

Savio Monteiro

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To,

OIKOS VENTURES PRIVATE LIMITED

Office at 36/2, C/o Santosh Yadav,

Chimes Tower 1st Floor,

Vakil Market, Chanderlok,

DLF Phase4 GURGAON

Gurgaon HR 122002 IN

TITLE REPORT

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE I

(Description of the Larger Property)

All Immovable Property known as 'GONGERE' also known
'GANGUERECHEMBATA' Surveyed under survey
No.171/10 of the village of Assagao, Bardez, Goa



admeasuring 3950 sq.mts., not found described in the Land Registration Office of Bardez at Mapusa found enrolled in the Taluka Revenue Office of Bardez at Mapusa under No.1507 of 1st and bounded as follows:-

EAST - By public road and Surveyed under survey no.171/13 and 171/11 Village of Assagao.

WEST - By Surveyed under survey no.171/9, 171/8, 171/14, 171/16 and 171/17 Village of Assagao.

NORTH - By Surveyed under survey no.172/18, 171/12, and 172/39 Village of Assagao.

SOUTH - By Public Road.

SCHEDULE II

(Description of the Plot)

All PLOT known as 'GONGERE' also known 'GANGUERECHEMBATA' Surveyed under survey No.171/10 of the village of Assagao, Bardez, Goa admeasuring 2,486 sq.mts along with an additional area admeasuring 60 Sq.mts which has been maintained as an access in the development property sq. mts., forming the part



of the larger property admeasuring 3950 sq. mts not found described in the Land Registration Office of Bardez at Mapusa found enrolled in the Taluka Revenue Office of Bardez at Mapusa under No.1507 of 1st and bounded as follows:-

EAST - By public road and Surveyed under survey no.171/13 and 171/11 Village of Assagao.

WEST - By Surveyed under survey no.171/9, 171/8, and 171/10 Village of Assagao.

NORTH - By Surveyed under survey no.172/18, 171/12, and 172/39 Village of Assagao.

SOUTH - By part of the larger property Surveyed under survey no.171/10 and public road.

II. DEVOLUTION OF TITLE:

The said Larger Property originally belonged to late Domingos Antonio Sergio De Souza and his wife Maria Caetana Botelho. Thereafter upon the death of Domingos Antonio Sergio De Souza and his wife Maria Caetana Botelho the said larger property was inherited by their daughter Maria Pulqueria



Piedade de Souza and granddaughter Maria Angelica Rosalinda Hortencia Dos Martires which inference is drawn by the Deed of justification and Gift at Book No.595 of folios 96 before Prabakar Vamanrao Suriyarao Sardessai, Civil Registrar- Cum Sub Registrar and Notary Ex-Officio of Judicial Division of Bardez. Upon the demise of Maria Pulqueria Piedade de Souza and Maria Angelica Rosalinda Hortencia Dos Martires the said larger property came to be inherited to Bras Caetano Perpetuo Socorro Higinio Da Costa alias Bras Caetano De Costa and his wife Maria Lira Olga De Souza Ticlo alias Maria Lira Souza Ticlo E Costa, whereby it was declared by a guarantor who guaranteed the truth and the authenticity of the claim and were informed about the liabilities under article 276 of the code and was recorded for the purpose of article 212 of the said code by drawing a Deed of Justification and Gift at Book No.595 of folios 96 before Prabakar Vamanrao Suriyarao Sardessai, Civil Registrar- Cum Sub Registrar and Notary Ex-Officio of Judicial Division of Bardez. The Said Larger Property is recorded in the Registo Do Agremensor and Cadastral Survey Records reveal that the



said Larger Property bears old Cadastral Survey No. 1059 originally belonged to Bras Caetano Perpetuo Socorro Higinio Da Costa alias Bras Caetano De Costa. The said Cadastral Survey No. 1059 read with the Registo Do Agrimensor that establishes the said property originally belonged to Bras Caetano Perpetuo Socorro Higinio Da Costa alias Bras Caetano De Costa.

