



Dated:25/07/2023

To,

Sauvage Homes Private Limited

H. No.302, Block B, Type B,

Milroc Kadamba, Old Goa,

Panaji, North Goa, Goa 403402

CERTIFICATE OF TITLE

Description of the Property : -

All that property known as 'NILGUEM' situated within the limits of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa bearing Description No.35155 at Page 88v of Book B 90 (New) of the Land Registration records of Bardez, not enrolled in the Taluka Revenue Office but surveyed for Records of Rights under Survey No.184/16 of Village Socorro, admeasuring 3275 sq mts along with residential house bearing H. No.267 admeasuring approximately 240 sq mts located in the said property and presently in dilapidated condition and is bounded as under: -

On the East: By the property surveyed under Survey No.185/1;

On the West: By the property surveyed under Survey No.184/15;

On the North: By Road; and

On the South: By Road.

I Description of documents scrutinized: -



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1. Deed of Sale with Discharge of Price dated 25/10/1938 executed before Jose Joaquim Felipe Pinto de Menezes, Notary Public in the City of Mapusa and registered at page 61 reverse of Book No.446,
 2. Inscription No.29086
 3. Description No.35155 at Page 88v of Book B 90 (New)
 4. Order dated 18/01/1946 passed by the Secretary of Revenue, Bardez.
 5. Manual Form I and XIV,
 6. Form IX
 7. Form III (Index of Land)
 8. Order dated 27/04/2012 passed by the Civil Judge Junior Division at Mapusa ("E" Court) in Inventory Proceedings bearing No.258 of 2003
 9. Form I and XIV dated 13/10/2016 of Survey No.184/16 of Village Socorro, Bardez, Goa.
 10. Zoning Information dated 07/11/2016 under Ref No.TPBZ/ZON/3462/SOC/TCP-16/8296 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa
 11. Deed of Sale dated 06/06/2023 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2802-2023 dated 14/06/2023
 12. Zoning Information dated 13/06/2023 under Ref No.TPBZ/ZON/12425/SOC/TCP-2023/5031 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa



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: -

There exists all that property known as '**NILGUEM**' situated within the limits of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa bearing Description No.35155 at Page 88v of Book B 90 (New) of the Land Registration records of Bardez, not enrolled in the Taluka Revenue Office but surveyed for Records of Rights under Survey No.184/16 of Village Socorro, admeasuring 3275 sq mts along with residential house bearing H. No.267 admeasuring approximately 240 sq mts located in the said property, (hereinafter referred to as "**THE SAID PROPERTY**"), more particularly described herein above.

The said Property originally belonged to Thomas Pinto alias Jose Anton Pinto and his wife Maria Francisca Pinto, who purchased the said property by way of Deed of Sale with Discharge of Price dated 25/10/1938 executed before Jose Joaquim Felipe Pinto de Menezes, Notary Public in the City of Mapusa and registered at page 61 reverse of Book No.446, from Mrs. Leopoldina Maria Santana Pinto, unmarried and Mrs. Elvira Maria Jesus Pinto e Pereira and her husband Justiniano Rafael Salvador Pereira.

Subsequently the said property stands inscribed in the name of said Tomas Jeronimo Pinto under Inscription No.29086 on 03/11/1938.



On an application filed by Mr. Tomas Geronimo Pinto requesting to transfer in his name the respective matriz records of the said property bearing Matriz No.1328 of the First Circumscription of Socorro, the same was granted by Order dated 18/01/1946 by the Secretary of Revenue, Bardez.

The name of said Maria Francisco Pinto is seen recorded in the Occupants Column in the Manual Form I and XIV, Form IX and Form III (Index of Land) and Form I and XIV dated 13/10/2016 of Survey No.184/16 of Village Socorro, Bardez, Goa.

The said Thomas Pinto alias Jose Anton Pinto and his wife Maria Francisca Pinto .expired on 23/04/1962 and 13/01/1979 respectively, leaving behind the following heirs: -

1. Eslinda Pinto and her husband Joao Francisco Martins, both deceased leaving behind their following heirs: -
 - a. Philomena D'Souza and her husband Joao Victor D'Souza who expired on 16/05/1991, leaving behind his heirs: -
 - i. Matheas Dsouza and his wife Annie Dsouza;
 - ii. Francisco Dsouza, a Bachelor,
 - iii. Carmin Dsouza and her husband Alex Mendes;
 - iv. Suzanne Fernandes and her husband late Charles Fernandes;
 - v. Milagrine Dsouza and her husband Marcus Rodrigues.
 - b. Edward Martin, who expired as a bachelor;
 - c. Fernando Martins and his wife Yvonne Martins.



