

Sayinandan S. Satordekar
Advocate

Off:- C-16/564,
Durgawadi, Taleigao
Goa.
Mob:9881257580

THE TITLE VERIFICATION REPORT

DESCRIPTION OF THE PROPERTY:

All that **SAID PLOT B** admeasuring 3294 sq.mts forming part of the first lot of Comunidade of Corlim, presently surveyed under no. 143/1-B of Village Corlim, described in Land Registration Office of Ilhas under No. 18490 of Book B - 49 new and also of first lot of comunidade of Corlim, described in Land Registration Office of Ilhas 18491 of Book B-49 new known as 'CHURCH AREA ' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi Goa, herein after referred to as the SAID PLOT and bounded as under:-

East :By Internal road

West: By Boundary of Village Carambolim

North :by plot A of the same Property

South: By other property

DOCUMENTS INSPECTED.

1. Inscription Certificate



2. Order dated 17/10/981 in the Special civil suit no. 184/1980/A in the court of civil Judge Senior Division at Panaji.
3. Deed of Succession dated 7/5/2014 was drawn before the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa in Book No.719 at Page 63 onwards under Registration No.306.
4. Deed of Sale dated 18/04/2016, registered before Sub registrar of Ilhas under no. PNJ-BK1-00900-2016, CD no. PNJD45 dated 19/04/2016.
5. Manual Form I & XIV
6. Form No. I & XIV of the property bearing Survey no.143/1-B of Village Corlim
7. Survey plan of the property bearing Survey no. 143/1-B of Village Corlim
8. Conversion Sanad issued by Office of the Collector North Goa District, Panaji Goa, dated 28/12/2016 bearing No.RB/CNV/TIS/AC-II/06/2013.



9. Development permission/Technical Clearance Order dated 8/10/2021 bearing no. TIS/10081/TCP/COR/2021/1747 issued by Town & Country Planning Department Tiswadi Panaji, Goa, along with approved plan of construction
10. NOC from the Health Department dated 18/10/2021 bearing no.PHC/CORLIM/NOC /2020-22/1523.
11. Construction License dated 17/11/2021 bearing no. VP/COR/2021-2022/CONST-LICN.09/1034 issued by Village Panchayat Merces Merces, Tiswadi Goa

TITLE REPORT

It is seen from the aforesaid documents that the SAID PLOT is a part of larger property under the ownership of one Domingos Gonsalves Joveniano Joao Sardinha, who was the owner of two properties namely part of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, Described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration office of Ilhas under No. 18491 of Book B-49 new, which property is known as '**CHURCH AREA**' also known as '**COMMUNIDADE DE CORLIM**' situated at Corlim, Tiswadi Goa.



That the said Domingos Gonsalves Joveniano Joao Sardinha expired on 27-04-1952, leaving behind wife Maria Regina Divina Soares and two sons namely Joaquim Francisco Joao Socorro Cruz Sardinha and Antonio Xavier Sardinha.

That, after the death of said Domingos Gonsalves Joveniano Joao Sardinha, his wife Maria Regina Divina Soares filed inventory proceeding No. 10672/1952 in the Court of Civil Judge of Ilhas at Panaji to partition his assets and in the said inventory Proceeding the said properties were listed under item Nos.2 and 3 and were allotted $\frac{1}{2}$ to his one son Joaquim Francisco Joao Socorro Cruz Sardinha and $\frac{1}{2}$ to his other son Antonio Xavier Sardinha and the allotments made in the said Inventory Proceeding were confirmed and made absolute by order dated 03-03-1953.

That, the said Joaquim Francisco Joao Socorro Cruz Sardinha and his wife Margarida Arez Sardinha filed special civil suit no. 184/1980/A in the court of civil Judge Senior Division at Panaji against his brother the said Antonio Xavier Sardinha to Partition common properties belonging to them and in the said suit a commissioner was appointed by the court to divide the



common properties and the said commissioner divided the said properties into 4 plots identified by letters A,B,C and D admeasuring 3294, 3294, 2020 and 2020 sq.mts. respectively and as per Final Decree dated 17-10-1981 passed in the said suit Plot B, admeasuring 3294 sq.mts. and plot D admeasuring 2020 sq.mts of the said properties were allotted to said Mr. Antonio Xavier Sardinha.

That, accordingly, said Mr. Antonio Xavier Sardinha obtained Conversion Sanad from the Office of the Collector North Goa District, Panaji Goa, dated 28/12/2016 bearing No.RB/CNV/TIS/AC-II/06/2013, by Office the Collector North Goa District, Panaji Goa.

