

To,

Devashri Nirman LLP,
710, 7th Floor, Dempo Towers,
Patto Plaza, Panaji Goa.

CERTIFICATE OF TITLE

This title certificate is being issued pursuant to request made by Devashri Nirman LLP in respect of their title to below mentioned property:

1. DESCRIPTION OF THE PROPERTY: The property comprises of following two plots of land:

- A. ALL THAT piece and parcel of land admeasuring 3983 sq. mtr. identified as plot P-4 surveyed under survey no. 2/4-B of the Village Candolim of Bardez Taluka forming part of the properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "Marquis Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 surveyed under Nos. 2/4 and 4/1 respectively of village



Candolim. The said piece and parcel of land admeasuring 3983 sq. mtr. is bounded as under:

To the East:- By Survey No. 3/8, Survey No.4/1 and remaining part of Survey No. 2/4

To the West:- By survey No. 2/4-A and 2/7 and partly by public road.

To the North:- By Survey No. 2/6,2/3 and part of Survey No. 2/4.

To the South:- By Survey No. 3/1-A, Survey No.3/3 and 3/8 and partly by Survey No. 2/4.

B. ALL THAT piece and parcel of land admeasuring 442 sq. mtr. identified as plot P-5 surveyed under survey no. 4/1-D of the Village Candolim of Bardez Taluka forming part of the properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "Marquis Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 surveyed under Nos. 2/4 and 4/1 respectively of village Candolim. The said piece and parcel of land admeasuring 442 sq. mtr. is bounded as under:

To the East:- By remaining part of Survey No. 4/1.

To the West:- By property bearing Survey No. 2/4.

To the North:- By part of property bearing Survey No. 2/4.



To the South:- By part of property bearing Survey No. 2/4 and partly by remaining part of Survey No. 4/1.

The above two plots collectively referred to as **SAID PROPERTY** and individually as **SAID PLOT**

2. LIST OF DOCUMENTS SCRUTINISED:

- i) Form I & XIV of the property bearing Survey No. 2/4-B of Candolim Village.
- ii) Form I & XIV of the property bearing Survey No. 4/1-D of Candolim Village.
- iii) Survey Plan of the property bearing Survey No. 2/4-B of Candolim Village.
- iv) Survey Plan of the property bearing Survey No. 4/1-D of Candolim Village.
- v) Photocopy of Will dated 19.07.1951 executed by Mr. Madeva Sinai Bobo e Caculo assisted by his wife Parvatibai alias Parvotibal.
- vi) Photocopy of Deed of Partition dated 01.11.1952.
- vii) Photocopy of Deed of Declaration and Succession dated 01.11.1952.
- viii) Photocopy of Deed of Partition dated 29.03.1971.
- ix) Photocopy of Deed of Family Partition dated 02.11.2002.

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- x) Photocopy of Deed of Succession dated 19.02.2007.
- xi) Photocopy of Declaration of Heirship dated 20.08.2020.
- xii) Sale Deed dated 07/10/2021 registered before Sub Registrar Bardez under Book-1 Document, Registration Number BRZ-1-3824-2021 dated 22/10/2021.
- xiii) Sale Deed dated 07/10/2021 registered before Sub Registrar Bardez under Book-1 Document, Registration Number BRZ-1-3823-2021 dated 22/10/2021.
- xiv) Deed of Rectification dated 07/10/2021 registered before Sub Registrar Bardez under Book-1 Document, Registration Number BRZ-1-2098-2022 dated 10/05/2022
- xv) Partition Order ISLR/PART/BAR/CAN/554/20 dated 31/05/2022 issued by the Inspector of Survey and land Records Mapusa Goa.
- xvi) Partition Order ISLR/PART/BAR/CAN/319/2022 dated 28/10/2022 issued by the Inspector of Survey and land Records Mapusa Goa.
- xvii) Conversion Sanad bearing No. 4/649/CNV/AC-III/2022/636 dated 27.04.2023
- xviii) Conversion Sanad bearing No. CDBAR01-23-39/3727 dated 15.06.2023
- xix) Technical Clearance bearing No. TPB/9235/CAN/TCP-2024/313 dated 09.01.2024.



