NINAD G. KAMAT B.A, LL.B. ADVOCATE

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TITLE CERTIFICATE
OF
M/s. SINARI DEVELOPERS
A Partnership firm, Panaji-Goa

This Title Certificate is drawn up at the request of 'M/s. Sinari Developers', a partnership firm, with its registered office at : Shop No. 4, Meenakshi Building, near EDC House, Panaji, Goa, in respect of the 'subject property' as described hereunder, which forms a part of the Plot - 'C' carved, in turn, out of the larger property known as "DUAS PARTES DO PALMAR" or "FIRGUENCHEM BATA" or "PARYENKARACHI XIR" or "PANJEKARAJI XIR", situated at Chimbel, Goa, and is based upon the documents provided for scrutiny.

DESCRIPTION OF THE ENTIRE PROPERTY :

ALL THAT LARGER PROPERTY known as "DUAS PARTES DO PALMAR" or "FIRGUENCHEM BATA" Or "PARYENKARACHI XIR" or "PANJEKARAJI XIR", as a whole bearing Maritz no. 415 and 416, described as a whole under number 10334 at folio 105, Book B-27 (New) in Land Registration Office of Ilhas, Goa and major portion whereof is surveyed under Survey No. 20/3 of village Chimbel Tiswadi Taluka, North Goa District, admeasuring 11502 square meters and bounded as follows :

On The North: By survey no 16

On The South: By Public Road

On The West : By Survey Nos. 20/2, 20/5, 20/6

On The East : By Survey No. 20/4

The abovesaid larger property shall hereinafter be referred to as the "said larger property".

DESCRIPTION OF THE SAID PLOT - 'C' :

ALL THAT SAID PLOT - C as partitioned, bearing independent Sy. No. 20/3-E of Chimbel, admeasuring an area of 1917 sq. mts., and which forms a part of the larger property described hereinabove, which is bounded as under:

On The North: By remaining portion of the said property bearing Survey No. 20/3, being Plot B

On The South: By the Public Road

On The West : By the ten metre and eight meter wide road

On The East : By Survey No. 20/4

The said Plot C shall hereinafter be referred to as the "said Plot C"

DESCRIPTION OF THE SUBJECT PROPERTY :

ALL THAT SAID PROPERTY / SUBJECT PROPERTY being a SUB-PLOT admeasuring an area of 1000 sq. mts., carved out of the said Plot C as described hereinabove, which is bounded as under :

On The North: By remaining portion of the said Plot C

On The South: By the Public Road

On The West : By the ten metre and eight meter wide road

On The East : By Survey No. 20/4

The said Sub-Plot being the Subject Property, shall hereinafter referred to as the "SAID PROPERTY" or "SUBJECT PROPERTY".

A. **DOCUMENTS PRODUCED FOR SCRUTINY**:

1. Form I and XIV dt. 25/01/2018 of Sy. No. 20/3 of village Chimbel.
2. Form I and XIV dt. 01/11/2021 of Sy. No. 20/3 of village Chimbel.
3. Sy. Plan dt. 01/11/2021 of Sy. No. 20/3 of village Chimbel.
4. Extract of Deed of Distribution extracted from the Orphanological Inventory Proceedings instituted upon demise of said Jose Manuel Santana Goes before Civil Court of Judicial Division of Ilhas, Goa and Order dated 18/04/1918, the Comarca Court.
5. Misc. Inscription No. 11570 at fls. 198 r of Book G-19 in Land Registration Office of Ilhas, Goa
6. Description No. 10334 at folio 105, Book B-27 (New) in Land Registration Office of Ilhas, Goa
7. Deed of Succession dt.19/03/2012 recorded at page 74 of Notarial Book Deed /Wills No. 591 of Notary-Ex-Officio of Quepem
8. Deed of Succession & Qualification of Heirs dt.22/10/2010 recorded in Notarial Book No. 703 at Page 931 onwards of Notary-Ex-Officio of Ilhas, Panaji.
9. Will dt. 24/01/1996 executed before Notary Public -Ex-Officio, Ilhas, Panaji.
10. Deed of Qualification of Succession / Heirship dt.02/09/2014 recorded in Notarial Book No. 720 at Page 97 onwards of Notary-Ex-Officio of Ilhas, Panaji.