That, Mr. Antonio Xavier Sardinha is married to Mrs. Dorina Maria Olivia De Sardinha, under the regime of communion of assets and therefore, the said Mrs. Dorina Maria Olivia De Sardinha has also acquired right to the said plots B and D of the said properties.

That, Mr. Antonio Xavier Sardinha expired on 4/6/2013, and pursuant to his death, a Deed of Succession dated 7/5/2014 was drawn before the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa in Book No.719 at Page 63 onwards under Registration No.306, widow of said Mr. Antonio xavier sardinha alias Anton Xavier Sardine, Mrs.



Donrina Maria Olivia de Sardinha and their children, namely Mr. Francisco Anthony Agnelo Sardina and Mrs. Maria Antoneta Sardinha married to Nepoleao J Miranda became the sole and universal heirs.

That, vide Deed of Sale dated 18/04/2016, registered before Sub registrar of Ilhas under no. PNJ-BK1-00900-2016, CD no. PNJD45 dated 19/04/2016, said Mrs. Donrina Maria Olivia de Sardinha along with other legal heirs of said late Mr. Antonio Xavier Sardinha, conveyed and sold the SAID PLOT, to M/s. Albert Developers represented by its Sole Proprietor Mr. Albert Esteves.

That, Town & Country Planning Department Tiswadi Panaji, issued Development permission/Technical Clearance Order dated 8/10/2021 bearing no. TIS/10081/TCP/COR/2021/1747 and the Village Panchayat of Corlim has granted Construction License dated 17/11/2021 bearing no. VP/COR/2021-2022/CONST-LICN-09/1034 for constructing Residential Building, compound wall in the SAID PLOT.

LEGAL OPINION:

Based upon the scrutiny of the above referred various documents, I hereby certify as under:



a) That Mr. Albert Esteves sole Proprietor of Albert Developer have subsisting right to develop the SAID PLOT which is described hereinabove in terms of the said Deed of Sale dated 18/04/2016 and have a clear, marketable title to dispose/sell the built up area such as Apartments/flats, etc. constructed in the SAID PLOT.

b) That the SAID PLOT is not affected by any acquisition or requisition proceedings.

c) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.

Issued without prejudice.

Place: Panaji, Goa.

Date :10/12/2021



S. S. Satordekar
(Advocate)



For CITIZEN CREDIT™
CO-OP BANK LTD.

M. J. Silva
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

26160 NON JUDICIAL STAMP
185295 APR 18 2016
R-04446907-PB6818
INDIA STAMP DUTY GOA

Name of Purchaser. ALBERT ESTEVES



DEED OF SALE

This **DEED OF SALE**, is made and entered
into at Panaji, Goa, on this 18th day of
April of the year two thousand sixteen;

BETWEEN

1

1) MRS. DORINA MARIA OLIVIA DE SARDINHA,
() wife of late Mr.
Antonio xavier sardinha alias Anton xavier
sardin, Aged 65 years, House wife,

2 MR. FRANCISCO ANTHONY AGNELO SARDINHA,
son of late Mr. Antonio xavier
sardinha, () Aged 24 years,
Occupation Service,

3(a) MRS. MARIA ANTONETA SARDINHA,
() daughter of Mr. Antonio
Xavier Sardinha, aged 33 yrs, House wife
and her husband

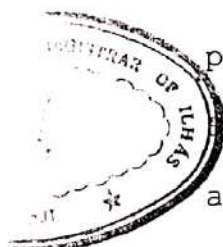
3(b) MR. NAPOLEAO J. MIRANDA,
() son of Mr. Jose Manuel
Miranda, aged 39 yrs, Service, All Indian
Nationals and residents of House no. 83,
Volvoddo, Corlim, Tiswadi, Goa and
hereinafter referred to as the "OWNERS",
(which expression shall unless repugnant
to the context or meaning thereof be
deemed to include its legal
representatives, administrators,
executors, successors and assigns) OF THE
FIRST PART;

(Owner at serial no. 1, 2 and 3(a) are
represented by their duly constituted
attorney listed at serial no. 3(b) MR.

NAPOLEAO MIRANDA, son of Mr. Jose Manuel Miranda, through Power of Attorney dated 18/03/2016, registered under no. 6430/2016, before Notary Shri. D.S. Petkar)

AND



M/S. ALBERT DEVELOPERS, through its sole proprietor SHRI. ALBERT ESTEVES, son of Shri. Jose Salvador Esteves, 47 years of age, married, Indian National, having its registered office at 301, Edcon Mindspace, St. Inez, Panaji-Goa, having Pan Card No. , residing at house No. 260, Opposite Mercedes Church, Firguem Bhat, Mercedes, Goa, hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, administrators,



executors, successors and assigns) OF THE
SECOND PART;



WHEREAS, one Domingos Gonsalves Joveniano Joao Sardinha was the owner of two properties namely part of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, Described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration office of Ilhas under No. 18491 of Book B-49 new, which property is known as 'CHURCH AREA' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi Goa. (Hereinafter referred to as the said properties).