xx) Construction License No. VP/32/6/28/2023-2024/4782 dated
12.02.2024

C. FLOW OF TITE.

On perusal of documents it is evident that there exist properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "MARQUIS WADO". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 and surveyed under Survey Nos. 2/4 and 4/1 of Candolim Village, Bardez Taluka and admeasuring 12025 and 8529 sq. mts. Respectively, which properties are hereinafter referred to as the "SAID PROPERTIES"

The "SAID PROPERTIES" referred hereinabove belonged to late Mr. Madeva Sinai Bobo e Caculo. Later Mr. Madeva Sinai Bobo e Caculo assisted by his wife Parvatibai alias Parvotibai executed a Will dated 19.07.1951 appointing their nephew, Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo as his heir, since they had no issues and bequeathed the Said Properties to said Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo.



It is evident that on the death of said Mr. Madeva Sinai bobo e Caculo, a Deed of Partition dated 01.11.1952 was executed by and between Smt. Parvatibai alias Parvotibai Caculo and Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo with his wife Shantabai alias Xantabai, and the aforesaid properties listed at item Nos. 37, 38, 56, 42, 41, 45, 44, and 43 in the said partition deed, were allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo. Simultaneously, a Deed of Declaration and Succession dated 01.11.1952 was executed wherein Smt. Parvatibai alias Parvotibai Caculo acknowledged Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo as her heir.

It is then evident that the Said Properties were inherited by Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo, the Said Properties bearing Description Nos. 5558 (except to the extent of 1/4th Share) 36729, 36730, 36731, 36732, and 36773 came to be inscribed in the name of Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo, in the Land Registrar Office under Inscription No. 37436 Book G-41/27 on 22.01.1953 with express mention of source of title i.e. Deed of Partition dated 01.11.1952. 1/4th Part of the property bearing description No. 5558 was also allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo vide Deed of Partition dated 01.11.1952.



It is further evident that a Deed of Partition dated 29.03.1971 was executed which is registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 435 at Pages 155 to 215 in Book No 1, Volume No. 66 dated 30.08.1972 wherein all the properties mentioned in the Deed of Partition dated 01.11.1952 are mentioned in the Deed of Partition dated 29-3-1971, however there is also a mention of the property "Possorbata" or "Rovolquem bearing Land Description No. 3482 wherein all the seven properties were allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo.

It is evident that Deed of Family Partition dated 02.11.2002 was executed after the death of Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo wherein the said properties are allotted to Mr. Mohan Shridhar Sinai BoboCaculo, Mr. Mahadev Mohan Sinai BoboCaculo alias Manoj Mohan Caculo and Mr. Suraj Mohan Sinai BoboCaculo, which deed is registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 2609 at Pages 445 to 535 in Book No 1, Volume No. 1130 dated 08.11.2002.

Pursuant to a registered Deed of Succession dated 19.02.2007 drawn in Book No. 692 at page 37V onwards dated 09.04.2007 Reg. No. 184 and Declaration of Heirship drawn on 20.08.2020 recorded at folio 16V to 19 of Deed Book No.745, executed after the death of Mohan Sinai Bobo e Caculo and his wife Surekha Mohan Sinai Bobo e Caculo respectively, MR.

MAHADEV MOHAN SINAI BOBO CACULO alias MAHADEV MOHAN CACULO also known as MANOJ MOHAN CACULO married to MRS. MEGHNA MAHADEV CACULO alias MEGHNA MANOJ CACULO, MR. SURAJ MOHAN SINAI BOBO CACULO alias SURAJ MOHAN CACULO, married to MRS. SHEFALI SURAJ CACULO, were qualified as sole and universal legal heirs of the said Mohan Sinai Bobo e Caculo and his wife Surekha Mohan Sinai Bobo e Caculo and thus inherited the "SAID PROPERTIES".