11. Deed of Partition dated 25/06/2012 registered under No PNJ-BK1-01711-2012, dated 25/06/2012, duly registered in the office of the Sub-Registrar of Ilhas.

12. Power of Attorney dated 17/05/2022 executed before Notary B. A Gawas under Reg. No. 2599/2022 dt. 18/05/2022.

13. Deed of Partnership dt. 15/03/2011, of the firm : 'M/s. Sinari Developers'.

14. Supplementary Deed of Partnership dt. 01/04/2013.

15. Supplementary Deed of Partnership dt. 24/10/2013.

16. Supplementary Deed of Partnership dt. 01/12/2013

17. Deed of Rectification dt. 02/04/2014.

18. Deed of Reconstitution of Partnership dt. 03/04/2017.

19. Deed of Reconstitution of Partnership dt. 31/03/2021

20. Partition Proceedings before the Deputy Collector & S.D.O, Panaji, whereupon the said Plot C has been allotted new Sy. No. 20/3-E of Chimbel

21. Construction Licence dt. 26/04/2022 issued by V.P Chimbel, bearing No. VP/CHIM/2022-23/Const./LIC/04/177.

22. Technical Clearence Order dt.14/03/2022 bearing No. TIS/9538/CHI/TCP/2022/394.

23. NOC from Directorate of Health Services dt. 07/04/2022 bearing No. DHS/2022/DHS0901/00033/461

24. Sanad dt. 17/03/2022 bearing No. RB/CNV/TIS/AC-II/25/2021/3908 issued by Additional Collector -II, Panaji.

25. Zoning Certificate issued by Town & Country Planning Dept. dt. 30/11/2021 bearing No. TIS/1/2/ZON/Chim/2118/TCP-2021/204

26. Letter dt. 13/01/2022 issued Conservator of Forest, North Goa Division, Ponda bearing No. 5/CNV/TIS-302/DCFN/TECH/2019-20/718.

27. No Objection Certificate dt. 29/07/2022 (17/01/2022) issued by Dy. Town Planner.

28. Nil Encumbrance Certificate dt. 12/09/2022

B. **TRACING THE TITLE** :

A scrutiny of the above documents reveals thus :

The documents reveal that there exists at Chimbel, Tiswadi, Goa, a property known as "DUAS PARTES DO PALMAR" or "FIRGUENCHEM BATA" or as "PAPARYENKARACHI XIR" or also as "PANJEKARAJI XIR", bearing Matriz no. 415 and 416 described under the number 10334 at Folio 105 book B-27 (new) in the Land Registration Office of Ilhas Goa, which is presently surveyed under the survey number 9/2 and 20/3 of village Chimbel Tiswadi, Goa, North Goa District, admeasuring 4,980 sq.mts and 14,215 sq mts respectively, hereinafter referred to as the "said entire property".

A major part of the said entire property is found to be independently surveyed under Survey No. 20/3 of Chimbel, referred to as the "said larger property", described hereinabove.

The said entire property earlier belonged to Jose Manuel Santana Goes and his wife, Maria Antonio Pereira.

From Deed of Distribution extracted from the Orphanological Inventory Proceedings instituted upon demise of said Jose Manuel Santana Goes before Civil Court of Judicial Division of Ilhas, Goa, it is noted that the said Jose Manuel Santana Goes expired on 12/08/1916, leaving behind his wife, the said Maria Antonio Pereira and his children, namely, (a) Mr. Antonio Maria Goes, his son, married to Mrs. Maria Santana Fernandes, (b) Mr. Hipolito Francisco Goes, his son, married to Mrs. Augusta Menina De Melo, (c) Mrs. Maria Conceicao Goes, his daughter, married to Mr. Cristovam Francisco Xavier Pereira, the former predeceased deceased leaving their only son Caetano Simao Pereira and (d) Joao Santana Goes, his son, a bachelor.

By virtue of the Order dated 18/04/1918, the Comarca Court allotted the said entire property described under number 10334 at folio 105, Book B-27 (New) in Land Registration Office of Ilhas, Goa, to his son, said Antonio Maria Goes, and confirmed the possession in favour of said Antonio Maria Goes by application dated 19/02/1921.