The said Late Bras Caetano Perpetuo Socorro Higinio Da Costa alias Bras Caetano De Costa and his wife Maria Lira Olga De Souza Ticlo alias Maria Lira Souza Ticlo E Costa on being the exclusive owner in possession of the said larger property by virtue of a Deed of Gift executed on 2/12/1987 registered in the office of the Sub-Registrar of Bardez at Mapusa under No.634 of Book No.I, Volume No.31 dated 05/06/1989 Gifted said **"LARGER PROPERTY"** out of love and affection and giving every possible assistance to their daughter Mrs. Maria Angelica Ivone De Costa alias Sunita Nair and son-in-law Mr. Babu Bhargavan Nair alias Babu Nair. The Manual form 1 and 14 and present Form 1 and 14 records the name of Mrs. Maria Angelica Ivone De Costa alias Sunita Nair and Mr.



Babu Bhargavan Nair alias Babu Nair. Whereby vide Deed of Development cum Sale registered on Book 1 having registration no.BRZ-107-2020 dated 08/01/2020 Mr. Babu Bhargavan Nair alias Babu Nair and Mrs. Maria Angelica Ivone De Costa alias Sunita Nair entered in a development agreement with **OIKOS VENTURES PRIVATE LIMITED** with respect to the said PLOT.

In light of above, considering the fact that the Deed of Justification and Gift dated 22/03/1962, Cadastral Survey Records, Registo Do Agrimensor, Deed of Gift dated 02/12/1987 and Deed of Development cum Sale dated 08/01/2021 and the Survey Records in respect of the said property, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owner, I am of the opinion that **OIKOS VENTURES PRIVATE LIMITED** has clear and marketable title in respect of the said PLOT.



III. In addition to above, I have to make the following observations:

1. No tenants/Mundkars are reflected in the survey records of the said PROPERTY.
2. The Urban Ceiling Act is not applicable to the State of Goa.
3. Conversion Sanad dated 27/01/1989 vide no. CNV/BRZ/146/88 issued by the Dy. Collector & Sub Divisional Office at Mapusa has been furnished to establish that the said PROPERTY admeasuring 488 sq.mts is converted from agricultural to non-agricultural purposes.
4. Construction license issued by Village Panchayat of Assagao for construction of



house vide permission no.220 dated 22/02/1989 in favor of Babu Nair.

5. Conversion Sanad No. 4/136/CNV/AC-III/2019/267 dated 21/02/2020 Office of the Dy. Collector and S.D.O, Mapusa, Goa has been furnished to establish that the said PROPERTY admeasuring 2600 sq. mts is converted from agricultural to non-agricultural purposes.
6. Town and Country Planning Department have granted Technical Clearance dated 15/12/2020 bearing no. TPB/5549/ASSG/TCP-20/4632 for proposed construction of residential villa (1 to 11) with swimming pool.
7. The Directorate of Health Services Primary Health Center at Siolim granted provisional



NOC from sanitization point of view for proposed construction of residential villa (01 to 11) swimming pool having ref no.PHCS/NOC-CONST/20-21/2154 dated 28/12/2020.

8. The Village Panchayat, Assagao, Bardez, Goa has granted Construction License having license no.46/2020-21 dated 29/01/2021, bearing no. VP/2020-21/1610.

V. **ENCUMBRANCE ON PROPERTY:-**

I have taken search in the Office of the Sub-Registrar of Mapusa, Bardez - Goa and have not found any registered mortgages in respect of the said property. The Office of the Sub-Registrar of Bardez has issued a Nil Encumbrance Certificate for 33 years from 02/12/1987 to the 16/01/2019 having Certificate No.103 with



respect of the said LARGER PROPERTY that establishes there is no encumbrance in the said LARGER PROPERTY.

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that **OIKOS VENTURES PRIVATE LIMITED** has a clear and marketable title in respect of the said Plot.

Place:-Panaji-Goa.

Date:- 28/05/2021



(Adv. Savio Monteiro)