



Dated:03/07/2024

To,

Mr. Harish Arora,

H. No.B-2/141, Second Floor,

Safdarjung Enclave, South West Delhi,

Delhi -110029

Mr. Arun Chaudhary

B-2/157, VTC, Safdarjung Enclave S.O.,

District South West Delhi, State Delhi 110020

CERTIFICATE OF TITLE

Description of the Said Property: -

All that property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao forming portion of the property named “**QUEREM**” or “**MARODO**” also known as “**PASTAVADDO**” bearing Survey No.30 Sub Division No.6, situated at Nigvaddo of the Village and parish of Saligao admeasuring 5425 sq mts, described in the Land Registration Office of Bardez under three Description Numbers, namely (i) Description No.9412 of Book B-24 and enrolled in the Taluka Revenue Office under No.5 of First Circumscription, (ii) Description No.10470 at Folio 127 reverse of Book B 27 and enrolled in the Taluka Revenue Office under No.14 of First Circumscription and (iii) Description No.9216 at folio 87 of Book B-24 and enrolled in the Taluka Revenue Office under No.13.

The said property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao is bounded as under: -



East: By the remaining property bearing Survey No.30/6 sold to Dr. Anil Seal;

West: By property bearing Survey Nos.29/1 and 29/4;

North: By the property bearing Survey No.29/1; and

South: By public road;

I Description of documents scrutinized: -

1. Description No.9412 of Book B-24
2. Description No.10470 at Folio 127 reverse of Book B 27
3. Description No.9216 at folio 87 of Book B-24 and enrolled in the Taluka Revenue Office under No.13.
4. Inscription No.5897
5. Inscription No.6671
6. Inscription No.6765
7. Inscription No.5865
8. Deed of Assignment of Undivided Rights to the Inheritance, Succession and Partition dated 28/04/1965, drawn at page 86 of Book 672
9. Manual Form I and XIV,
10. Form III (Index of Land)
11. Form IX
12. Will dated 14/03/1991, recorded at page 51 overleaf of Book 81 in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji,
13. Deed of Gratuitous Relinquishment of Illiquid Rights and Qualification of Heirs dated 28/08/2003, registered in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio Panaji, under No.413 of Book 679



-
14. Deed of Sale dated 18/04/2007 executed before the Office of the Sub Registrar of Mapusa, Bardez, Goa and registered under Reg No.2087 of Book No.I Vol No.2093 dated 23/04/2007,
 15. Deed of Gift dated 20/06/2019 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2793-2019 dated 29/08/2019,
 16. Order dated 20/12/2023 passed by the Inspector of Survey and Land Records, Mapusa, Bardez, Goa under Case No.PIBAR11-23/1568
 17. Memorandum of Understanding dated 12/02/2024 before Notary Advocate U. R. Timble at Panaji registered under Serial No.261 on 14/02/2024,
 18. Form I and XIV dated 13/02/2024 in respect of Survey No.30/6-A pf Village Saligao admeasuring 1434 sq mts
 19. Conversion Sanad dated 27/03/2024 under Ref No.4/70/CNV/AC-III/2024/517 issued by the Office of the Additional Collector III, North Goa District, Mapusa, Goa
 20. Nil Encumbrance Certificate dated 10/06/2024

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 property named “**QUEREM**” or “**MARODO**” also known as “**PASTAVADDO**” bearing Survey No.30 Sub Division No.6, situated at Nigvaddo of the Village and parish of Saligao admeasuring 5425 sq mts, wherein there exists a house registered in the Records of the Village Panchayat of Saligao under No.8/93, situated at Village Saligao and described in the Land Registration Office of Bardez under three Description Numbers, namely (i) Description No.9412 of Book B-24 and enrolled in the Taluka Revenue Office under No.5 of First Circumscription, (ii) Description No.10470 at Folio 127 reverse of Book B 27 and enrolled in the Taluka Revenue Office under No.14 of First Circumscription and (iii) Description No.9216 at folio 87 of Book B-24 and enrolled in the Taluka Revenue Office under No.13 and bounded as under: -

On the East: By the property bearing Survey No.30/3 and road;

On the West: By property bearing Survey No.29/4;

On the North: By property bearing Survey No.30/1 & 30/3; and

On the South: By property bearing Survey No.30/7, 30/8, 30/9 and road.

