

# **ADV. P. VENKATESH** L.L.B (HONS)

A-5, BLOCK-A, RUKMINI MANSION, OPP. PEREIRA MEDICAL RESEARCH CENTER, KORLIM,  
MAPUSA, BARDEZ, GOA-403507  
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## **CERTIFICATE OF TITLE**

At the request of UNA HOMES LLP, a Limited Liability Partnership having its registered address at 304, 3<sup>rd</sup> Floor, Plot No. 506A, Doli Chambers, Bhaskarrao Kargutkar Marg, Strand Cinema, Coloba, Mumbai-Maharashtra, I have investigated the title in respect of the property known as "TONCA", with house bearing H. No. 1/10, Situated at Cunchelim, Mapusa, Bearing chalta No. 39 of P. T. Sheet 5, City Survey Mapusa, Bardez, Goa.

### **A. DESCRIPTION OF THE PROPERTY: -**

ALL THAT part and parcel of land admeasuring 1253 Sq. Mtrs. bearing Chalta No. 39 of P. T. Sheet 5 Of City Survey Mapusa, along with a house bearing H. No. 1/10 standing thereon situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North-Goa, in the State of Goa, which property is identified as "TONCA" and descried in the office of the Land Registrar Bardez under No. 35235 at Folio 129 of Book B-90 but not enrolled in the Taluka Revenue office and Surveyed under Old Cadastral Survey No. 98.

The Plot is bounded as under:

Towards the North – By Road

Towards The South – Chalta No. 41 and 41-A of P. T. Sheet 5

Towards the East – Road

Towards the West – Road



**B. DESCRIPTION OF THE DOCUMENTS SCRUTINISED:**

1. Certificate of Description and Inscription from Land Registrar Bardez.
2. Property Card Form "D" of Chalta No. 39 of P. T. Sheet 5 of Cunchelim Mapusa Goa.
3. Deed of Sale dated 16-07-1938 drawn at pages 52V of Book No. 444 before the Notary Jose Joaquim Filip Pinto de Menezes at Bardez.
4. Will dated 10-03-1981 of Mrs. Isabel Claduina de Braganca Souza drawn in the book No. 114 at Pages 76 onwards in the Office of the Ex-Officio Sub-Registrar Panaji Ilhas, Goa.
5. By Deed of Relinquishment or Renunciation dated 15-05-1982 drawn at page 79 onwards of Book 615 in the Office of Notary Public Ex-officio Panaji.
6. Will dated 11-11-2012 of Marcos Manuel Juliao De Souza drawn in the Book No. 183 at Pages at pages 12v-14 onwards in the office of the Ex-Officio Sub-Registrar Panaji Ilhas, Goa.
7. Specific Power of Attorney dated 17-02-2014 executed before the Notary Anant C. Panshekar, under reg. No. 1003/POA/14 on 17-02-2014.
8. Specific Power of Attorney May 2014 executed before the Embassy of India Doha (Qatar) under No. 630531 on 16-06-2014 and adjudicated before the Additional Collector – I of North Goa, under Receipt No. 3549 on 27-06-2014.

9. Specific Power of Attorney June 2014 executed before Consulate General of India Toronto under No. 2845 on 17-06-2014 and adjudicated before the Additional Collector-I of North Goa, under Receipt No. 3549 on 27-06-2014.
10. Power of Attorney dated 14-07-2014 executed before the Notary Denis J. D'Mello.
11. Deed of Sale dated 15-07-2014 registered under Book-1 Doc. Registration No. BRZ-BK1-03206-2014 CD No. BRZD702 on 16-07-2014.
12. Power of Attorney dated 15-07-2014 executed before the Notary Shridar Tamba at Panaji under Reg. No. 43269.
13. Order dated 12-01-2015 vide Case No. 15/106/2014/PART/LAND/DC-II/3121 before the Court of the Dy. Collector Bardez II at Mapusa Goa.
14. Sanad dated 10-06-2015 under No. RB/CNV/BAR/AC-II/20/2015 from Additional Collector-II of North Goa Panaji.
15. Deed of Sale dated 08-02-2023 registered in the Office of the Civil Register-cum-Sub Register, Bardez, Goa under Registration Book-1 Documents, Registration No. BRZ-1-638-2023 dated 08-02-2023.
16. Survey Plan.





**C. FLOW OF TITLE:**

Upon review of the documents presented, it is confirmed that the immovable property identified as "TONCA" was originally acquired by Mrs. Isabel Claudina de Braganca Souza, wife of Mr. Domingus Pascoal de Souza, by virtue of a Deed of Sale dated 16th July 1938, recorded at page 52V of Book No. 444 before Notary Jose Joaquim Filip de Menezes at Bardez.

The said property was duly inscribed in her favour on 7th January 1939 under Inscription No. 29232 at folio 78V of Book G-34 in the Office of the Land Registrar, Bardez, under the name Mrs. Isabel Claudina de Braganca alias Isabel Claudina Catarina de Braganca, wife of Domingus Pascoal de Souza.

The said property, bearing Old Cadastral Survey No. 98, stood recorded in name of Mrs. Isabel Claudina de Braganca alias Isabel Claudina Catarina de Braganca, wife of Domingus Pascoal de Souza in the Registrar do Agrimensor (Old Cadastral Survey), as issued by the Assistant Survey and Settlement Office, Panaji.

