

CERTIFICATE OF TITLE

To,

RAJDEEP BUILDERS,

#708-710, 7th Floor, Gera Imperium Star,

Near Central Library, Panaji-Goa, 403001.

1) Name and Address of the Title Holder :-

RAJDEEP BUILDERS, A Proprietary concerned, owned by Shri Rajesh Tarkar, having his office at 708 to 710, 7th Floor, Gere Imperium Star, Near Central Library, Patto, Panaji Goa, 403001.

2) Description of the property including complete property address as per title documents, Dimension details as per title documents, Area of property as per title documents, Cadastral Survey No. (if applicable) and the Nature of the Land (Residential / Commercial / Industrial) :-



All that **Plot No. 19** admeasuring an area of 500 Sq. mts., which is independent plot, which was a part of the property named "**CURLA VAINGUINIM**" situated at Taleigao, within the limits of the Village Panchayat of Taleigao, Taluka Tiswadi, Sub District of Ilhas, District North Goa, within the State of Goa, the larger property was described in the Land Registration office of Ilhas under No. 17260 in Book B-45, New, enrolled in the Taluka Revenue Office of Tiswadi under Matriz Nos. 279, 284, 286, 288, 289, 291,293, 295, 297, 299, 301, 303 and 382 identified in the old Cadastral Survey under Plot No. 792 corresponding to new survey nos. 242/1, 243/2, 243/3, 243/4, 243/6, 243/9, 243/10, 243/12, 243/17 and 243/19 in the recent survey records of Taleigao village. That the Plot no. 19 admeasuring an area of 500 Sq. mts., is presently surveyed under Survey no. 242 Sub Division 1-Q of Village Taleigao, and bounded as under :

To the East:-	By Public Road and the Survey No. 86/3-A;
To the West:	By Nalla;
To the North:	By property bearing Survey No. 86/2 ; &
To the South:	By property bearing Survey No, 86/4, 5, 6 & 8.

(Hereinafter referred as "**the said Plot**").

That the said plot falls under Commercial "C-2" zone.



- 3) A list of documents studied by me is as under :-**
- 4) Photo Copy of Translation of Description no. 17260 and inscription no. 27753.
 - 5) Agreement for Sale dated 10.03.1986.
 - 6) Photo Copy of Sanad dated 11.12.1986 bearing ref. no. CNV/TIS/118/85 issued by Office of the Dy. Collector Goa North Sub Div. Panaji.
 - 7) Photo Copy of Deed of Sale dated 19.09.1988 bearing Registration No. 726/89 filled in Book No. 1, vol 60, dated 12.09.1989.
 - 8) Photo Copy of Form I & XIV dated 03.02.2015.
 - 9) Photo Copy of Letter dated 22.11.2018 issued by Office of Inspector of Survey & Land Records Tiswadi -Goa.
 - 10) Photo Copy of Letter dated 28.08.2018 issued by Office of Inspector of Survey & Land Records Tiswadi -Goa.
 - 11) Photo Copy of Form I & XIV dated 05.12.2018.
 - 12) Photo Copy zoning certificate dated 06.07.2020.
 - 13) Photo Copy of Nil Certificate of Encumbrance on Property dated 28.10.2020 issued by Office of the Civil Registrar cum Registrar Tiswadi.



14) Photo Copy of Form I & XIV.

15) Photocopy of the Deed of Sale dated 17.03.2022 duly registered before the Sub registrar Ilhas Goa at Book -1, Document, bearing registration No. PNJ-1-731-2022 dated 22.03.2022.

16) History of the property (Flow of Title):-

There exists landed property named "CURLA VAINGUINIM" situated at Taleigao, within the limits of the Village Panchayat of Taleigao, Taluka Tiswadi, Sub District of Ilhas, District North Goa, within the State of Goa, the larger property was described in the Land Registration office of Ilhas under No. 17260 in Book B-45, New, enrolled in the Taluka Revenue Office of Tiswadi under Matriz Nos. 279, 284, 286, 288, 289, 291, 293, 295, 297, 299, 301, 303 and 382 identified in the old Cadastral Survey under Plot No. 792 corresponding to new survey nos. 242/1, 243/2, 243/3, 243/4, 243/6, 243/9, 243/10, 243/12, 243/17 and 243/19 in the recent survey records of Taleigao village and bounded as under :



To the East:-	By the property bearing Old Cadastral Survey no. 810, belonging to the Comunidade of Taleigao and the land of Xavier Martins;
To the West:	By the property belonging to the late Maria Fernandes Monserrate bearing Old Cadastral Survey no. 769, property belonging to M/s Fomento bearing Old Cadastral Survey no. 687 and the properties belonging to Mr Renato Pinto bearing Old Cadastral Survey nos. 803 and 807;
To the North:	By properties of the Comunidade of Taleigao and the property of the said late Maria Fernandes Monserrate; &
To the South:	By part of the property bearing old Cadastral Survey No, 807, belonging to Mr. Renato Pinto and a part of the property bearing Old Cadastral Survey no. 811, belonging to Dr. Xavier Martine.