It was found that in the survey records the name of the MR. MAHADEV MOHAN SINAI BOBO CACULO alias MANOJ MOHAN CACULO and MR. SURAJ MOHAN SINAI BOBO CACULO are reflected in the Occupant's Column of Form I & XIV with respect to Said Property surveyed under Survey No. 2/4 and 4/1 of Village Candolim of Bardez Taluka.

It is evident that vide Sale Deed dated 07/10/2021 registered before Sub Registrar Bardez under Book-1 Document, Registration Number BRZ-1-3824-2021 dated 22/10/2021, said MR. MAHADEV MOHAN SINAI BOBO CACULO alias MAHADEV MOHAN CACULO also known as MANOJ MOHAN CACULO, MRS. MEGHNA MAHADEV CACULO alias MEGHNA MANOJ CACULO, MR. SURAJ MOHAN SINAI BOBO CACULO alias SURAJ MOHAN CACULO and MRS. SHEFALI SURAJ CACULO, sold to M/s Devashri Nirman Limited Liability Partnership part of the Said Properties admeasuring an

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area of 3983 sq. mtr. from the property bearing Survey No. 2/4 of Candolim Village.

It is further evident that vide Sale Deed dated 07/10/2021 registered before Sub Registrar Bardez under Book-1 Document, Registration Number BRZ-1-3823-2021 dated 22/10/2021, said MR. MAHADEV MOHAN SINAI BOBO CACULO alias MAHADEV MOHAN CACULO also known as MANOJ MOHAN CACULO, MRS. MEGHNA MAHADEV CACULO alias MEGHNA MANOJ CACULO, MR. SURAJ MOHAN SINAI BOBO CACULO alias SURAJ MOHAN CACULO and MRS. SHEFALI SURAJ CACULO, sold to M/s Devashri Nirman Limited Liability Partnership part of the Said Properties admeasuring an area of 470 sq. mtrs. from the property bearing Survey No. 4/1 of Candolim Village.

It is further evident that vide Deed of Rectification dated 03/05/2022 registered before Sub Registrar Bardez under Book-1 Document, Registration Number BRZ-1-2098-2022 dated 10/05/2022, area of Plot P-5 wrongly recorded as 470 sq.mtr was rectified as 442 sq.mtr.

It is evident that after the purchase of the said Plot admeasuring 3983 sq. mtrs., and Plot admeasuring 442 Sq. mtr, M/s Devashri Nirman Limited



Liability Partnership carried out mutation in respect of the said plots and the name of M/s Devashri Nirman Limited Liability Partnership was found recorded in the Form I & XIV of the survey No. 2/4 and 4/1 of Village Candolim.

It is further evident that as per order No. ISLR/PART/BAR/CAN/534/20 dated 24/05/2022 and Order No. ISLR/PART/BAR/CAN/319/2022 dated 28/10/2022 both issued by the inspector of Survey and land Records, Mapusa Bardez Goa the said plots P-4 and P-5 was partitioned and separate survey bearing Survey No. 2/4-B and 4/1-D respectively was allotted to the said Plots .

M/s Devashri Nirman Limited Liability Partnership proposed to construct residential complex on both the plots which has been amalgamated and has obtained following permissions/licenses for the concerned authorities.

- i) Technical Clearance issued by Dy. Town Planner, Town and Country Planning Department, Mapusa Goa bearing No. TPB/8099/CAN/TCP-2023/1779 dated 22.02.2023.
- ii) Construction License issued by Office of Village Panchayat, Candolim bearing Construction License No. VP/32/4/5/2023-2024/124 dated 13.04.2023 for construction of Residential Building, Swimming Pool and Compound wall.



In my opinion, M/s Devashri Nirman Limited Liability Partnership has a valid title to the plots bearing Survey No. 2/4-B and 4/1-D of Village Candolim of Bardez taluka admeasuring an area of 3983 sq. mtr. and 442 sq.mtr. respectively and also have required permission from The Town and Country Planning Department, Mapusa and Construction License from Village Panchayat Candolim and are therefore legally entitled to carry on the construction on the Said Plots in terms of the Permission/License and approved plans.

01.03.2024



(Nikhil A. Vaze)
Advocate