AND WHEREAS, the said properties are surveyed together in the new survey under



survey no. 143/1 of Corlim Village,
Tiswadi Goa.

AND WHEREAS the said Domingos
Gonsalves Joveniano Joao Sardinha expired
on 27-04-1952 leaving behind wife Maria
Regina Divina Soares and two sons namely
Joaquim Francisco Joao Socorro Cruz
Sardinha and Antonio Xavier Sardinha.

AND WHEREAS, after the death of said
Domingos Gonsalves Joveniano Joao
Sardinha, his wife Maria Regina Divina
Soares filed inventory proceeding No.
10672/1952 in the Court of Civil Judge of
Ilhas at Panaji to partition his assets
and in the said inventory Proceeding the
said properties were listed under item
Nos.2 and 3 and were allotted $\frac{1}{2}$ to his one
son Joaquim Francisco Joao Socorro Cruz
Sardinha and $\frac{1}{2}$ to his other son Antonio
Xavier Sardinha and the allotments made in
the said Inventory Proceeding were



confirmed and made absolute by order dated 03-03-1953.

AND WHEREAS, the said Joaquim Francisco Joao Socorro Cruz Sardinha and his wife Margarida Arez Sardinha field special civil suit no. 184/1980/A in the court of civil Judge Senior Division at Panaji against his brother the said Antonio Xavier Sardinha to Partition common properties belonging to them and in the said suit a commissioner was appointed by the court to divide the common properties and the said commissioner divided the said properties into 4 plots identified by letters A,B,C and D admeasuring 3294, 3294, 2020 and 2020 sq.mts. respectively and as per Final Decree dated 17-10-1981 passed in the said suit Plot B, admeasuring 3294 sq.mts. and plot D admeasuring 2020 sq.mts of the said



properties were allotted to said Mr. Antonio Xavier Sardinha.

AND WHEREAS, Mr. Antonio Xavier Sardinha is married to Mrs. Dorina Maria Olivia De Sardinha, under the regime of communion of assets and therefore, the said Mrs. Dorina Maria Olivia De Sardinha has also acquired right to the said plots B and D of the said properties.

AND WHEREAS, Mr. Antonio Xavier Sardinha expired on 4/6/2013, and pursuant to his death, Deed of Succession dated 7/5/2014 was drawn before the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa in Book No.719 at Page 63 onwards under Registration No.306.



AND WHEREAS, in terms of the said Deed of Succession, the widow of said Mr. Antonio xavier sardinha alias Anton xavier sardine, **MRS. DONRINA MARIA OLIVIA DE SARDINHA** and their children, the owners herein were declared as the legal heirs/representatives of late Mr. Antonio Xavier Sardinha alias Anton Xavier Sardine.

AND WHEREAS, the PURCHASER approached the OWNERS, with the proposal to purchase the said plot bearing no. B admeasuring 3294 sq.mts forming part of the first lot of Comunidade of Corlim, presently surveyed under no. 143/1 of Village Corlim, described in Land Registration Office of Ilhas under No. 18490 of Book B -49 new and also of first lot of comunidade of Corlim, described in Land Registration Office of Ilhas 18491 of Book B-49 new known as 'CHURCH AREA' also known



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as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi Goa, which plot no.B is hereinafter referred to as the "SAID PLOT".

AND WHEREAS, the PURCHASER has accordingly, offered to purchase the said plot for a total consideration amount of Rs.98,82,000/- (Rupees ninety eight lakhs eighty two thousands only).

AND WHEREAS, the OWNERS have accepted the said offer of the PURCHASER and have agreed to convey on to the PURCHASER the said plot, which is more particularly described in Schedule I hereunder written, for a total consideration amount of Rs.98,82,000/- (Rupees ninety eight lakhs eighty two thousands only) which is the market value thereof.

NOW THIS DEED WITNESSETH AS UNDER:



1. In pursuance of the said consideration of the sum of Rs.98,82,000/-(Rupees ninety eight lakhs eighty two thousands only)paid by the PURCHASER to the OWNERS, the receipt of which sum the OWNERS do hereby admit and acknowledge, the OWNERS do hereby convey and assign unto the PURCHASER all that plot, identified as Plot No. B admeasuring an area of 3294 sq. mts, which plot is more particularly described in the Schedule I hereunder written and delineated in red colour in the plan annexed hereto, with all the easements, privileges, advantages, rights, claims, demands and appurtenances whatsoever or at any time hereto before usually held, used, occupied or known as part thereof or be appurtenant thereto and all the estates, claims and demands whatsoever both at law and in equity of the OWNERS.



