



Dated: 07th July 2022

To,

AVTARA HOMES PRIVATE LIMITED

CERTIFICATE OF TITLE

Description of the Property : -

All that property admeasuring 3245.00 sq.mtrs forming an independent and separate unit in itself, being surveyed under Survey No.481/1-B of Calangute Village erstwhile forming part of the entire property known as 'BALGUEM NAVEM' consisting of Coconut grove and being the 1st part of the four parts (Adicoes) of the same, situated in the ward Naikawada of Village Panchayat Calangute, Taluka and Sub District of Bardez, District North Goa State of Goa and is bounded as under:

Towards the North: partly by Nullah and partly by property bearing S. No.478/23 of Calangute Village

Towards the South: partly by Nullah and partly by property bearing Survey No.482/13 of Calangute Village

Towards the East: by property bearing Survey No.484/1-A and partly by 481/1 of Calangute Village

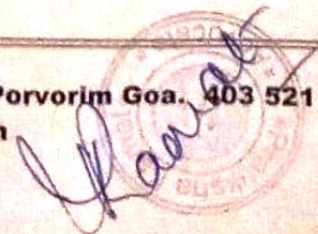
Towards the West: by a Nallah beyond which lies the property bearing Survey No.480/16.

Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim Goa. 403 521
Email: pratiksha.adv@gmail.com



II Description of documents scrutinized: -

1. Inscription
2. Deed of Sale dated 03/11/1979 registered before the Sub Registrar of Bardez under Reg. No.94 of Book No. I Volume No.141 dated 17/01/1980
3. Deed of Sale dated 24/12/1999
4. Deed of Sale dated 10/05/2005
5. Deed of Gift dated 29/05/2012 registered before the Sub Registrar of Bardez under Book-1 Document bearing Registration Number BRZ-BK1-02707-2012 CD Number BRZD337 dated 25/06/2012.
6. Sanad dated 24/11/2014 under No. RB/CNV/BAR/AC-I/38/2014 issued by the Office of the District Collector North Goa.
7. Deed of Sale dated 21/10/2015 registered before the Sub Registrar of Bardez under Book-1 Document bearing Registration Number BRZ-BK1-08455-2015 CD Number BRZD773 dated 27/10/2015.
8. Order dated 17/05/2018 under No NGPDA/CAL/49(6)/316/741/18 issued by the North Goa Planning and Development Authority.
9. Deed of Sale dated 28/08/2018 registered before the Sub Registrar of Bardez under Book-1 Document bearing Registration Number BRZ-BK1-03823-2018 CD Number BRZD802 dated 29/08/2018.
10. Form I and XIV dated 25/09/2018
11. Order dated 07/09/2020 under No. NGPDA/Cal/44/578/2158/2020 issued by the North Goa Planning and Development Authority
12. Order dated 08/09/2020 under No. NGPDA/Cal/44/578/2164/2020 issued by the North Goa Planning and Development Authority.
13. Certificate of Incorporation dated 02/06/2021 issued by the Office of the Registrar of Companies, New Delhi





14. Construction License dated 28/02/2022 under No. VP/Cal/F-13/21-22/L-37/4668 issued by the Village Panchayat Calangute 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 a property admeasuring 3245.00 sq.mtrs forming an independent and separate unit in itself, being surveyed under Survey No.481/1-B of Calangute Village erstwhile forming part of the entire property known as 'BALGUEM NAVEM' consisting of Coconut grove and being the 1st part of the four parts (Adicoes) of the same, situated in the ward Naikawada of Village Panchayat Calangute, Taluka and Sub District of Bardez, District North Goa State of Goa described hereinabove.

The entire property originally belonged to Mrs. France Yvonne Briotto and her husband Mr. Edmund Flavian Britto, who had acquired the right in the entire property together with some other properties vide Deed of Sale dated 27/08/1965 executed before then Notary Public of Bardez Adv. Pinto de Menezes registered in his Book of record purchased from Dr. Manuel Jose Da Costa and his wife Mrs. Avonne Reis da Costa.



Vide Deed of Sale dated 03/11/1979 registered before the Sub Registrar of Bardez under Reg. No.94 of Book No. I Volume No.141 dated 17/01/1980 Mrs. France Yvonne Britto and her husband Mr. Edmund Flavian Britto sold the entire property to Mr. Willie Barreto and his wife Mrs. June Barreto.

By Deed of Sale dated 24/12/1999, the said Mr. Willie Barreto and his wife Mrs. June Barreto sold a part of land admeasuring 250.25 sq.mtrs out of the bigger property admeasuring 7150 sq.mtrs in favour of Mrs. Mitra Uday Natekar as she was the mundkar of the house bearing No. E2/60 situated in the bigger property admeasuring 7150 sq.mtrs.

Shri. Pandhari Xete Shirodkar as mundkar of the bigger property admeasuring 7150 sq.mtrs purchased an area of 292 sq.mtrs from the bigger property admeasuring 7150 sq.mtrs from Mr. Willie Barreto and his wife June Barreto of Order dated 05/12/1996 passed by the Joint Mamlatdar of Bardez Mapusa Goa in Case No. MND/SR-16(I)CAL/35/96.

