



Dated 18/01/2024

To,

M/s Town Square Constructions,
116-A-1, Near Don Bosco School,
Naika Waddo, Green Forest Villa No.2,
Verla Canca, Bardez, Goa

CERTIFICATE OF TITLE

Description of the Said Property: -

All that immovable property known as “**PINO CRACHEM XIR**” bearing Survey No.218 Sub Division No.4, situated at Village of Vaddem of Parish of Socorro, Village of Socorro, within the jurisdiction of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa and State of Goa, admeasuring an area of 1559 sq mts and the said property is described in the Land Registration Office of Bardez under Description No.35155 at Page 88 V of B 90 and not enrolled in the Land Revenue Office of Bardez and the said property is bounded as under: -

On the East: By property bearing Survey No.218/3;

On the West: By road and property bearing Survey No.218/5;

On the North: By road and property bearing Survey No.218/3; and

On the South: By property bearing Survey No.218/7 and 218/9.

I Description of documents scrutinized: -





1. Deed of Sale dated 19/07/1947 drawn at page 4 of Book No.520 of the Notary of the Judicial Division, Pinto de Menezes
2. Description No.35155 at Page 88 V of B 90
3. Inscription No.34802 at page 192 reverse of Book G 38
4. Form II (Index of Land)
5. Form IX
6. Manual Form I and XIV
7. Deed of Relinquishment of Rights and Succession dated 20/09/1988 recorded before the Notary Ex-Officio of Ilhas at Pages 80v of Book No.628,
8. Deed of Relinquishment of Rights and Succession dated 07/07/2015, recorded before the Notary Ex Officio of Bardez at Pages 43 onwards of Book No.850,
9. Agreement dated 16/02/2018 executed before Notary N. C. Gaonkar at Mapusa under Reg No.1779/2018 on 16/02/2018,
10. Power of Attorney dated 16/02/2018 executed before Notary N. C. Gaonkar at Mapusa under Reg No.1774/2018 on 16/02/2018,
11. Power of Attorney dated 05/12/2019 executed before Notary Pandurang P. Banaulikar at Bardez under Reg No.5255/2019 on 05/12/2019,
12. Zoning Information dated 16/11/2020 under Ref No.TPBZ/ZON/8068/SOC/TCP-2020/4214 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa,
13. Agreement for Development and Sale dated 21/06/2022 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 document bearing Reg No.BRZ-1-2785-2022 on 21/06/2022,
14. Form I and XIV dated 29/06/2022.





15. Power of Attorney dated 30/06/2022 executed before Notary N. C. Gaonkar at Mapusa, Bardez under Sr. No.18159/22 on 30/07/2022,
16. Power of Attorney dated 01/07/2022 executed before Notary N. C. Gaonkar at Mapusa under Sr. No.16164/22 on 01/07/2022,
17. Rectification dated 29/07/2022 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 document bearing Reg No.BRZ-1-3384-2022 dated 01/08/2022.
18. Technical Clearance Order dated 10/11/2022 under Ref No.TPB/7740/SOC/TCP-2022/7105 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa
19. Conversion Sanad dated 21/12/2022 under Ref No.CAD3BAR06-22-218/1329 issued by the Office of the Additional Collector-III, North Goa District at Panaji, Goa
20. Construction Licence dated 10/01/2023 under Ref No.VP/SOC/2555/2022-2023 issued by the Office of the Village Panchayat of Socorro, Bardez, Goa

Note: All the documents scrutinised by me are photocopies.

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 that immovable property known as **"PINO CRACHEM XIR"** bearing Survey No.218 Sub Division No.4, situated at Village of Vaddem of Parish of Socorro, Village of Socorro, within the jurisdiction of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa and State of Goa, admeasuring an area of 1550 sq mts and the said property is described in the Land Registration Office of Bardez under Description No.35155 at Page 88 V of B 90 and not enrolled in the Land Revenue Office of Bardez (hereinafter referred to as **"SAID PROPERTY"** and which Property is more particularly described herein above.

