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Date: 20.12.2022.

CERTIFICATE OF TITLE

I. DESCRIPTION OF THE PROPERTIES:

- (a) ALL that property known as “PONGUERACHO ACCO”, “PAGECHO ACCO”, and “PORSUM” in parts which property is surveyed under Survey Nos. 41/4 admeasuring 1575 sq. meters situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property is bounded as under:-

On the North : By Nallah and Survey No.40/10

On the South : By Survey No.45

On the East : By Survey No.41/5

On the West : By Survey No.41/3

The above referred property is herein after referred to as ‘**the Said Property No. A.**’

- (b) ALL that property known as “PONGUERACHO ACCO”, “VODLO ACCO”, “DACTO ACCO”, “VHODLO AGOR”, “PAGECHO ACCO”, “CURSACHO ACCO” and “PORSUM”, which property is


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surveyed under Survey Nos. 41/5 admeasuring 2075 sq. meters situated at Marra, Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in the Land Registration Office of Ilhas under No. 5005 and enrolled in the Taluka Revenue Office under Matrizes Nos. 245 and 254 and bounded as under:-

On the North : By Nallah;

On the South : By Survey No.41/7 and 45;

On the East : By Survey No.41/6

On the West : By Survey No.41/4

The above referred property is herein after referred to as '**the Said Property No. B.**'

(c) ALL that property known as "PONGUERACHO ACCO", "PAGECHO ACCO", and "PORSUM" in parts which properties are surveyed under Survey No. 41/6 admeasuring 1475 sq. meters situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property is bounded as under:-

On the North : By Nallah;

On the South : By Survey No.41/7 and by survey No.45;

On the East : By Nallah;

On the West : By Survey No. 41/5


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The above referred property is herein after referred to as '**the Said Property No. C.**'


WHEREAS, the '**the Said Property No. A**', '**the Said Property No. B**' and '**the Said Property No. C**' (herein after jointly referred to as 'the Said Properties'), form part of a bigger property described under No. 5005 at Folio 302 of Book B-13 New in the Land Registration office of Bardez, and enrolled under Matriz Nos. 245, 254, 301, 302, surveyed under Old Cadastral No. 1570, a comparison of the Old Cadastral number 1570 with the new survey plan prepared by the Government under the Land Revenue Code 1968, reveal that old Cadastral No. 1570 corresponds to Survey Nos. 40/1, 40/2, 40/3, 40/4, 40/5, 40/6, 40/8, 40/9, 40/10, 40/11, 40/12, 41/1, 41/2, 41/3, 41/4, 41/5 and 41/6 of Revenue Village Marra, Pilerne of Bardez Taluka, Goa.

II. DOCUMENTS EXAMINED:

Following documents are provided by the party:-

COMMON DOCUMENTS FOR THE SAID PROPERTIES

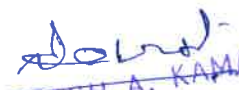
- (a) Description certificate bearing under No. 5005 at Folio 302 of Book B-13 New, with English Translation.
- (b) Inscription certificate bearing No. 2869 of Book G-4 at Folio 394, with English Translation.


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- (c) Certificate with respect to an Inventory Proceedings initiated upon the death of Agnela Consolacao Carolina de Noronha, wife of Antonio Joao Batista Jacob Fernandes.
- (d) Old cadastral No. 1570 and certificate of Registo De Agrimensor, with English Translation.
- (e) Deed of Sale dated 3/2/1948 drawn and executed at Bombay on 3/12/1948 at folio 267, before the Consulate General of Portugal at Bombay, with English Translation.
- (f) Judgement and Order dated 01.02.2001 passed by the Dy Collector, & S. D. O. Panaji, in Case No: 18/178/2000/LRC/MISC/858.

“DOCUMENTS WITH RESPECT TO THE SAID PROPERTY A”

- (g) Deed of Sale dated 16/09/1983 registered under No. 194 at pages 308 to 312 of Book I Volume 191 on 07.03.1984 before the Sub-Registrar of Ilhas.
- (h) Agreement for sale dated 23.01.2002, registered before Notary Advocate Emerico Afonso, under No.3600 dated 29.01.2002.
- (i) Succession Deed executed on 20/07/2017 before the Notary Ex-Officio , Mormugao, Goa and Panaji in the book No. 187 at pages 39 to 40 Reverse onwards.
- (j) Death Certificate of Mrs. Rosalina Fernandes.