2. AND in consequences of this sale, the PURCHASER shall have and hold the said plot hereby sold, assigned and released and conveyed with its and every of its right to the use and benefit of the PURCHASER forever and absolutely.

3. AND the OWNERS do hereby covenant with the PURCHASER that notwithstanding any act, thing or deed by the OWNERS, done or executed or knowingly suffered to the contrary, the OWNERS now have good right, title and full authority to grant and convey the said plot as hereby granted or conveyed or expressed so to be unto and to the use of the PURCHASER in the said manner aforesaid.

4. AND the PURCHASER shall and may at any time hereafter peaceably hold, use and possess the said plot, develop the same, receive rents and profits thereof for its own benefit without any suit, eviction,



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interruption, claim or demand from the OWNERS and the OWNERS undertake to indemnify whomsoever should claim title to the said plot which is hereby sold and to further indemnify the PURCHASER in case the rights which are claimed by the third person should partly or wholly render this sale null and void or ineffective.

5. AND that the OWNERS hereby declare that this plot hereby sold is free from encumbrances and the OWNERS further declare that they shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do or cause it to be done or execute all such acts, deeds and things whatsoever for further and more perfectly assuring the aforesaid right in the aforesaid plot or every part thereof unto and to the use of



the PURCHASER in the manner aforesaid, as shall and/or may be reasonably required.

6. AND that the OWNERS do hereby give their consent to the PURCHASER to seek the mutation/partition of the said plot in the name of the PURCHASER.

7. AND that for the purpose of stamp duty the said plot is valued at Rs. Rs.98,82,000/- (Rupees ninety eight lakhs eighty two thousands only) and accordingly the stamp duty amounting to Rs.4,44,690/- (Rupees four lakhs forty four thousand six hundred ninety only) is paid herewith.

SCHEDULE - I

(Description of the SAID PLOT)

All that said plot B admeasuring 3294 sq.mts forming part of the first lot of Comunidade of Corlim, presently surveyed under no. 143/1 of Village Corlim,



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described in Land Registration Office of Ilhas under No. 18490 of Book B -49 new and also of first lot of comunidade of Corlim, described in Land Registration Office of Ilhas 18491 of Book B-49 new known as 'CHURCH AREA ' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi Goa, delineated in the red colour in the plan annexed herewith and bounded as under:-

East :By Internal road

West: By Boundary of Village Carambolim

North :by plot A of the same Property

South: By other property

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned.



- 15 -

SIGNED AND DELIVERED
BY THE WITHIN NAMED

OWNER NO. 3(b) MR. NAPOLEAO J. MIRANDA

For Self and P.O.A of

Owners at Serial No. 1,2 and 3(a.

(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)



[Signature]

[Signature]

15

SIGNED AND DELIVERED
BY THE WITHIN NAMED

PURCHASER

MR. ALBERT ESTEVES
Proprietor of M/S. ALBERT DEVELOPERS



(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)

1.....

1.....

2.....

2.....

3.....

3.....

4.....

4.....

5.....

5.....

IN PRESENCE OF:

1. Santa Almeida

Santa Almeida

2. Punam Guonkar

Punam Guonkar

[Signature]

[Signature]

A	100
B	100
C	100
D	100
E	100
TOTAL ABSC	500

CONVEYANCE OF LAND IN NIGERIA

ROAD

RAILROAD

PLOT A

PLOT C

PLOT D

PROPERTY OF THE STATE OF NIGERIA

Supra 20
v. 10
106

[Handwritten signature]



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 18-04-2016 02:10:30 PM

Document Serial Number : 944

Presented at 12:50:00 PM on 18-04-2016 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	345870.00
2	Processing Fees	380.00
	Total :	346250.00

Stamp Duty Required: 444690.00

Stamp Duty Paid: 444690.00

Albert Esteves presenter

Name	Photo	Thumb Impression	Signature
Albert Esteves, S/o Jose Salvador Esteves , Married, Indian, age 47 Years, Business, r/o H.No. 260, Opposite Mercedes Church, Figueira Bhat, Mercedes, Tiswadi-Goa PAN No. Sole Proprietor of M/S. Albert Developers, St. Inez, Panaji			