The property known as “**MORODD**” described in the Land Registration Office of Bardez under Description No.9412 of Book B-24 and enrolled in the Taluka Revenue Office under No.5 of First Circumscription is found inscribed in the Land Registration Office under Inscription No.5897 in favour of Jose Feliciano D’Souza having purchased the same by a Public Deed dated 06/10/1900 drawn up at page 59v of Book 47 of Notary Public Joao Cupertino de Caridade Frias from Maria Libania Pereira D’Souza, widow of Pascoal Saldanha.



The property known as “**PASTAVADDO**” described in the Land Registration Office of Bardez under Description No.9412 of Book B-24 and enrolled in the Taluka Revenue Office under No.5 of First Circumscription is found inscribed under Inscription No.6671 and 6765 in the name of the said Jose Feliciano D’Souza. The Inscription Certificate bearing No.6671 records that one half of the larger property 10470 is inscribed in the name of Jose Feliciano D’Souza for the same having been purchased by the said Jose Feliciano D’Souza from Pedro Antonio D’Costa and his wife Ana Verediana de Mathias by an Instrument dated 29/09/1902. The Certificate of Inscription bearing No.6765 records that the other half of the property described in the Land Registration Office under No.10470 is inscribed in the name of Jose Feliciano D’Souza and the same was purchased by him from Maria Santana D’Souza and Maria Felicia de Sequeira.

The property known as ‘**MOROD**’ described under Description No.9216 at Folio 87 of Book B-24 and enrolled in the Revenue Office under No.13 of First Circumscription is found inscribed in favour of Jose Feliciano D’Souza, under Inscription No.5865, the same having been purchased by the said Jose Feliciano D’Souza from Antonio Xavier Raymond D’Mello as such the said Jose Feliciano D’Souza became the absolute owner of the said property bearing Survey No.30/6, which comprises of three description numbers.

The said Jose Feliciano D’Souza was married to Maria Eulalia Fernandes or Marequinha Fernandes also known as Ana Graca Eulalia Fernandes.



The said Jose Feliciano D'Souza expired on 21/12/1937 and the said Maria Eulalia Fernandes expired on 01/06/1963, without any will or disposition of their last wish leaving behind their following children as their sole and universal heirs, namely

- a. Dr. Jose Florencio Eustaquio de Sousa married to Ana Filomena Cordai da Gama;
- b. Arsenia Visitacao Valdemira de Sousa married to Patricinio Jose Soares;
- c. Jeronimo Caetano do Rosario Sousa; and
- d. Maria Ludovina Irene de Sousa alias Maria Irene Ludovina de Sousa married to Carlos Margarino de Sousa.

By a Deed of Assignment of Undivided Rights to the Inheritance, Succession and Partition dated 28/04/1965, drawn at page 86 of Book 672 of the then Notary Antonio Jose Joao Francisco Pinto de Menezes, the said Arsenia Visitacao Valdemira de Sousa and her husband Patricinio Jose Soares and Maria Ludovina Irene de Sousa alias Maria Irene Ludovina de Sousa and her husband Carlos Margarino de Sousa, assigned their rights in respect of the said property described under No.9412, 10470 and 9216 in favour of Dr. Jose Florencio Eustaquio de Sousa and Fr. Jeronimo Caetano do Rosario e Sousa.

The name of said Dr. Jose Florencio E. D'Souza is seen recorded as Occupant in the Occupants Column of Manual Form I and XIV, Form III (Index of Land) and Form IX of the property surveyed under Survey No.30/6.