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- (k) Deed of Relinquishment dated 29/06/2020 registered under Book No. 869 at pages 29 to 29v before the special Notary Ex- officio & Sub Registrar of Bardez, Goa.
- (l) Deed of Sale dated 25.02.2022 registered under Book 1 Document Registration Number. BRZ-1-1057-2022 on 10.03.2022.
- (m) Form III, Form IX, Handwritten Form I & XIV and Negative Declaration Order dated 05/08/2020 in Case No.2/TNC/2020.
- (n) Digital Form I & XIV of Survey No. 41/4 of Village Marra Pilerne.
- (o) Survey Plan of Survey No. 41/4 of Village Marra Pilerne.
- (p) Sanad with respect to the property under survey no. 41/4 of Village Marra, Pilerne, under reference no. 4/350/CNV/AC-III/2021/319 dated 11.03.2022.

“DOCUMENTS WITH RESPECT TO THE SAID PROPERTY B”

- (q) Deed of Sale dated 22/8/1975 registered under No.599 at pages 314 to 319 of Book 1 Volume 93 on 30/8/1975 before the Sub-Registrar of Ilhas.
- (r) Deed of Sale dated 31/8/1999, registered under No.1484 at pages 486 to 503 of Book No.1 Vol.792 on 07/09/1999 before the Sub Registrar of Ilhas.
- (s) Agreement for Sale dated 01.03.2002 executed between (i) Mr. Cosmos Francis Anthony Fernandes, and his wife (ii) Mrs. Perpetua Fernandes; (iii) Paul Fernandes, and his wife (iv) Jackeline Antonette Fernandes.
- (t) By Deed of Sale dated 07/11/2016 registered under Book-1, Document Registration Number BRZ-BK1-05141-2016, CD Number BRZD784 on 21/12/2016.
- (u) Form III, Form IX, and Handwritten Form I & XIV.

- (v) Digital Form I & XIV of Survey No. 41/5 of Village Marra Pilerne.
- (w) Survey Plan of Survey No. 41/5 of Village Marra Pilerne.
- (x) Sanad with respect to the property under survey no.41/5 of Village Marra, Pilerne, under reference no.4/87/CNV/AC-III/2020/279 dated 07.03.2022.

“DOCUMENTS WITH RESPECT TO THE SAID PROPERTY C”

- (y) Deed of Sale dated 07/08/1982 registered under No. 535 at pages 75 to 80 of Book No. I Vol. 185 on 9/8/1983 before the Sub Registrar of Ilhas.
- (z) Succession Deed was executed on 15/9/1995 before the Notary Ex-Officio of Ilhas and Panaji in his book No. 652 at pages 92 Reverse onwards.
- (aa) Deed of sale dated 08/01/2002 registered under No. 150 at pages 116 to 134 of Book No. I Vol. 1034 on 17/01/2002 before the Sub Registrar of Ilhas.
- (bb) Form III, Form IX, and Handwritten Form I & XIV.
- (cc) Judgment and Order dated 28.10.2019 passed by the Court of Joint Mamlatdar V of Bardez Taluka at Mapusa, Goa, in case no. JM-V/TNC/NEG/27/2018.
- (dd) Digital Form I & XIV of Survey No. 40/12 of Village Marra Pilerne.
- (ee) Survey Plan of Survey No. 40/12 of Village Marra Pilerne.
- (ff) Sanad with respect to the property under survey no. 40/12 of Village Marra, Pilerne, under reference no. 4/119/CNV/AC-III/2020/278 dated 07.03.2022.