(Hereinafter referred as "**the said property**")

That the said property was originally inscribed in the name of **Antonio Leonardo Rosario Pompeo de Souza Machado.**



That vide Agreement dated 14.05.1985 the owners of the said property came to be devolved to Alcon Real Estates Pvt., Ltd., A Private Limited Company, having their office at Panaji Goa.

That said Alcon real Estates Pvt., Ltd., developed the said property into small plots after taking permission from the following departments / Authority :-

- (a) Letter dated 26.06.1987 bearing No. PDA/T/5885/1316/87 BY Panajim Planning and Development Authority.
- (b) Letter dated 08.07.1987 bearing No. VPT/TLG/153/87-88 by the Office of Village Panchayat of Taleigao-Goa.
- (c) Final NOC issued by the office of Panaji Planning and Development Authority dated 18.07.1988 bearing No. PDA/S/1109/2358/88.
- (d) Sanad dated 11.12.1986 issued by the Office of the Dy. Collector, Panaji Goa.

That Vide Agreement For Sale dated 10.03.1986, said Alcon Real Estate Pvt., Ltd., agreed to sell the said Plot on the terms and conditions mentioned therein to Shri Theodore D'Souza and his wife Smt Domina F.D. D'Souza.



That vide Deed of Sale dated 19.09.1988 duly registered before the Sub registrar at Ilhas Taluka at Panaji bearing registration No. 726 of Book-I, Volume No. 60 dated 12.09.1989, the owners of the said plot along with the said Developer sold, transferred, alienated all their rights, title and interest in the said plot to said **Shri Theodore D'Souza and his wife Smt Domina F.D. D'Souza**. Thus said **Shri Theodore D'Souza and his wife Smt Domina F.D. D'Souza** became absolute owners and in possession of the said plot.

That after purchasing the said plot, mutation and partition was carried out, that the Deputy Collector, & SDO, Tiswadi Goa vide order dated 28.08.2018 issued independent and separate Survey number to the said plot bearing Survey no. 242 Sub Division 1-Q of Taleigao Village. Thus said **Shri Theodore D'Souza and his wife Smt Domina F.D. D'Souza** became absolute owners and in possession of the said PLOT.

That vide Deed of Sale dated 17.03.2022 duly registered before the Sub registrar Ilhas Goa at Book -1, Document, bearing registration No. PNJ-1-731-2022 dated 22.03.2022, said **Shri Theodore D'Souza and his wife Smt Domina F.D. D'Souza** sold, transferred alienated all their rights, title and interest in the said plot to said **RAJDEEP**



BUILDERS. Thus said RAJDEEP BUILDERS and SMT DEEPA RAJESH TARKAR being wife of **Shri Rajesh Tarkar**, who are married under law of Communion of Assets are entitle to **the said plot and therefore became absolute owners and in possession of the said plot.**

17) Based on the documents produced for my perusal which are enlisted herein above and the certification regarding the said property is made by me entirely on documents produced to me, I hereby declare that.

a. I have perused the documents enlisted and Confirm purely on document produced to me, that **said RAJDEEP BUILDERS and SMT DEEPA RAJESH TARKAR** have & holds absolute, valid and marketable title to **the said Plot.**

b. I further confirm that the **said RAJDEEP BUILDERS and SMT DEEPA RAJESH TARKAR** have acquired valid title to **the said Plot.**

c. I hereby ascertain that there are no pending tenancy disputes and that there are no compensation claims payables in respect of **the said Plot** to be mortgaged.



CC-50-AC-5509
No. R08/WD/.../2022-23
17/03/22

d. I hereby certify that the Land Ceiling Act, Minor interest in property does not apply the property in question.

Place: Panaji.

Date: 24.03.2022




(Raviraj Chodankar)

Advocate

Raviraj Chodankar
Advocate
Office No. 723, 7th Floor,
Gera Imperium Star,
Next to Central Library,
Patto Plaza, Panaji-Goa.403001