plot of land and have clear and marketable title to the said plot of land subject to Agreement dated 05th September 2020 entered with **M/S.MANNAT INFRA DEVELOPERS & CONTRACTORS**, sole proprietorship concern of **MR. ABDUL GAFOOR**, as the "**Developer**" for the proposed development of the said plot of land admeasuring an area 2668 sq.mts., situated at Morombi-O-Grande, Mercés, Ilhas, Goa.

Place: Panaji, Goa

Date: 11/07/2022