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**“DOCUMENTS WITH RESPECT TO PERMISSIONS GRANTED BY THE
AUTHORITIES FOR CARRYING OUT CONSTRUCTION”**

- (gg) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6422/MARRA/TCP-21/1224 dated 16.03.2021.
- (hh) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6449/MARRA/TCP-21/1699 dated 22.04.2021.
- (ii) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6449/MARRA/TCP-2022/4121 dated 15.07.2022.
- (jj) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6449/MARRA/TCP-2022/7903 dated 20.12.2022.
- (kk) NOC issued by Office of Asst. Engineer Sub Div IV. WDXVII (PHE-N) PWD-Porvorim-Goa under reference no. PWD/SDIV/PHE-N/F.13/393/22-23 dated 09.08.2022.
- (ll) No objection is issued by Office of Sub Divisional Engineer, Electricity Dept., O&M, Sub-Division II, Porvorim Goa, under reference no. 1/10/TECH/O&M/SD.II/POR/2022-2023/855 dated 03.08.2022.
- (mm) Construction Licence under ref no. V.P./PM/F.4/Bldgs/Com-wall/2021-22/584 dated 10.08.2021 granted to Models Construction Pvt. Ltd with respect to survey No. 41/5.


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- (nn) Construction Licence under ref no. V.P./PM/F.5/Bldgs/2021-22/604 dated 11.08.2021 granted to Models Construction Pvt. Ltd with respect to property surveyed under Survey No.41/6.
- (oo) Revised Construction Licence under Ref. No.VP/PM/F.61/ Amalgamation of plots/(Revised) residential Villas (7 nos.) Utility Block/Swimming Pool/2022-23/3357 dated 23/01/2023 granted to Models Construction Pvt. Ltd. With respect to property surveyed under Survey No.41/4, 5 and 6.
- (pp) No Objection issued from sanitary point of view by Directorate of Health Service, Primary Health Centre, Saligao, under reference no. PHCS/NOC//2022-23/250 dated 09.08.2022.

III. DESCRIPTION OF DOCUMENT AND TRACING OF TITLE:


WITH RESPECT TO THE SAID PROPERTIES

- (a) Description certificate under No. 5005 at Folio 302 of Book B-13 New, with English Translation, reflects that the Said Properties are commonly denominated 'Ollo Acco', 'Dacto Acco', 'Pagicho Acco', 'Cuvcacho Acco', 'Possrem', and 'Ponguacacho Acco', situated in the village Marra, Parish of Pilerne, and is bounded on the East by the field Dacti galle and by that of the saltpan Firgueseacho Agor of the heirs of Francisco Manuel de Souza, on the West by the part of the field allotted to Jose Manuel Vas, and field Tondem Xeta of Pedro Domingos de Noronho, on the North by the coconut grove Curçachilir of Quessoa Sinai Bobo and Casorem Fondu batta of Hari Poi and Domingos Xavier de Souza and on the South by the Saltpan Alló Agor of the presenter Antonio Joao Batista Jacob Fernandes, Joaquim Maria Maurilio Jacob Fernandes and others.



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- (b) Inscription certificate (dated 17.09.1892) bearing No. 2869 of Book G-4 at Folio 394, with English Translation, reflects that the whole property under description No. 5005 at Folio 302 of Book B-13 New, is inscribed in the name of Antonio Joao Batista Jacob Fernandes (the presenter). The document referred here also mentions that the whole property under the description no. 5005 at Folio 13 of Book B-2 New has been allotted to the presenter in the amicable division and allotment made by the same deed between the presenter, his wife, Angela Carolina Consolacao de Noronha; his brother Joaquim Maria Maurelio Jacob Fernandes, widower, residents of Calangute; Sebastiao Antonio Pinto do Rosario and his wife, Maria Piedade Valeria Antonilla de Gama Pinto, residents of Socorro; Luciana Isabel de Souza, widow of Simao Bernardino do Rozario, and her son Antonio Sebastiao Agostinho do Rozario, unmarried, Jose Manoel Vas and his wife Maria Severina de Siqueira, residents of Candolim, Diogo Marcos Fernandes and his wife, Mariana Mendes, residents of Orda of Candolim, and Angelo Zeferino de Siqueira and his wife Maria Augusta Paes, resident of Mapusa, of the assets which they possesses in communion or 'mistiguidade' (common and undivided ownership) among themselves, and divided them and allotted to each one in the manner stated in the said public deed.
- (c) Certificate with respect to an Inventory Proceedings initiated upon the death of Agnela Consolacao Carolina de Noronha, wife of Antonio Joao Batista Jacob Fernandes, establishes that the legal heirs of late Agnela Consolacao Carolina de Noronha are, Jose Antonio Trindade


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Jacob Fernandes, unmarried, expired; Andre Ismail Jacob Fernandes; Ana Joaquim Jacob Fernandes; Maria Antonia Artimisia Jacob Fernandes; Valente Jacob Fernandes. (In the Inventory referred here, the property description No. 5005 at Folio 302 of Book B-13 New is not included.)