Endorsements

Executant

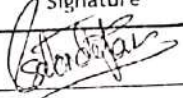
1. Napoleao J. Miranda, S/o Jose Manuel Miranda, Married, Indian, age 39 Years, Service, r/o H.No. 83, Volvodo, Corlim, Tiswadi-Goa PAN No. As POA holder for the Vendor No's. 1 to 3-Dorina, Francisco and Maria, vide POA dated 18/03/2016, executed before the Notary, D. S. Petkar, Mapusa, under Sr. No. 6430/2016

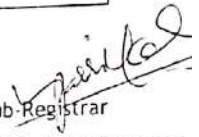
Photo	Thumb Impression	Signature
		

2 . Albert Esteves, S/o Jose Salvador Esteves, Married, Indian, age 47 Years, Business, r/o I. No. 260, Opposite Mercedes Church, Figueira Bhat, Mercedes, Tiswadi-Goa PAN No. Sole Proprietor of M/S. Albert Developers, St. Inez, Panaji

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Sainandan Satordekar , S/o Sudam Satordekar, Married, Indian, age 32 Years, Advocate, r/o H.No. 564, Durgawadi, Taleigao, Tiswadi-Goa	


Sub-Registrar

SUB - REGISTRAR
TISWADI

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number PNJ-BK1-00900-2016
CD Number PNJD45 on
Date 19-04-2016

Sub-Registrar (Ilhas/Tiswadi)
SUB-REGISTRAR
ILHAS

Scanned By:- *K-cho dan Kan*

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



Ala
CONFIDENTIAL
where

Exh 16

THE COURT OF THE CIVIL JUDGE SENIOR DIVISION AT PANAJI.

SPECIAL CIVIL SUIT NO. 184/80/A.

1. Shri Joaquim Francisco Joao Socorro Cruz Sardinha,
 2. Smt. Margarida Arez e Sardinha,
- Both of them residing at Corlim, Ilhas.

... PLAINTIFFS

V/s.

Shri Antonio Xavier Sardinha, unmarried,
residing at Corlim, Valvodo.

... DEFENDANT

Mr. B. Menezes, advocate for the Plaintiffs.

Mr. G.U. Bhobe, advocate for the Defendant.

J U D G M E N T

In consequence of the Preliminary decree dated 7th January 1981, Mr. Lingu Dolvi, commissioner appointed by the Court to divide the suit properties and to demarcate the plots made, executed the commission and submitted his report together with a plan with the division of each property. The first two properties known as First lot of the Comunidade of Corlim registered in the Land Registration Office under nos. 18490 and 18491 of the Book B-49 new was divided into 4 (four) plots identified by letters A, B, C and D admeasuring 3294, 3294, 2020 and 2020 square metres respectively and the property registered in the Land Registration Office under no. 2536 of Book B 29 old was divided into two plots F and G each admeasuring 632 square metres.

2. The parties agreed with the commissioner's report and they further agreed that the allotments of the plots should be done by taking lots. Accordingly lots were taken. The plaintiffs took the plots AC and F and consequently



~~CONFIDENTIAL~~
Exhibit 6

COURT OF THE CIVIL JUDGE, SENIOR DIVISION AT PARAJI.

Sp. Civil Suit No. 184 of 1980/A.
(For partition of common properties)

Shri. Joaquim Francisco Jono Socorro
Cruz Sardinha and another,
R/o. Corlim, Ilhas.

... Plaintiffs.

V/s.

Shri. Antonio Xavier Sardinha,
R/o. Corlim, Valvodo.

... Defendant.

SAY IT PLEASE YOUR HONOUR.

The ^{Defendant} ~~Plaintiff~~ above named state as under:

WRITTEN STATEMENT.

1. The Defendant states that proper Court fee has not been paid and the ^{Defendant} ~~Plaintiff~~ may be directed to make valuation of each property given in the plaint and Plaintiff may be directed to pay proper Court fee.
2. The Defendant further says that according to the law enforced the suit property is Agricultural land and as such it cannot be further divided and the Plaintiff may be directed to give area of each property.
3. The Defendant says that it is not true that the property are in joint possession of the Plaintiff and Defendant.
4. The Defendant says that the property called "Aframento" situate at Corlim is in possession of the Defendant and the property situate at Chimal is in possession of the Plaintiff.
5. The Defendant therefore prayed that the suit may be dismissed.

Received by *[Signature]*

[Signature]

Antonio Xavier Sardinha
Advocate for Defendant.

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EXHIBIT

Exh. 13

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION

AT PANAJI.

Special Civil Suit No. 184/80.

Shri Joaquim Francisco Joao Socorro Cruz Sardinha

and one Another.