By Deed of Sale dated 10/05/2005 registered before the Sub Registrar of Bardez under Reg. No.1920 at pages 265 to 280 of Book No. I Volume No.1285 dated 17/05/2005 the said Mr. Willie Barreto and his wife June Barreto sold a small stripe of land admeasuring 18 sq.mtrs from the bigger property admeasuring 7150 sq.mtrs in favour of Mr. Pritam Pandhari Xete Shirodkar.

With the intention of gifting to their children, an area admeasuring 6607.5 sq.mtrs (after excluding 542.00 sq.mtrs there from towards area sold to mundcar) of Survey No.481/1 of Calangute Vilafe, Mr. Willie Paul Barreto and his wife Mrs. June Barreto



divided the said property equally into four plots from East to West and North to South such that each plot admeasures 1652.00 sq.mtrs and in pursuance thereto vide Deed of Gift dated 29/05/2012 registered before the Sub Registrar of Bardez under Book-1 Document bearing Registration Number BRZ-BK1-02707-2012 CD Number BRZD337 dated 25/06/2012 said Mrs. Willie Barreto and his wife Mrs. June Barreto gifted the said property admeasuring 6607.75 sq.mtrs along with other properties in favour of Mr. Rabindra Barreto, Mr. Willie Theodore Barreto and Ms. Karen Barreto. Four Plots each admeasuring 1652 sq.mtrs with the North Eastern and North Western plots being allotted in favour of Ms. Karen Barreto, South Eastern Plot being allotted in favour of Mr. Willie Theodore Barreto and South Western Plots being allotted in favour of Mr. Rabindra Barreto.

Sanad dated 24/11/2014 under No. RB/CNV/BAR/AC-I/38/2014 was issued by the Office of the District Collector North Goa for the use of Non Agricultural Land.

By Deed of Sale dated 21/10/2015 registered before the Sub Registrar of Bardez under Book-1 Document bearing Registration Number BRZ-BK1-08455-2015 CD Number BRZD773 dated 27/10/2015, the said Mr. Rabindra Barreto and Mrs. Magaret Barreto, Mr. Willie Theodore Barreto, Mrs. Velanie Lisa Fernandes e Barreto, as Vendors, Mrs. June Barreto alias Loretta June Barreto, as Confirming Party, and Ms. Karen Barreto, as Consenting Party sold the said two plots i.e. North Eastern and North Western plots totally admeasuring 3295 sq.mtrs forming part of the said property which plot is hereinafter referred to as the Said Smaller Property described hereinabove in favour of M/s. Nirvair Developers Pvt. Ltd

Pratiksha Kamat



Order dated 17/05/2018 under No NGPDA/CAL/49(6)/316/741/18 was issued by the North Goa Planning and Development Authority.

By Deed of Sale dated 28/08/2018 registered before the Sub Registrar of Bardez under Book-1 Document bearing Registration Number BRZ-BK1-03823-2018 CD Number BRZD802 dated 29/08/2018, Nirvair Infrastructure LLP sold the said property admeasuring 3245.00 sq.mtrs forming an independent and separate unit in itself, being surveyed under Survey No.481/1-B of Calangute Village erstwhile fo-rming part of the entire property known as 'BALGUEM NAVEM' to Colonnade Structures Private Limited.

Form I and XIV dated 25/09/2018 bearing Survey No.481/1-B of Village Calangute Bardez Taluka shows the name of Colonnade Structures Private Limited in Occupants Column.

Order dated 07/09/2020 under No. NGPDA/Cal/44/578/2158/2020 and Order dated 08/09/2020 under No. NGPDA/Cal/44/578/2164/2020 was issued by the North Goa Planning and Development Authority for construction of multi family residential building, swimming pool and compound wall.

Certificate of Incorporation dated 02/06/2021 issued by the Office of the Registrar of Companies, New Delhi showing Company name change from Colonnade Structures Private Limited to Avtara Homes Private Limited.



Construction License dated 28/02/2022 under No. VP/Cal/F-13/21-22/L-37/4668 was issued by the Village Panchayat Calangute Bardez Goa for construction of multi family residential building, swimming pool and compound wall.

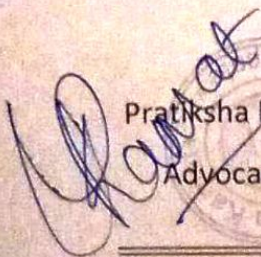
Based upon the documents produced and the searches conducted, I opine that said Avtara Homes Private Limited is the absolute owner in possession of the said that property admeasuring 3245.00 sq.mtrs forming an independent and separate unit in itself, being surveyed under Survey No.481/1-B of Calangute Village erstwhile forming part of the entire property known as 'BALGUEM NAVEM', and have a clear and marketable title to the "said Property".

V. Opinion: -

From the documents produced I am of the opinion that said Avtara Homes Private Limited is the absolute owner in possession of the said property admeasuring 3245.00 sq.mtrs forming an independent and separate unit in itself, being surveyed under Survey No.481/1-B of Calangute Village erstwhile forming part of the entire property known as 'BALGUEM NAVEM', and have a clear and marketable title to the "said Property"

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

Urban Land Ceiling Act is not applicable.


Pratiksha Kamat
Advocate