(d) As per Report of Demarcation drawn on 19th January 1935 with respect to Old Cadastral No.1570, with English Translation, reflects that in the Village of Pilerne of Taluka of Bardez and at the site of the property denominated 'Pagichó-ar' belonging to Andre Ismail Jacob Fernandes, Ana Joaquim Jacob Fernandes, Maria Antonia Artimisia Jacob Fernandes, Valente Jacob Fernandes, (all above persons being heirs of late Agnela Consolacao Carolina de Noronha as per the Inventory document referred under Item (c) above), and Dotú Malbú Borcar. It is found in the said document that the surveyor, Mr. Francisco Xavier de Spinola Correia, has verified the boundaries and therefore, demarcation was carried out, with the presence and agreement of the respective interested parties. As per this document, it is evident that the original owners have accepted demarcation of the property of Dotú Malbú Borcar under Old Cadastral No. 1570 and also, in the inventory referred under para (d) above, the said property is not included).

(e) Deed of Sale dated 3/2/1948 drawn and executed at Bombay on 3/12/1948 at folio 267, before the Consulate General of Portugal at Bombay, with English Translation, reflects that Dotu Mablú Sinai Borcar, Xencora Dotu Sinai Borcar, Monorama Dotu Borcar, Jayabai


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Sahrsha Bhawani Sunkhtancar, Harsha Bhawani Sunkhtancar, all native of Bombay, sold to Maria Angelica Estefania Fernandes, all their rights over properties situated in village Marra, Parish of Pilerne, Bardez, one of the property being, additions commonly known as Voddlo Aco, Dacto Aco, Pagecho Aco, Khursacho Aco, Porsum, Panguereacho Aco, which additions jointly form one property paddy field situated at village Marra of said Parish Pilerne, and the property described in the Land Registration office of Ilhas under number 5005 at Folio 302 of Book B-13 New.

- (f) By Judgement and Order dated 01.02.2001 passed by the Dy Collector, & S. D. O. Panaji, in Case No: 18/178/2000/LRC/MISC /858, the Id. Dy. Collector has ordered that with respect to the properties under the survey no. 40/1, 40/2, 40/4, 40/5, 40/8, 40/10, 40/11, 41/2, 41/4 and 41/5, the name of the applicant (Maria Angelica Estefania Fernandes) shall be recorded in the occupants column of Form I & XIV of Village Marra in Bardez Taluka, and the name of Shri. Albino Fernandes appearing therein shall be deleted. Although, in the said order dated 01.02.2001, survey no. 41/6 is found omitted, based on the case as set out by the parties to the said proceeding as found discussed in the body of the said judgment and other documents relied upon by the parties before the said Authority, and based on the findings of the said court in the said Judgment that the properties were purchased by Shri. Albino Fernandes for his sister i.e. the present applicant as her Power of Attorney holder, it is clear that survey no. 41/6 has been omitted by mere oversight.


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“WITH RESPECT TO THE SAID PROPERTY A”

- (g) Deed of Sale dated 16/09/1983 registered under No. 194 at pages 308 to 312, Book No. I Vol. No. 191 dated 07/03/1984, reflects that Joaquim Martinho Fernandes, and his wife, Maria Angelica Estefania Fernandes sold to Mr. Joaquim Elias Fernandes, properties under survey no. 40/4 and 41/4 of Village Marra, Bardez, Goa.

(Note: the above referred Deed of Sale covers property under survey no. 41/4 of village Marra, Bardez, Goa.)