Plaintiffs

v/s.

Shri Antonio Xavier Sardinha

resident of Corlim.

Defendant.

REPORT OF THE COMMISSIONER

I, Lingu Raghuvir Dalvi, Junior Engineer, B.W.D. appointed as Commissioner to make the partition or separation and demarcation of the property mentioned in the decrees dated 7th January, 1981; known as:-

a) All that land, part of the first lot of the Comunidade of Corlim, situated at Corlim, Taluka Tiswadi, Sub. District of Ilhas, District of Goa, in two plots described in the Land Registration office of the Sub. District of Ilhas under No. 18,490 of the Book B 49 new.

b) All that land known as First lot of the Comunidade of Corlim situated at Corlim described in the Land Registration Office of the Sub. District of Ilhas under No. 18,491 of the Book B 49 new.

c) All that piece of land of the property known as "Ubedand" situated at Chimbol, Taluka Tiswadi, Sub. District of Ilhas, District of Goa, described in the Land Registration office of the Sub. District of Ilhas under No. 2536 of the Book B 29 old, be partitioned and separate possession of their shares thereof equally between the Plaintiffs and Defendant.

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION AT PANAJI.

Special Civil Suit No. 184/80

Shri Joaquim Francisco Joao Socorro
Cruz Sardinha and one another
r/o Corlim.

..... Plaintiffs

V/s

Shri Antonio Xavier Sardinha,
r/o Corlim.

..... Defendant

PRELIMINARY COMPROMISE DECREE

This suit is for partition filed by the plaintiffs against the defendant praying that the property known as

A) All that land, part of the first lot of the comunidade of Corlim, situated at Corlim, Taluka Thswadi, Sub District of Ilhas, District of Goa, granted under emphyteuses (aforamento) for plantation of fruitiferous trees, in two plots, separated by a path. The first plot is bounded on the East and South with a radius of 50 metres stating from the two paths, on the west by a path 5 metres wide, on the North by a path old. The second plot is bounded on the East by the said path 5 metres wide, on the west by the land belonging to the Comunidade of Carambolim, and property belonging to Dempo on the North by path and on the South by radius of 50 metres, described in the Land Registration Office of the Sub district of Ilhas under No. 18,490 of the Book B 49 new.

b) All that land known as First lot of the Comunidade of Corlim situated at Corlim, bounded on the East by the public Road, on the West by the aforamento land belonging to Domingos Consalo Joveniano Joao Sardinha, on the North by the aforamento land belonging to Joao Sardinha and on the South by the land belonging to the same Comunidade of Corlim, described in the Land Registration Office of the Sub district of Ilhas under No.

18,491 of the Book B 49 new.

c) All that piece of land of the property known as Ubodando situated at Chimbél, Taluka Tiswadi, Sub District of Ilhas, District of Goa, is bounded on the East by the paddy field of the Comunidade of Chimbél, on the West by the coconut grove belonging to Lady Maria Visitacao Pagado, on the North by the property belonging to Ragunath Porobo Nachinolkar now his heirs, and on the South by the property belonging to Jacinto Pagado, described in the Land Registration Office of the Sub-district of Ilhas under No.2,536 of the Book B 29 old be partitioned and separate possession of their shares thereof.

The suit coming this day for final disposal before Dr. Pinto Soares, Civil Judge Senior Division, Panaji in the presence of Shri B. Menozes, advocate for the plaintiffs and Shri G. U. Bhobey advocate for the defendant; it is ordered and decreed as per the following compromise terms:

1. The defendant and plaintiff do agree that they are the equal co-owners of suit property.
2. The plaintiff and defendant agree that both suit properties shall be equally divided and shall be allotted to the defendant and plaintiff in equal shares.
3. The division and demarcation shall be done by a Commissioner appointed by the Court by Common Consent of the parties.
4. The parties have agreed to appoint Shri Lingu Dalvi, as the Commissioner, whose particulars are given here. Shri Lingu Dalvi, Junior Engineer, P.W.D., Pato Colony, Panaji.
5. The remuneration of the Commissioner shall be equally contributed by the parties.

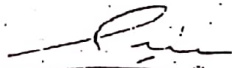
6. Both parties are depositing Rs.100/- each towards the remuneration of the Commissioner.

7. The Court be pleased to give Judicial possession of the properties allotted to the respective parties.

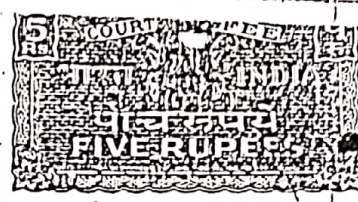
8. No other cost be awarded.