The Said Property originally belonged to Miss Leopoldina Maria Santana, spinster and Smt. Elvira Maria de Jesus Pinto e Pereira and her husband Justiniano Rafael Salvador Pereira.

By Deed of Sale dated 19/07/1947 drawn at page 4 of Book No.520 of the Notary of the Judicial Division, Pinto de Menezes said Miss Leopoldina Maria Santana, spinster and Smt. Elvira Maria de Jesus Pinto e Pereira and her husband Justiniano Rafael Salvador Pereira as Vendors sold and conveyed the said property to Shri Damiao Salvador Assuncao de Souza as Purchaser.

By virtue of the above Deed of Sale dated 19/07/1947 said Shri Damiao Salvador Assuncao de Souza became the exclusive owner in possession of the said property more particularly described herein above.

The said property was described in the Land Registration Office of Bardez under Description No.35155 at Page 88 V of B 90 and stands inscribed under Inscription No.34802 at page 192 reverse of Book G 38 in favour of Damiao Salvador Assuncao de Souza.





The said Shri Damiao Salvador Assuncao de Souza and his wife expired, leaving behind Mr. Manuel Isidore D'Souza alias Manuel D'Souza as their sole heir and the said Mr. Manuel Isidore D'Souza alias Manuel D'Souza became the exclusive owner of the said property and was in physical possession of the said property prior to the year 1971 and the same is confirmed by Form III, Form IX and Manual Form I and XIV issued by the Talathi of Village Sangolda, Bardez, Goa.

The said Manuel Isidore alias Manuel D'Souza expired leaving behind Smt. Carmina Melgrida De Andrade Ataide alias Carmina D'Souza as his widow and moiety holder and his children namely Rita Maria De Souza and Mr. Mario Antony Joseph D'Souza married to Rita D'Souza as his universal heirs.

By Deed of Relinquishment of Rights and Succession dated 20/09/1988 recorded before the Notary Ex-Officio of Ilhas at Pages 80v of Book No.628, the said Rita Maria De Souza relinquished/renounced her rights to the estate of her father namely Mr. Manuel Isidore D'Souza alias Manuel D'Souza in favour of the other co-heirs, i.e. Mr. Mario Anthony Joseph D'Souza married to Rita D'Souza and qualified as sole and universal heirs of the said Manuel Isidore D'Souza alias Manuel D'Souza along with said Carmina Melgrida De Andrade Ataide alias Carmina D'Souza as widow and moiety holder.

The said Smt. Carmina Melgrida De Andrade Ataide alias Carmina D'Souza expired on 02/07/2009 at Mumbai and her death came to be registered before the Municipal Corporation of Greater Mumbai under Registration No.741232630 dated 15/07/2009.

By Deed of Relinquishment of Rights and Succession dated 07/07/2015, recorded before the Notary Ex Officio of Bardez at Pages 43 onwards of Book No.850, the





said Rita Maria De Souza (widow) of Maria Britto without any issued relinquished her rights to the estate of her mother Smt. Carmina Melgrida De Andrade Ataide alias Carmina D'Souza in favour of other co-heirs i.e. Mr. Mario Anthony Joseph D'Souza married to Rita D'Souza and they became the exclusive owners in possession of the Said Property more particularly described herein above.

The names of said Mario Anthony Joseph D'Souza and his wife Mrs. Rita D'Souza are found recorded in the Occupants Column of the Survey Records of the Said Property as confirmed by Form I and XIV dated 29/06/2022.

By Agreement dated 16/02/2018 executed before Notary N. C. Gaonkar at Mapusa under Reg No.1779/2018 on 16/02/2018, said Mario Anthony Joseph D'Souza and his wife Rita D'Souza as Owners agreed to sell their property for development purpose to M/s Town Square Constructions, a Partnership Firm, represented by its Partners Mr. Abhijit Dhargalkar and Mr. Chandra Devdas Naik as the Purchaser.