- (h) Agreement for sale dated 23.01.2002, registered before Notary Advocate Emerico Afonso, under No.3600 dated 29.01.2002. Mr. Joaquim Elias Fernandes, agreed to sell properties under survey no. 40/4 and 41/4 of Village Marra, Bardez, Goa to M/s. Models Constructions Pvt. Ltd.


(Note: the above referred Agreement for Sale covers property under survey no. 41/4 of village Marra, Bardez, Goa.)

- (i) Deed of Succession dated 20/07/2017 was drawn before the Notary Ex-Officio, Mormugao, Goa and Panaji in his book No. 187 at pages 39 to 40 Reverse onwards, upon death of Mr. Joaquim Elias Fernandes. As per the said Deed of Succession, his widow, Mrs. Rosalina Fernandes, is the moiety holder, and children (1) Mrs. Fatima Helena Fernandes, married to Domingos Mariano Pereira, (2) Proto Antonio Fernandes, married to Maria Perpetua Vaz, and (3)


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Jeronimo Rosario Fernandes, married to Desdemona Luiza Soares, are shown legal heirs of late Mr. Joaquim Elias Fernandes.

- (j) Subsequently, the wife of late Mr. Joaquim Elias Fernandes i.e. Mrs. Rosalina Fernandes, expired on 12.08.2017.
- (k) Deed of Relinquishment dated 29/06/2020 registered under Book No. 869 at pages 29 to 29v before the special Notary Ex- officio & Sub Registrar of Bardez, Goa, Mrs. Fatima Helena Fernandes, and her husband Domingos Mariano Pereira relinquished their rights, which they had inherited by way of legal succession upon the death of father/father-in-law Mr. Joaquim Elias Fernandes and mother/mother-in-law Mrs. Rosalina Fernandes.
- (l) Proto Antonio Fernandes, married to Maria Perpetua Vaz; and Jeronimo Rosario Fernandes, married to Desdemona Luiza Soares sold to M/S Models Construction Pvt. Ltd., property bearing Survey Nos. 41/4 of village Marra, Bardez, Goa, which Deed of Sale dated 25.02.2022 registered under Book 1 Document Registration Number. BRZ-1-1057-2022 on 10.03.2022.
- (Note: the above referred Deed of Sale covers property under survey no. 41/4 of village Marra, Bardez, Goa).
- (m) Form III, Form IX, and Handwritten Form I & XIV. In Form III, Form IX and Form I & XIV (handwritten) name of Albino Fernandes is found recorded with no entry in the tenant's column or other rights column. As mentioned under item no. (f) above, by judgment and order dated 01.02.2001, name of Albino Fernandes is found deleted. Similarly by Order passed on 05/08/2020 in Case


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No.Jt.Maml.V/Bardez/2/TNC/2020, the name of Joaquim Elias Fernandes is ordered to be deleted by granting application for Negative Declaration filed by the parties to the said proceedings.

- (n) Digital Form I & XIV of Survey no. 41/4 of Village Marra Pilerne, shows that name of M/s Models Construction Pvt Ltd is found recorded in occupants' column without there being any entry in either the Tenant's or other rights column.
- (o) Survey Plan of Survey no. 41/4, of Village Marra Pilerne, establishes that the said property under survey no. 41/4 touches the property under survey no. 41/3 on the West and touches the property under survey no. 41/5 on the East.
- (p) Sanad with respect to the Said Property under survey no. 41/4, having an area of 1575 sq. mtrs. of Village Marra, Pilerne, establishes that the Said Property is allowed conversion from Agricultural use to Non-Agricultural use as per the provisions of Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968.

"WITH RESPECT TO THE SAID PROPERTY B"

- (q) Deed of Sale dated 22/8/1975 registered under No. 599 at pages 314 to 319 of Book 1 Volume 93 on 30/8/1975 before the Sub-Registrar of Ilhas, reflects that Maria Angelica Estefania Fernandes and her husband, Joaquim Martinho Fernandes sold to Sebastian Lawrence Viegas properties falling under survey nos: 40/2, 40/5, 40/8, 41/2, 41/5, and 40/11 of Village Marra, Pilerne, Bardez Taluka.

(Note: the above referred Deed of Sale covers property under survey no. 41/5 of village Marra, Bardez, Goa.)