Mr. Lingu Dalvi is appointed Commissioner to carry out the division and demarcation of plot. He shall submit his report within a month.

Given under my hand and the seal of the Court this 7th day of January, 1981.


(Pinto Soares)
Civil Judge Senior Division, Panaji.

Xerox & original
H



ND
SUPERINTENDENT
CLERK

Ex --- 1



921
6.12.80

IN THE COURT OF THE CIVIL JUDGE, SENIOR DIVISION
AT PANAJI

Sp. Civil suit No 184 of 1980/A
(For partition of common properties)

Presented on 17/12/1980
19 2

Panel, 17.12.1980

The Clerk of the Court

1. Shri. Joaquim Francisco João Socorro
Cruz Sardinha,

2. Smt. Margarida Arez e Sardinha,

Both of them residing at Corlim, Ilhas.

Plaintiffs
SUPERINTENDENT OF CIVIL &
CRIMINAL COURT, PANAJI

v/s

Shri. Antonio Xavier Sardinha, unmarried,
residing at Corlim, *Volvados*

Examined,
To be registered.

Panaji, 17/12/1980

The Clerk of the Court

Defendant

SUPERINTENDENT OF CIVIL &
CRIMINAL COURT, PANAJI

The Plaintiffs above named state as under:

1. The properties described below belonged to father of Plaintiff No 1 and Defendant:

Description of the properties

(a) All that land, part of the first lot of the Comunidade of Corlim, situated at Corlim, Taluka Tiswadi, Sub-district of Ilhas, District of Goa, grant under emphyteuses (aforamento) for plantation of fruitiferous trees, in two plots, separated by a path.- The first plot is bounded on the East and South with a radius of 50 metres starting from the two paths, on the West by a path 5 metres wide, on the North by a path old.- The second plot is bounded on the East by the said path 5 metres wide, on the West by the land belonging to the Comunidade of Carambolim, and property belonging to Dempo, on the North by path and on the South by radius of 50 metres, described in the Land Registration Office of the sub-district of Ilhas under No 18,490 of the Book B 49 new.

(b) All that land known as First lot of the Comunidade of Corlim, situated

IN THE COURT OF CIVIL JUDGE SENIOR DIVISION AT PANAJI ~~SECRET~~

Spl. Civil Suit no. 184/80/A

1. Shri Joaquim Francisco Joao Socorro
Cruz Sardinha,
2. Smt. Margarida Amez e Sardinha,
both residing at Corlim, Ilhas

Plaintiffs

Vs.

Shri Antonio Xavier Sardinha, unmarried
residing at Corlim, Valvodo.

Defendant

D E C R E E

Filed on 19.6.80

Disposed on 17.10.81

Suit for partition.

This suit coming on this day for final disposal before Dr. Pinto Soares, Civil Judge Senior Division, Panaji in the presence of Shri B. Menezes, Advocate for the plaintiff and Shri G. U. Ebioba, Advocate for the defendant; it is ordered and decreed that the plots A and C of the properties registered in the Land Registration Office under no. 18490 and 18491 are allotted to the plaintiffs and the plots B and D to the defendant. Similarly the plot F of the property registered under no. 2536 allotted to the plaintiffs and plot G to the defendant. Parties to bear their own costs.

BILL OF COSTS

	<u>Plaintiffs'</u> Rs. ps.	<u>Defendant</u> Rs. ps.
Stamp for plaint	10.00	---
-do- for Power	0.50	0.50
-do- for exh.	1.50	1.00
Process fee	5.00	---
Commissioner fee	100.00	100.00
Total Rs.	117.00	101.50

Given under my hand and the seal of the Court this 17th day of October, 1981.

(Signature)
(Pinto Soares)
Civil Judge Senior Division Panaji

Xerox Original

the defendant was left with plots B, D and G as per the plan submitted by the commissioner.

3. In these circumstances, the following order is passed:-

The plots A and C of the property registered in the Land Registration Office under no. 18-42 and 18-91 are allotted to the plaintiffs and the plots B and D to the defendant. Similarly the plot F of the property registered under no. 2536 is allotted to the plaintiffs and plot G to the defendant. Parties to bear their own costs, final decree accordingly.

PRONOUNCED IN THE OPEN COURT, on this 17th day of October, 1981.

/s/

[Signature]
Civil Judge, Senior Division,
Panaji.