The said Dr. Jose Florencio Eustaquio de Sousa was married to Ana Filomena Cordai da Gama e Sousa. The said Dr. Jose Florencio Eustaquio de Sousa expired on 02/04/1974 and the said Ana Filomena Cordai da Gama e Sousa also expired on



22/11/1991, without any will or disposition of their last wish, leaving behind their following children as their sole and universal heirs, namely

- A. Maria Angela Ida de Sousa e Lobo married to Phillip Lobo;
- B. Fr. Jose Armando Augusto Churchill da Gama e Sousa,
- C. Mrs. Maria Aurea Margarida Cristalina da Gama Sousa e Pinto married to Dr. Luino Pinto;
- D. Sr. Maria Ida Ligia da Gama e Sousa also known as Sr. Mary Linda;
- E. Maria Flavia Elizabeth da Gama e Sousa;
- F. Jose Feleciano Agnelo Elizeu Filomeno da Gama e Sousa married to Antonieta Ribeiro e Sousa.

The said Fr. Jeronimo Caetano do Rosario e Sousa, who acquired half share in the said larger property expired on 12/08/1992, without leaving any lineal descendants but left a Will dated 14/03/1991, recorded at page 51 overleaf of Book 81 in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, whereby he bequeathed the said larger property to his nieces Maria Aurea Margarida Cristalina da Gama Sousa e Pinto and Maria Flavia Elizabeth da Gama e Sousa.

The said Dr. Luino Pinto expired leaving behind his widow the said Mrs. Maria Aurea Margarida Cristalina da Gama Sousa e Pinto and the following children as their sole and universal heirs: -

- a. Mrs. Maria Silvia Adelaide Pinto married to Reginaldo Alexander Dias;
- b. Mr. Augusto Brian Charles Pinto married to Mrs. Judy Irene Pinto;
- c. Mr. Basil Edwin Martin Pinto married to Mrs. Angela Fernandes Pinto;
- d. Mr. Cyril Allan Socorro Pinto married to Mr. Charles Pinto.



By a Deed of Gratuitous Relinquishment of Illiquid Rights and Qualification of Heirs dated 28/08/2003, registered in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio Panaji, under No.413 of Book 679, the other heirs of late Dr. Jose Florencio Eustaquio de Souza and heirs of Fr. Jeronimo Caetano do Rosario Sousa who are parties to the said Deed of Succession and Relinquishment dated 28/08/2003, inter alia relinquished and/or renounced their illiquid and undivided rights, title and interest in the estate left behind by late Dr. Jose Florencio Eustaquio de Souza and late Fr. Jeronimo Caetano do Rosario Sousa in favour of Jose Feleciano Agnelo Elizeu Filomeno da Gama e Sousa, Fr. Jose Armando Augusto Churchill da Gama e Sousa and Maria Flavia Elizabeth da Gama e Sousa as such Jose Feleciano Agnelo Elizeu Filomeno da Gama e Sousa, Fr. Jose Armando Augusto Churchill da Gama e Sousa and Maria Flavia Elizabeth da Gama e Sousa, became the absolute owners of the larger property along with the house existing therein.

The Said Property along with the house existing therein has been looked after, taken care and maintained and conserved by Jose Feleciano Agnelo Elizeu Filomena da Gama e Sousa, since the year 1958 and also by his wife Antonieta Ribeiro since the year 1971 at their own cost and expenses.

A part of the said property was occupied and enjoyed by one Shri Augustine Eustace Souza.

Vide Deed of Sale dated 18/04/2007 executed before the Office of the Sub Registrar of Mapusa, Bardez, Goa and registered under Reg No.2087 of Book No.I Vol No.2093 dated 23/04/2007, Mr. Jose Feleciano Agnelo Elizeu Filomeno Da Gama e Souza alias Jos Feleciano De Souza and his wife Antonieta Ribeiro e Souza, Maria Flavia Elizabeth da Gama e Sousa alias Flavia Sousa and Fr. Jose Armando Augusto Churchill Da Gama E



Sousa alias Fr. Armando De Sousa sold portion of the said property admeasuring an area of 4000 sq mts out of the total area admeasuring 5425 sq mts to Dr. Anil Seal.