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(r) Deed of Sale dated 31/8/1999, registered under No. 1484 at pages 486 to 503 of Book No. 1 Vol. 792 on 07/09/1999 before the Sub Registrar of Ilhas, reflects that Sebastian Lawrence Viegas and his wife, Mrs. Joanita Estella Goes E. Viegas sold to Mr. Cosmas Francis Anthony Fernandes, and Mr. Paul Fernandes, properties under survey nos: 40/2, 40/5, 40/8, 41/2, 41/5, and 40/11, totally admeasuring an area of 6350 sq mtrs.

(Note: the above referred Deed of Sale covers property under survey no. 41/5 of village Marra, Bardez, Goa.)

(s) Agreement for Sale dated 01.03.2002 executed between (i) Mr. Cosmos Francis Anthony Fernandes, and his wife (ii) Mrs. Perpetua Fernandes; (iii) Paul Fernandes, and his wife (iv) Jackeline Antonette Fernandes, with respect to properties bearing survey nos. 40/5, 41/5, 40/11, and 40/12 of village Marra, Pilerene, Bardez, Goa, Notarised before Adv. Emerico Afonso, Notary, Panaji, Goa, and registered under no 3720(I) dated 27.02.2002.

(t) Deed of Sale dated 07/11/2016 registered under Book 1 Document Registration Number BRZ-BK1-05141-2016, CD Number BRZD784 on 21/12/2016, reflects that Mr. Cosmas Francis Anthony Fernandes and his wife, Mrs. Perpetual Fernandes, and Mr. Paul Fernandes and his wife, Mrs. Jackeline Antonette Fernandes, sold to M/S Models Construction Pvt Ltd. property under survey no. 41/5 of Village Marra, Bardez, Goa.


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- (u) Form III, Form IX, and Handwritten Form I & XIV. In Form III, Form IX and Form I & XIV (handwritten) name of Albino Fernandes is found recorded with no entry in the tenant's column or other rights column. As mentioned under item no. (f) above, by judgment and order dated 01.02.2001, name of Albino Fernandes is found deleted.
- (v) Digital Form I & XIV of Survey no. 41/5 of Village Marra Pilerne, shows that name of M/s Models Construction Pvt Ltd is found recorded in occupants' column without there being any entry in either the Tenant's or other rights column.
- (w) Survey Plan of Survey no. 41/5, of Village Marra Pilerne, establishes that the said property under survey no. 41/5 touches the property under survey no. 41/4 on the West and touches the property under survey no. 41/6 on the East.
- (x) Sanad with respect to the Said Property under survey no. 41/5, having an area of 2075 sq. mtrs. of Village Marra, Pilerne, establishes that the Said Property is allowed conversion from Agricultural use to Non-Agricultural use as per the provisions of Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968.

"WITH RESPECT TO THE SAID PROPERTY C"

- (y) Deed of Sale dated 07/08/1982 registered under No. 535 at pages 75 to 80 of Book No. I Vol. 185 on 9/8/1983 before the Sub Registrar of Ilhas, reflects that Maria Angelica Estefania Fernandes and her husband, Joaquim Martinho Fernandes sold to Shri. Krishnanath


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Vassu Malvankar, properties under Survey no. 40/12, 40/6 and 41/6 of Village Marra, Bardez, Goa.

(Note: the referred Deed of Sale covers property under survey no. 41/6 of Village Marra, Bardez, Goa).


- (z) Succession Deed was executed on 15/9/1995 before the Notary Ex-Officio of Ilhas and Panaji in his book No. 652 at pages 92 Reverse onwards, is drawn up upon death of Shri. Krishnanath Vassu Malvankar. As per the said Deed of Succession, his widow, Mrs. Radhabai Krishnanath Malvankar, is the moiety holder, and Mrs. Bharati Vithu Goankar, Mr. Vithu Sabaji Gaonkar, Mrs. Jayanti Sudesh Vadkar, Mr. Sudesh Vasudev Vadkar, Mrs. Sarita Santosh Haldankar, Mr. Santosh Tukaram Haldankar, Mrs. Tanuja Rajaram Goankar, Mr. Rajaram Arjun Gaonkar, Mr. Hemant alias Hanumant Krishnanath Malvankar, as legal heirs of late Krishnanath Vassu Malvankar.
- (aa) The above persons sold to M/S Models Construction Pvt Ltd properties bearing Survey Nos. 40/6, 41/12 and 41/6 of village Marra, Bardez, Goa, which Deed of Sale is dated 08.01.2002, duly registered before the Sub-Registrar of Bardez at Mapusa, under no. 150 at pages 116 to 134 of Book No. I volume No. 1034, dated 17.1.2002.
- (Note: the referred Deed of Sale covers property under survey no. 41/6 of Village Marra, Bardez, Goa).
- (bb) Form III, Form IX, and Handwritten Form I & XIV. In Form III, Form IX and Form I & XIV (handwritten) name of Albino Fernandes is found recorded with no entry in the tenant's column or other rights