Subsequently, on 10th March 1981, Mrs. Isabel Claudina de Braganca Souza, then widow of the late Domingus Pascoal de Souza, executed her Will, recorded from page 76 onwards of Book 114 in the Office of the Notary Public Ex-Officio, Bardez. Through the said Will, she bequeathed the said property, including the house standing thereon, to her son Mr. Marcos Manuel Juliao de Souza, being one among her four children (three daughters and one son).

Thereafter, by a Deed of Relinquishment or Renunciation dated 15th May 1982, her three daughters—Mrs. Ana Francisca de Souza along with her husband Mr. Francisco de Souza, Mrs. Basilia Filomina de Souza along with her husband Mr. Jose Xavier Pereira, and Mrs. Rosa Leonilda de Souza along with her husband Mr. Egnatius Anthony de Souza voluntarily relinquished and renounced all their



rights in the inheritance of their late father/father-in-law, Mr. Domingus Pascoal de Souza. This deed is recorded from page 79 onwards of Book 615 in the Office of the Notary Public Ex-Officio, Panaji.

Consequently, the said property devolved upon Mr. Marcos Juliao de Souza, pursuant to the said Will dated 10-03-1981 and Deed of Relinquishment dated 15-05-1982. He enjoyed lawful, peaceful, and uninterrupted possession and ownership of the said house property during his lifetime, with no objections or claims raised by his siblings, and the Will remained unchallenged.

The said property was later reflected in the city survey records as Chalta No. 39 of P.T. Sheet No. 5 of City Survey Cunchelim, Mapusa City, admeasuring 1253 square metres, with Mr. Marcos Manuel Juliao de Souza recorded as the original title holder in possession.

Upon the death of Mr. Marcos Manuel Juliao de Souza on 22nd June 2013, he was survived by his widow and moiety sharer Mrs. Filomena Fatima Barca de Souza alias Mrs. Philomena D'souza alias Mrs. Philomena De Souza alias Mrs. Freda, and by his children, who are his sole universal legal heirs: (1) Mr. Weldon Robert de Souza, (2) Mrs. Welda Daphne Dietert, and (3) Mrs. Wanda Rebecca Garvey which Deed is recorded from page 80 onwards of Book 719 in the Office of the Notary Public Ex-Officio, Panaji, Ilhas, Goa.

It is pertinent to note that during his lifetime, Mr. Marcos Manuel Juliao de Souza executed a Will dated 11th September 2012. By this Will, he bequeathed his undivided share in his estate, forming part of his disposable quota, to his wife, Mrs. Filomena Fatima Barca de Souza, also known as Mrs. Philomena D'souza, Mrs. Philomena De Souza, and Mrs. Freda. The residue of his estate, comprising the legitime, was bequeathed in equal shares—i.e., one-third each—to his children: his son, Mr. Weldon Robert De Souza, and his daughters, Mrs. Welda





Daphne de Souza and Mrs. Wanda Rebacca de Souza. This Will is recorded from pages 12V to 14 onwards in Book No. 183 in the Office of the Ex-Officio Sub-Registrar, Panaji, Ilhas, Goa.

Pursuant thereto, a Deed of Sale dated 15th July 2014 was executed by the legal heirs and owners of the said property:  
(1) Mrs. Filomena Fatima Barca de Souza alias Mrs. Philomena D'souza alias Mrs. Philomena De Souza alias Mrs. Freda, widow of Mr. Marcos Manuel Juliao de Souza;  
(2) Mr. Weldon Robert de Souza and his wife Mrs. Ursula Jane Norden;  
(3) Mrs. Welda Daphne Dietert and her husband Mr. Ralf Eric Dietert; and  
(4) Mrs. Wanda Rebecca Garvey and her husband Mr. Melvin John Garvey—conveying the said property, admeasuring 1253 square metres and surveyed under Chalta No. 39 of P.T. Sheet No. 5 of City Survey, Mapusa, along with the house bearing House No. 1/10, to M/s. Rainbow Infra, a registered partnership firm. The Deed is registered under No. BRZ-BK1-03206-2014, CD No. BRZD702, on 16th July 2014 in the Office of the Civil Registrar-cum-Sub-Registrar, Bardez, Goa.

It is noted that the property description number was inadvertently mentioned as 35259 instead of 35235.

Subsequently, by Deed of Sale dated 8th February 2023, M/s. Rainbow Infra, represented by its partners—Mr. Jude Stephen Pereira, Mr. Jordan Stephen Pereira, Mr. Dominic Paul Menezes, Mr. Bhuvnesh Anantrai Magdani, Mr. Himansu Anantrai Magdani, and Mr. Raghavendra Shetiya—conveyed the said property, along with House No. 1/10, to M/s. UNA HOMES LLP, a limited liability partnership represented by its partners Mr. Ashwin Suresh Narwekar, Mr. Jasminder Singh Arora, and Mrs. Deeya Singh Arora. This transaction is registered in the Office of the Civil Registrar-cum-Sub-Registrar, Bardez, Goa,



under Book 1, Document Registration No. BRZ-1-638-2023, dated 8th February 2023.

**D. OPINION**

Based on the foregoing, I hereby confirm that M/s. UNA HOMES LLP, a limited liability partnership represented by its partners Mr. Ashwin Suresh Narwekar, Mr. Jaswinder Singh Arora, and Mrs. Deeya Singh Arora, is the absolute, lawful, and undisputed owner of the property measuring 1253 square metres, identified as Chalta No. 39 of P.T. Sheet 5 of City Mapusa, together with the residential structure bearing House No. 1/10 erected thereon. The title to the said property is clear, valid, and marketable.

27<sup>th</sup> May 2025  
Mapusa-Goa

  
**P. Venkatesh**  
(Advocate)