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2. Benjamin Teodor Benedito Pinto, who expired on 19/06/1978, leaving behind his following heirs: -
- i. Antonette Pinto, widow and moiety holder of late Benjamin Teodor Benedito Pinto;
 - ii. The said Antonette Pinto, expired on 26/12/2013 leaving behind a Will dated 21/04/2009, registered under No.270 by virtue of which she bequeathed all her rights, title and interest in the said property which she had inherited as her share in the community having married under the Regime of Communion of Assets, in favour of Gerson Pinto and his wife Carmin Pinto;
 - iii. Diana Dsouza e Pinto who expired on 20/09/2022 and her late husband Agnelo Dsouza who expired on 11/11/1993, leaving behind his following heirs: -
 - a. Lavina Cardoz and her husband Nicholas Cardoz;
 - b. Brenda Singh and her husband Nitin Singh;
 - c. Glen Dsouza and his wife Juliet Dsouza.
 - iv. Gracy Pinto and her husband Agnelo Fernandes, who expired on 09/12/1999, leaving behind the following heirs: -
 - a. Gracy Pinto, widow and moiety sharer of late Agnelo Fernandes;
 - b. Brian Fernandes and his wife Jaqueline Fernandes;
 - c. Lorna Fernandes and her husband Davis Fernandes;
 - d. George Fernandes, bachelor;
 - e. Johny Fernandes, bachelor.
 - v. Evaristo Pinto and his wife Armila Pinto;
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- vi. Gerson Pinto and his wife Carmin Pinto alias Carmelina Pinto;
vii. Augusto Pinto and his wife Veronica Pinto.
3. Joseph Xavier Pinto and his wife Lucy Josephine Pinto, both expired on 23/01/1998 and 04/09/2000, respectively, leaving behind their heirs: -
- i. Marcus Pinto alias Mark Pinto and his wife Joyce Pinto;
 - ii. Alfred Pinto, a bachelor;
 - iii. Walter Pinto and his wife Theresa Pinto.
4. Carmin Leopoldina Louis and her husband Pedro Santao Louis, both expired on 07/01/1999 and 06/08/1998 respectively, leaving behind their heirs: -
- i. Olivia Godinho and her husband Bruno Godinho;
 - ii. Inocencio Lewis and his wife Lydia Lewis;
5. Edigio Gregory Pinto alias Edigio Pinto, who expired on 25/01/2008 and his wife Vinda Pinto alias Winda Pinto, leaving behind his heirs: -
- i. Vinda Pinto alias Winda Pinto, wife of late Edigio Gregory Pinto alias Edigio Pinto;
 - ii. Annie Elizabeth Dias and her husband Jose Peter Dias;
 - iii. Selma Mendonca and her husband Charles Mendonca;
 - iv. Savio Robin Pinto and his wife Sunita Pinto.

Inventory Proceedings bearing No.258 of 2003 came to be filed before the Civil Judge Junior Division at Panaji ("E" Court) on the death of the above named deceased persons, namely, Thomas Pinto alias Jose Anton Pinto and his wife Maria Francisca Pinto, Eslinda Pinto and her husband Joao Francisco Martins, Joao Victor Dsouza,



Benjamin Teodoea Benedito Pinto, Agnelo Dsouza, Joseph Xavier Pinto and his wife Lucy Josephine Pinto, Carmin Leopoldina Louis and her husband Pedro Santan Louis.

The said property described herein above was listed as Item No.1 in the Description of Assets in the said Inventory Proceedings No.258 of 2003.

By way of Auction conducted in the said Inventory Proceedings No.258 of 2003 before the Civil Judge Junior Division at Mapusa ("E" Court) recorded in the Minutes of Auction dated 13/03/2012, the said property came to be acquired by the said Marcus Florencio Pinto alias Mark Pinto, Joyce Pinto, Gerson Lazarus Pinto, Carmin Pinto, Francisco Fernando Martins, Yvonne Martins, Inocencio Louis, Lydia Louis, Selma Mendonca, Charles Mendonca in the following manner/proportion: -

Marcus Florencio Pinto alias Mark Pinto and his wife Joyce Pinto	1/5 th share
Gerson Lazarus Pinto and his wife Carmin Pinto	1/5 th share
Francisco Fernando Martins and his wife Yvonne Martins	1/5 th share
Inocencio Louis and his wife Lydia Louis	1/5 th share
Selma Mendonca and her husband Charles Mendonca	1/5 th share

The above mentioned shares of the said Property described at Item No.1 in the said Inventory Proceedings bearing No.258 of 2003 before the Civil Judge Junior Division at Mapusa ("E" Court), acquired by the above mentioned heirs was then certified by way of Final Chart of Allotment dated 25/04/2012 and later by Order dated 27/04/2012.