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column. As mentioned under item no. (f) above, by judgment and order dated 01.02.2001, name of Albino Fernandes is found deleted.

- (cc) Judgment and Order dated 28.10.2019 passed by the Court of Joint Mamlatdar V of Bardez Taluka at Mapusa Goa, shows that proceeding for negative declaration was filed being case no. JM-V/TNC/NEG/27/2018, and by the said order, a negative declaration is given that Maria Augusta Pinto is found deleted from the tenant's column by virtue of by virtue of the said Judgment.
- (dd) Digital Form I & XIV of Survey no. 41/6 of Village Marra Pilerne, shows that name of M/s Models Construction Pvt Ltd is found recorded in occupants' column without there being any entry in either the Tenant's or other rights column.
- (ee) Survey Plan of Survey no. 41/6, of Village Marra Pilerne, touches the property 41/5 on the western side, beyond which lies the property under survey no. 41/4.
- (ff) Sanad with respect to the Said Property under survey no. 41/6, having an area of 1475 sq. mtrs. of Village Marra, Pilerne, establishes that the Said Property is allowed conversion from Agricultural use to Non-Agricultural use as per the provisions of Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968.

**“DOCUMENTS WITH RESPECT TO PERMISSIONS GRANTED BY THE
AUTHORITIES FOR CARRYING OUT CONSTRUCTION”**


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(gg) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6422/MARRA/TCP-21/1224 dated 16.03.2021, for proposed construction of residential bungalow, servant room on amalgamation of Plots, as per the enclosed approved plan in the property zone as Settlement Zone in Regional Plan for Goa 2021 situated in survey no. 40/5, 40/11 and 41/5 at Marra Village Taluka Bardez, Goa, as shown in the approved plan.

(Note: the above referred Technical clearance covers property under survey no. 41/5 of village Marra, Bardez, Goa).

(hh) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6449/MARRA/TCP-21/1699 dated 22.04.2021, for proposed amalgamation of Plots and construction of residential bungalow as per the enclosed approved plan in the property zone as Settlement Zone in Regional Plan for Goa 2021 situated in survey no. 40/6, 40/12 and 41/6 at Marra Village Taluka Bardez, Goa, as shown in the approved plan.

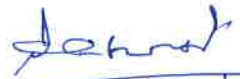
(Note: the above referred Technical clearance covers property under survey no. 41/6 of village Marra, Bardez, Goa).

(ii) The Technical clearance order from Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6449/MARRA/TCP-2022/4121 dated 15.07.2022 for “ carrying out the amalgamation of plots and proposed construction of residential Villas(9. Nos), Swimming Pool and


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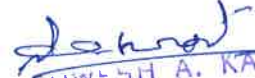
Compound wall(revised Plan) as per the enclosed approved plan in the property zone as Settlement Zone in Regional Plan for Goa 2021 situated at Marra Village Taluka Bardez, Goa bearing survey no. 41/4, 41/5 & 41/6, shows that there is amalgamation of the said properties and the TCP has granted Technical Clearance Order for construction of 9 nos of Residential Villas, swimming pool, and compound wall as shown in the approved plan.