The said entire property was thereafter inscribed in the name of the said Antonio Maria Goes in book of Miscellaneous Inscription on 15/01/1921.

The Deed of Succession dt. 19/03/2012 executed before Notary Public Ex-Officio of Quepem, certifies that the said Antonio Maria Goes and his wife, said Maria Santana Fernandes expired, leaving behind their two sons (A)

Joao Romano Goes married to Maria de Graça Ferrao and (B) Jose Manuel Santana Goes married to Maria Carolina Goes alias Benedita Carolina Pereira e Goes

The said Jose Manuel Santana Goes and his wife, Maria Carolina Goes alias Benedita Carolina Pereira Goes expired without any issue.

Said Maria Carolina Goes alias Benedita Carolina Pereira e Goes by her Will dated 24/01/1996 bequeathed her share in the said property to her nephew, Cypriano Santana Goes.

The said Joao Romano Goes and Maria da Graça Ferrao upon their death, left behind their following children : (A) Antonio Ciriaco Alvares Goes, survived by his widow Mrs. Altina Lawrenco e Goes and their two children, Ms. Tanya goes married to Sebestiao Fernandes and Ms. Wenzie Luzia Goes, (B) Mr. Jose Cipriano Goes, survived by his widow, Mrs Maria Ana Joaquina Regalada Rosario e Goes, and their two daughters, Ms. Gina Graca Goes and Ms. Maria Glenda Goes, (C) Mr. Belarmino Quintino Agnelo Goes survived by his widow, Mrs. Angela Filomena Fernandes e Goes and son, Mr. Romano Gifford Cipriano Goes, (D) Cypriano Santana Goes, survived by his widow, Mrs. Jamsy Isabela Ermelinda Barreto e Goes and his daughter, Carol Mercy Goes and son, Christopher Anthony Goes (E) Mr. Eustaquio Vincente Salvador Goes married to Mrs. Hilda Goes, since deceased through her sons, Damian Goes and Chris Goes, (F) Mrs. Irene Filomena Goes e Fernandes married to Robert Fernandes since deceased, by their children, Ms. Pearl Fernandes, Ms. Alisha Fernandes (G) Mrs. Maria Christina Doroteia Goes and her husband Micaelino de Silva as their legal heirs.

The said Maria Christina Doroteia Goes and her husband, Micaelino De Silva expired without any issue.

Even though the said Cypriano Santana Goes was entitled to half share of the said property as a testamentary beneficiary of Smt. Benedita consequent to the bequest made in the said Will dated 24/01/1996, it was amicably decided within the family to partition the said property in equal shares.

By virtue of the Deed of Partition dated 25/06/2012 registered under No PNJ-BK1-01711-2012, dated 25/06/2012, duly registered in the office of the Sub-Registrar of Ilhas, all the above mentioned descendants / heirs of the said Antonio Maria Goes and said Maria Santana Fernandes, partitioned amongst themselves the said property bearing Survey No. 20/3 of village Chimbel, admeasuring an area of 14,215 sq. mts., by making 6 equal Plots identified under letters 'A' to 'F', thereby utilizing an area of 11502 sq. mts, while the balance area was utilized for road, and area left considering the dwelling houses of the mundkars.

The PLOT A admeasuring 1917 sq.mts was allotted to Mrs Angela Filomena Fernandes e Goes widow of Belarmino Quintino Agnelo Goes and son Mr. Romano Gifford Ciprian Goes.

The PLOT B admeasuring 1917 sq.mts was allotted to Mrs. Altina Lawrenco e Goes, widow of Antonio Ciriaco Alvares Goes and their two children, Ms. Tanya Goes married to Sebastiao Fernandes and Ms. Wenzie Luzia Goes

The PLOT C admeasuring 1917 sq. mts was allotted in his life-time to late Jose Cipriano Goes married to Maria Ana Joaquina Regalada Rosario e Goes.

The PLOT D admeasuring 1917 sq.mts was allotted to Mrs. Jamsy Isabel Ermelinda Berraeto e Goes widow of Cypriano Santana Goes and his daughter Carol Mercy Goes and son Christopher Anthony Goes

The PLOT E admeasuring 1917 sq.mts was allotted to Mr. Eustaquio Vincent Salvador Goes married to Mrs. Hilda Goes, since deceased through her sons Mr. Damian Goes and Chris Goes

The PLOT F admeasuring 1917 sq.mts was allotted to Mrs Irene Filomena Goes Fernandes, widow of late Robert Fernandes and their children Ms. Pearl Fernandes and Ms. Alisha Fernandes.

