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**CERTIFICATE OF TITLE**

**I.- Description of the Property**

All that part and parcel of land admeasuring 3990m<sup>2</sup> being surveyed under no.124/1-B, being a part of the larger property known as 'GAVOI' also known as "GALLY" admeasuring 19,175m<sup>2</sup> on which stands the Project 'CORLIM MEADOWS' at Corlim, within the limits of Village Panchayat Corlim, Tiswadi Taluka, Registration Sub District of Ilhas, District North Goa, in the State of Goa, not described in the Office of Land Registrar Ilhas but is enrolled in the Taluka Revenue Office under no.111 and surveyed under no.124/1 of Corlim.

The said property is bounded as under:-

On the North:- By Survey no.124/1 of Village Corlim

On the South:- By Survey no.124/1-A of Village Corlim

On the East : By Survey no.124/1 of Village  
Corlim.

On the West : By Road.

**II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED.**

I have examined the following documents which are valid as per the prevailing laws:-

(i) Form I & XIV concerning survey no.124/1-B, 124/1 of Corlim.

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(ii) Matriz Certificate from the Taluka Revenue Office.

-2-

(iii) Extract of the Inventory Proceedings no.9951/1949 in the Court of Civil Judge Senior Division at Panaji.

(iv) - Deed of Succession dated 14-12-2010 drawn at folio 43 to 45 (R) of book 30 in the Office of Notary-Ex-Officio-Sub-Registrar Canacona.

(v) - Two separate Deeds of Sale both dated 5-2-2010 registered under no.728 and 729 of book I Vol.2200 in the Office of Sub-Registrar Ilhas.

(vi) Two separate Deeds of Rectification both dated 1-6-2011 registered under Book I Doc.Reg.no.PNJ-BK1-01513-2011 and Doc.Reg.no. PNJ-BK1-01514-2011 both of CD.No.PNJD8 in the Office of Sub-Registrar Ilhas.

(vii) - Sanad under no.RB/CNV/TIS/35/2009 dated 6-1-2011 from the Dy. Collector of North Goa.

(viii) Deed of Sale dated 09-06-2011 registered under Book I Doc.Reg.no.PNJ-BK1-01589-2011, CD no.PNJD8 in the office of Sub Registrar Ilhas.

(ix).- Order dated 16-07-2013 in case No.LND/PART/44/2013 of Dy. Collector Panaji.

(x).- Licence No.VP/COR/2017-2018/17 dated 07-02-2018 from Village Panchayat Corlim.

(xi).- Deed of Sale dated 11-11-2014 registered under Book I Doc.Reg.no.PNJ-BK1-02552-2014, CD Number PNJD36 in the Office of Sub-Registrar Ilhas.

(xii).- Order dated 24-01-2018 under No.TIS-8963-COR-TCP-2018/95 from the Dy. Town Planner.

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-3-

(xiii).-Order dated 22-4-2019 under no.TIS/8963-COR-TCP-2019/774 from the Dy. Town Planner.

(xiv).-Plans.

**III.- OFFICES SEARCHED**

I have given searches in the Offices of Land-Registrar/Sub-Registrar Ilhas, and in the Court of Civil Judge Ilhas.

**IV.-FLOW OF TITLE**

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that the said property belonged to Maria Cristalina Julieta Pereira as being allotted to her by Order of Homologation dated 11-9-1949 in the Inv.Pro.no.9951/1949 conducted on the demise of her father Cezar Caridade Apostolo das Indias Pereira in the Court of Civil Judge Senior Division at Panaji.

Joao Reginaldo Pereira; husband of Maria Cristalina Julieta Pereira died on 22-2-1994 being survived by his widow and moiety holder the said Maria Cristalina Julieta Pereira and his following legal heirs:-

- (i) Hazel Celina Pereira
- (ii) Melba Rosalia Ida Pereira
- (iii) Pamela Katherine Pereira
- (iv) Savio Gilbert Robert Pereira
- (v) Derrick Xavier Alcantra Pereira
- (vi) Angela Joyce Pereira as confirmed by the Deed of Succession dated 14-12-2010 drawn in the Office of Notary-Ex-Officio Sub-Registrar Canacona.

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**Smt. SHUBHLAKSHMI NAIK**

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-4-

By two separate Deeds both dated 5-2-2010 Smt. Maria Cristalina Julieta Pereira along with all the abovenamed Co-owners and their Spouses sold (a) 65% of their share in the said property to Shri Sameer Lad and (b) 35% of their share in the said property to Fravin Developers; both of which Deeds are duly registered in the Office of Sub-Registrar Ilhas; and both of which are rectified by two separate Deed both dated 1-6-2011 to specify the boundaries as per Survey Records.

On 6-1-2011 Collector of North Goa issued Sanad under no.RB/CNV/TIS/35/2009 for conversion of the said property.

By a Deed dated 9-6-2011 (a) M/s. Fravin Developers and (b) Shri Sameer Lad with his wife Sonal jointly sold an area admeasuring 3990m<sup>2</sup> to Nitin Saraf; which Deed is duly registered in the Office of Sub-Registrar Ilhas.

In terms of the above the name of Nitin Saraf stands recorded in the Survey Records of Rights of 124/1-B admeasuring 3990m<sup>2</sup>.

By Order dated 16-07-2013 the Plot-B of 3990m<sup>2</sup> was partitioned and allotted No.124/1-B in case No.LND/PART/44/2013 of Dy. Collector Panaji.

On 07-02-2018 Village Panchayat Corlim issued Licence No.VP/COR/2017-2018/17 for construction in the said Plot.

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By Deed of Sale dated 11-11-2014 executed between Shri Nitin Saraf sold the 30% admeasuring 1197m2 and 20% admeasuring 798m2 said property to M/S. Seksaria Industries Pvt.Ltd., and M/S Deora Buildcon Pvt. Ltd., respectively which Deed is duly registered in the Office of Sub-Registrar Ilhas.

On 24-01-2018 Order in case No.TIS-8963-COR-TRP-2018/95 issued by Dy. Town Planner.

**V.- OPINION**

In the light of the above I confirm that (i).Nitin Saraf, (ii).-M/s. Seksaria Industries Pvt. Ltd.; (iii) M/s. Deora Buildcon Pvt. Ltd. has and holds absolute, valid and marketable title to the the Plot the share of 50% to Nitin Saraf 30% to M/s. Seksaria Industries Pvt. Ltd.; and 20% to M/s. Deora Buildcon Pvt. Ltd.

Panaji, 23-05-2019



Adv. S.S. Naik