- (jj) The Technical clearance order from Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. T TPB/6449/MARRA/TCP-2022/7903 dated 20.12.2022 for “ carrying out the proposed construction of residential Villas (7 Nos), Utility Block and Swimming poll (revised Plan) as per the enclosed approved plan in the property zone as Settlement Zone in Regional Plan for Goa 2021 situated at Marra Village Taluka Bardez, Goa bearing survey no. 41/4, 41/5 & 41/6, shows that the TCP has granted Technical Clearance Order for construction of 7 nos of Residential Villas, utility block and Swimming pool, as shown in the approved plan.
- (kk) NOC issued by Office of Asst. Engineer Sub Div IV. WDXVII (PHE-N) PWD-Porvorim-Goa under reference no. PWD/SDIV/PHE-N/F.13/393/22-23 dated 09.08.2022 stating that there is no objection from water supply point of view for amalgamation of Plots and Construction of Residential Villas (9 nos.) Swimming Pool and


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compound wall (revised plan) bearing survey no. 41/4,5 & 6 of Village Marra Bardez, Goa.

- (ii) No objection is issued by Office of Sub Divisional Engineer, Electricity Dept., O&M, Sub-Division II, Porvorim Goa, under reference no. 1/10/TECH/O&M/SD.II/POR/2022-23/855 dated 03.08.2022 stating that the NOC for said construction was issued vide Letter No.1/10Tech/O&M SD-II/Por/21-22/510 dated 15.06.2021 as per the applicant there is no change made in the condition. Hence NOC may be issued for the revised plan submitted in survey 41/4, 41/5 & 41/6 situated at Marra- Pilerne, Viillage Bardez, Goa.
- (mm) Construction Licence under ref no. V.P./PM/F.4/Bldgs/Com-wall/2021-22/584 dated 10.08.2021 granted to Models Construction Pvt. Ltd., r/o 7th Floor, Karim Mansion, Behind Goa Medical College of Pharmacy, Panaji, Goa, for carrying out the construction of residential building, servant room, on amalgamation of Plots in survey no. 40/5, 40/11 and 41/5 at Marra, Village Pilerne, Bardez Taluka.
(Note: the above referred construction licence covers property under survey no. 41/5 of village Marra, Bardez, Goa)..
- (nn) Construction Licence under ref no. V.P./PM/F.5/Bldgs/2021-22/604 dated 11.08.2021 granted to Models Construction Pvt. Ltd., r/o 7th Floor, Karim Mansion, Behind Goa Medical College of Pharmacy,


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Panaji, Goa, for carrying out the proposed amalgamation of plots and construction of residential building, in survey no. 40/6, 40/12 and 41/6 at Marra, Village Pilerne, Bardez Taluka.

(Note: the above referred construction licence covers property under survey no. 41/6 of Village Marra, Bardez, Goa).

- (oo) Revised Construction Licence under ref No.VP/PM/F.61/ Amalgamation of plots/(Revised) residential Villas (7 nos.) Utility Block/Swimming Pool/2022-23/3357 dated 23/01/2023 granted to Models Construction Pvt. Ltd. r/o Panaji – Goa, for carrying out the construction of Residential Villas (7 Nos.), Utility Block and Swimming Pool (Revised plan) and amalgamation of plots in Survey No.41/4, 5 and 6 situated at Pilerne Village, Bardez Taluka.

(Note: the above referred construction licence covers property under survey no. 41/4, 5 and 6 of Pilerne Village, Bardez Taluka, Goa)

- (pp) No Objection issued from sanitary point of view by Directorate of Health Service, Primary Health Centre, Saligao, under reference no. PHCS/NOC//2022-23/250 dated 09.08.2022 stating that there is no objection from sanitary point of view for proposed amalgamation of Plots and Construction of Residential Villas (9 nos), swimming pool, and compound wall (revised plan) in survey no. 41/4, 5 & 6 , Plot No. Nil, situated at Village Marra, Bardez, Goa.

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ADVOCATE

IV. OPINION:

After examining the above documents, tracing of title and construction permission/NOCs, my observation is as follows:

That M/S MODELS CONSTRUCTION PVT. LTD. have good and clear title for the Said Properties, entitled to develop of the Said Properties by carrying out construction in the Said Properties, and also competent to enter into any Agreement against payment of consideration with respect to the proposed Villas therein along with undivided share in the Said Properties.



VISHWESH A. KAMAT
ADVOCATE.