The said Jose Cipriano Goes expired on 08/09/2013 leaving behind the said Maria Ana Joaquina Regalada Rosario e Goes, as his moiety-holder and Ms. Gina Goes and Ms. Glenda Goes, as his legal heirs, as confirmed by Deed of Qualification of Succession Heirship dt. 02/09/2014 drawn in Book No. 720 of Succession- Heirship before Civil Registrar and Noatary – Ex-Officio, Ilhas, at Panaji.

The said Maria Ana Joaquina Regalada Rosario e Goes and her daughters, Ms. Gina Goes and Ms. Glenda Goes, applied for and got partitioned their said Plot and a new Sy. No. 20/3-E of Chimbel stands allotted to their Plot – Plot C.

Accordingly, the said Maria Ana Joaquina Regalada Rosario e Goes and her daughters, Ms. Gina Goes and Ms. Glenda Goes, became the joint owners of the said property, and were in possession thereof.

By virtue of Sale Deed dt. 11th August 2022, said Maria Ana Joaquina Regalada Rosario e Goes and her daughters, Ms. Gina Goes and Ms. Glenda Goes, as vendors, have sold a portion carved out of the said Plot C admeasuring an area of 1000 sq. mts, referred to as the "subject property",

to **M/s. SINARI DEVELOPERS,** a partnership firm, with its registered office at Shop No. 4, Meenakshi Building, Dr. A. B Road, Panaji, Goa.

C. **TITLE :**

In view of the said registered Sale Deed dt. 11th August 2022, and the foregoing flow, the title of the said subject property vests in the said M/s. **SINARI DEVELOPERS,** a partnership firm.

As on date and in terms of the said Deed of Reconstitution of Partnership dt. 03/04/2017 & 31/03/2021, the partners of the said firm, M/s. Sinari Developers are :

(i) Mr. Dinesh D. Sinari.
(ii) Mrs. Supriya D. Sinari
(iii) Ms. Divya D. Sinari

D. **POSSESSION :**

The survey records reveal that the said Maria Ana Joaquina Regalada Rosario e Goes and her daughters, Ms. Gina Goes and Ms. Glenda Goes, both spinsters, obtained partition of their said Plot through partition proceedings before the Deputy Collector & S.D.O, Panaji, whereupon the said Plot C has been allotted new Sy. No. 20/3-E of Chimbel referred to as the "said Plot C".

The names of the said Maria Ana Joaquina Regalada Rosario e Goes and her daughters, Ms. Gina Goes and Ms. Glenda Goes, are duly found reflected as 'Occupants' of the said newly created holding bearing Sy. No. 20/3-E of Chimbel corresponding to the said Plot C.

The said Maria Ana Joaquina Regalada Rosario e Goes and her daughters, Ms. Gina Goes and Ms. Glenda Goes, had applied for statutory

permissions/approvals/N.O.Cs from competent department in respect of development proposed, as enlisted above, which further establishes their possession at the relevant time.

The Sale Deed dt. 11th August 2022 records that the actual physical possession of the subject property has been handed over to the said M/s. Sinari Developers by the vendors, the said Maria Ana Joaquina Regalada Rosario e Goes, Ms. Gina Goes and Ms. Glenda Goes.

It is understood that consequent to said sale deed, the mutation proceedings to incorporate the name of said M/s. Sinari Developers, in the Occupant's column of Sy. Form I and XIV, is pending.

It is clear that pursuant to the Sale Deed the said M/s. Sinari Developers is in physical possession.

OPINION :

In view of the foregoing discussion, and strictly on the basis of scrutiny of documents provided, which are enlisted above, I certify that in view of the foregoing flow, the title of the said subject property and its possession vests in the said **M/s. SINARI DEVELOPERS,** a partnership firm, with its registered office at : Shop No. 4, Meenakshi Building, near EDC House, Panaji, Goa, which has a clear, valid and marketable title to the said property.

Panaji,

22nd September 2022

Ninad G. Kamat,

Advocate