By Power of Attorney dated 16/02/2018 executed before Notary N. C. Gaonkar at Mapusa under Reg No.1774/2018 on 16/02/2018, said Mario Anthony Joseph D'Souza and his wife Rita D'Souza appointed their sister/sister in law Mrs. Rita Maria De Souza alias Rita Britto alias Rita Manuel D'Souza as their attorney holder.

By Power of Attorney dated 05/12/2019 executed before Notary Pandurang P. Banaulikar at Bardez under Reg No.5255/2019 on 05/12/2019, said Mario Anthony Joseph D'Souza appointed M/s Town Square Constructions, represented by its Partners Mr. Abhijit Dhargalkar and Mr. Chandra Devdas Naik as his attorney holder.





Zoning Information dated 16/11/2020 under Ref No.TPBZ/ZON/8068/SOC/TCP-2020/4214 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa, stating that the said property falls in the Settlement Zone.

By Agreement for Development and Sale dated 21/06/2022 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 document bearing Reg No.BRZ-1-2785-2022 on 21/06/2022, said Mario Anthony Joseph D'Souza and his wife Rita D'Souza as the Vendors agreed to sell their property for development purpose to M/s Town Square Constructions, a Partnership Firm, represented by its Partners Mr. Abhijit Dhargalkar and Mr. Chandra Devdas Naik as the Purchaser on the terms and conditions mentioned therein. The said Agreement for Development and Sale dated 21/06/2022 was rectified by virtue of Rectification dated 29/07/2022 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 document bearing Reg No.BRZ-1-3384-2022 dated 01/08/2022.

By Power of Attorney dated 30/06/2022 executed before Notary N. C. Gaonkar at Mapusa, Bardez under Sr. No.18159/22 on 30/07/2022, said Mario Anthony Joseph D'Souza and his wife Rita D'Souza appointed M/s Town Square Constructions, represented by its Partners Mr. Abhijit Dhargalkar and Mr. Chandra Devdas Naik as his attorney holder.

By Power of Attorney dated 01/07/2022 executed before Notary N. C. Gaonkar at Mapusa under Sr. No.16164/22 on 01/07/2022, said Mario Anthony Joseph D'Souza and his wife Rita D'Souza appointed their sister/sister in law Mrs. Rita Maria De Souza alias Rita Britto alias Rita Manuel D'Souza as their attorney holder.





Technical Clearance Order dated 10/11/2022 under Ref No.TPB/7740/SOC/TCP-2022/7105 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa for construction of residential building, swimming pool and compound wall.

Conversion Sanad dated 21/12/2022 under Ref No.CAD3BAR06-22-218/1329 has been issued by the Office of the Additional Collector-III, North Goa District at Panaji, Goa for conversion of land for residential use.

Construction Licence dated 10/01/2023 under Ref No.VP/SOC/2555/2022-2023 has been issued by the Office of the Village Panchayat of Socorro, Bardez, Goa for construction of residential building, swimming pool and compound wall.

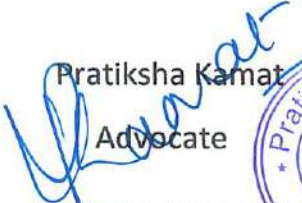
V. Opinion: -

From the documents produced I am of the opinion that said Mario Anthony Joseph D'Souza and his wife Rita D'Souza are the absolute owners in possession of the said property more particularly described herein above and have a clear and marketable title to the same, subject to the production of latest Nil encumbrance certificate.

M/s Town Square Constructions have development powers on the said property more particularly described herein above by virtue of the Development agreement above mentioned. The approvals/permissions for construction/development obtained from various authorities are legal.

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

Urban Land Ceiling Act is not applicable.


Pratiksha Kamat
Advocate