By virtue of the above said Marcus Florencio Pinto alias Mark Pinto and his wife Joyce Pinto, Gerson Lazarus Pinto and his wife Carmin Pinto, Francisco Fernando Martins and his wife Yvonne Martins, Inocencio Louis and his wife Lydia Louis, Selma Mendonca and her husband Charles Mendonca became the absolute owners in possession of the Said property known as '**NILGUEM**' situated within the limits of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa bearing Description No.35155 at Page 88v of Book B 90 (New) of the Land Registration records of Bardez, not enrolled in the Taluka Revenue Office but surveyed for Records of Rights under Survey No.184/16 of Village Socorro, admeasuring 3275 sq mts along with residential house bearing H. No.267 admeasuring approximately 240 sq mts located in the said property and presently in dilapidated condition described herein above.

Zoning Information dated 07/11/2016 under Ref No.TPBZ/ZON/3462/SOC/TCP-16/8296 was issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa stating that the said property falls in the settlement zone.

By Deed of Sale dated 06/06/2023 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2802-2023 dated 14/06/2023, said Marcus Florencio Pinto alias Mark Pinto and his wife Joyce Pinto, Gerson Lazarus Pinto and his wife Carmin Pinto, Francisco Fernando Martins and his wife Yvonne Martins, Inocencio Louis and his wife Lydia Louis, Selma Mendonca and her husband Charles Mendonca as the Vendors sold and conveyed the said property known as '**NILGUEM**' situated within the limits of the Village Panchayat of Socorro,



Taluka and Sub District of Bardez, District of North Goa, State of Goa bearing Description No.35155 at Page 88v of Book B 90 (New) of the Land Registration records of Bardez, not enrolled in the Taluka Revenue Office but surveyed for Records of Rights under Survey No.184/16 of Village Socorro, admeasuring 3275 sq mts along with residential house bearing H. No.267 admeasuring approximately 240 sq mts located in the said property and presently in dilapidated condition to Sauvage Homes Private Limited, represented by its Directors Mr. Vikrant Suryakant Naik and Mrs. Veena Padmanabha Prabhu and Mrs. Sonia Mahajan as the Purchasers.

By virtue of the above said Sauvage Homes Private Limited and Mrs. Sonia Mahajan became the absolute owners in possession of the Said property known as 'NILGUEM' situated within the limits of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa bearing Description No.35155 at Page 88v of Book B 90 (New) of the Land Registration records of Bardez, not enrolled in the Taluka Revenue Office but surveyed for Records of Rights under Survey No.184/16 of Village Socorro, admeasuring 3275 sq mts along with residential house bearing H. No.267 admeasuring approximately 240 sq mts located in the said property and presently in dilapidated condition described herein above.

Zoning Information dated 13/06/2023 under Ref No.TPBZ/ZON/12425/SOC/TCP-2023/5031 was issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa stating that the said property falls in the settlement zone.

Major Observations: -



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1. The said property is yet to be mutated in the name of Sauvage Homes Private Limited
 2. Latest Nil Encumbrance Certificate to be applied.

V. Opinion: -

From the documents produced I am of the following opinion:

By virtue of the above and upon perusal of the various documents produced, it can be safely concluded that said Sauvage Homes Private Limited and Mrs. Sonia Mahajan became the absolute owners in possession of the Said property known as 'NILGUEM' situated within the limits of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa bearing Description No.35155 at Page 88v of Book B 90 (New) of the Land Registration records of Bardez, not enrolled in the Taluka Revenue Office but surveyed for Records of Rights under Survey No.184/16 of Village Socorro, admeasuring 3275 sq mts along with residential house bearing H. No.267 admeasuring approximately 240 sq mts located in the said property and presently in dilapidated condition, more particularly described herein above and have a clear and marketable title to the same, subject to the production of latest Nil Encumbrance Certificate of the said property.

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

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat

Advocate