The said Maria Flavia Elizabeth da Gama e Sousa alias Flavia Sousa expired in the status of spinster, leaving the said Mr. Jose Feleciano Agnelo Elizeu Filomeno Da Gama e Souza alias Jos Feleciano De Souza and his wife Antonieta Ribeiro e Souza, and Fr. Jose Armando Augusto Churchill Da Gama E Sousa alias Fr. Armando De Sousa as her only heirs and successors.

No Succession Deed is required on the death of said Maria Flavia Elizabeth da Gama e Sousa alias Flavia Sousa as the same stands already proved in Deed of Succession and Relinquishment dated 28/08/2003.

Vide Deed of Gift dated 20/06/2019 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2793-2019 dated 29/08/2019, Mr. Augustine Eustace Souza, unmarried as the Donor along with Mr. Jose Feliciano D'Souza, Mrs. Antonieta Ribeiro D'Souza and Fr. Jose Armando Augusto Churchill Da Gama E Souza alias Armando D'Souza alias Jose Armando D'Souza as Confirming Party gifted the remaining portion of the property admeasuring an area of 1434 sq mts to Goa Salesian Society, a Charitable Society as the Donee.

By virtue of the above said Deed of Gift dated 20/06/2019 said Goa Salesian Society became the absolute owner in possession of the said property admeasuring an area of 1434 sq mts, more particularly described herein above.

The said area admeasuring 1434 sq mts came to be partitioned and has been allotted a separate Sub Division No.6-A by virtue of Order dated 20/12/2023 passed by the



Inspector of Survey and Land Records, Mapusa, Bardez, Goa under Case No.PIBAR11-23/1568.

By Memorandum of Understanding dated 12/02/2024 before Notary Advocate U. R. Timble at Panaji registered under Serial No.261 on 14/02/2024, said The Goa Salesian Society, a Charitable Society represented by its Chairman cum Provincial Fr. Francis Silveira, appointed by Resolution dated 14/06/2019 as Party of the First Part has agreed to sell the said property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6 of Village Saligao to M/s Mannat Infra Developers & Contractors, having its Office at 115, First Floor, Gera Imperium II, EDC Patto Plaza, Panaji, represented by its Sole Proprietor Mr. Abdul Gafoor as Party of the Second Part.

Form I and XIV dated 13/02/2024 in respect of Survey No.30/6-A of Village Saligao admeasuring 1434 sq mts shows the name of Goan Salesian Society in the Occupants Column.

Conversion Sanad dated 27/03/2024 under Ref No.4/70/CNV/AC-III/2024/517 has been issued by the Office of the Additional Collector III, North Goa District, Mapusa, Goa in respect of the said property admeasuring 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao.

Nil Encumbrance Certificate dated 10/06/2024 states that there are no encumbrances on the said property surveyed under Survey No.30/6-A of Village Saligao admeasuring 1434 sq mts from 09/06/2019 to 10/06/2024.

V. Opinion: -



From the documents produced I am of the opinion that said Goan Salesian Society are the absolute owner in possession of all that that property situated at Saligao, within the jurisdiction of Village Panchayat of Saligao, Bardez Taluka, District of North Goa and State of Goa, surveyed in the Records of Rights under **Survey No.30/6-A of Village Saligao** admeasuring an area of **1434 sq mts** and, which property is more particularly described herein above and have a clear and marketable title to the same and . M/s Mannat Infra Developers & Contractors, having its Office at 115, First Floor, Gera Imperium II, EDC Patto Plaza, Panaji, represented by its Sole Proprietor Mr. Abdul Gafoor has rights on the said property by virtue of Memorandum of Understanding dated 12/02/2024

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

Urban Land Ceiling Act is not applicable.

Latest Nil Encumbrance Certificate and Latest Zoning Certificate to be produced.

Pratiksha Kamat
Advocate

**PRATIKSH
A JAIWANT
KAMAT**

Digitally signed
by PRATIKSHA
JAIWANT KAMAT
Date: 2024.07.04
12:29:29 +05'30'