True to Original

10/17/2011
Date on which application completed. *10/17/2011*
Date given for filing reply. *10/17/2011*
Date on which copy was read. *10/17/2011*
Date on which copy delivered. *10/17/2011*
Copying and comparing fees, etc.
Rs. *14/-* are credited to Government
in the State Bank of Panaji vide receipt
no. *170692* dated *10/17/2011*

[Signature]
Commissioner of Land Revenue



PPK
INDEPENDENT
COURT



7. The value of the subject matter of the suit for the purpose of jurisdiction is Rs. 12,000/- and a Court Fee of Rs. 10/- is being paid as per law.

8. The Plaintiffs will rely on the documents, a list whereof is annexed hereto.

Plaintiffs claim the partition of the said properties and separate possession of their shares thereof.

Joaquim Francisco João Socorro Cruz Sardinha
Marganda Arez e Sardinha
The Plaintiffs.

VERIFICATION

I, Joaquim Francisco João Socorro Cruz Sardinha, residing at Corlim, the Plaintiff No 1 above named, do hereby verify and declare that the statement made in foregoing paras is true to the best of my knowledge and belief.

Signed at Panaji, this 30th day of April, 1980

Joaquim Francisco João Socorro Cruz Sardinha
The Plaintiff No 1

Bacaram de Sousa
Advocate for the Plaintiffs.

Before me
11/17/80

INDEPENDENT OF CIVIL &
CRIMINAL COURT, PANAJI



ORDER

12800 ST. 10/4 to the defendant
for settlement of issue
11/16/1980

For incls

CERTIFIED COPY
Date on which copy applied for 18/7/2011
Date on which application completed 18/7/2011
Date given for taking delivery 20/7/2011
Date on which copy was ready 19/7/2011
Date on which copy was delivered 19/7/2011
Copying arrangements for, etc.
No. 637 ...
to the State Bank at ...
on 17/6/2011 ... 18/7/2011

AK



IN THE COURT OF THE CIVIL JUDGE, SANTO ANTONIO DIVISION
AT PANGIM

INVENTARIO ORFANOLOGICO Nº 10.672/1952

INVENTARIANTE - MARIA REGINA DIVINA SOARES, residente em
Corlim.-----

INVENTARIADO - DOMINGOS GONSALVES JOVENIANO JOÃO SAR-
DINHA, que foi da dita de Corlim.-----

FIDELIS ANTONIO PEREIRA, servindo de ajudante do es-
crivão do Juízo de Direito da Comarca das Ilhas de Gon.---

Certifico por ver os autos de inventário orfanológi-
co a que se procedeu por falecimento do dito Domingos Gon-
salves Joveniano João Sardinha, que foi de Corlim, sendo in-
ventariante a cabeça de casal a dita Maria Regina Divina
Soares, residente em Corlim, e deles constar o seguinte:-

Que a folhas sete dos autos do referido inventário,
no dia quinze de Julho de mil novecentos cinquenta e dois,
a cabeça de casal Maria Regina Divina Soares, prestou as
declarações de cabeça de casal, declarando o seguinte:----

Que o inventariado se chamava Domingos Gonsalves Jove-
niano João Sardinha, o qual veio a falecer no dia vinte e
sete de Abril de mil novecentos cinquenta e dois, sem testa-
mento nem doação, deixando a ela declarante como sua viúva
e herdeira e por herdeiros o universais herdeiros os seguin-
tes filhos:-----

PRIMEIRO - Joaquim Francisco João Socorro Cruz Sardi-
nha, solteiro, de vinte e dois anos; e -----

Segundo - António Xavier Sardinha, da idade de quin-
ze anos; ambos residentes em Corlim.-----

Além destes não (deixou mais herdeiros. digo) não dei-

hou mais herdeiros.

que tendo sido citados todos os interessados para assistirem aos termos do presente inventário ninguém impugnou a sua legitimidade nem a dos outros nos termos da lei.

que no mesmo inventário, entre outros bens, se acham descritos os seguintes:

----- SOB A VISTA NÚMERO UM -----

Dinheiro na importância de tres mil seiscentas e vinte rupias e uma tanga existente na Caixa Econômica de Goa, sob cederneta número noventa e dois mil trezentos trinta e quatro, da mesma Caixa. Tres mil seiscentas e duas mil seiscentas e vinte rupias e uma tanga.

----- SOB A VISTA NÚMERO DOIS -----

Terreno que faz parte do primeiro lance da Comunidade de Corlim, sito na aldeia e freguesia de Corlim, concedido em aforamento para plantação de árvores frutíferas, em duas adições separadas por um caminho. - A primeira adição confrontada de nascente e sul com o rio de cinquenta metros e partir das duas estradas, de poente com o caminho de largura de cinco metros, de norte com o caminho velho da procissão. - A segunda adição confrontada de nascente com o dito caminho de cinco metros, de poente com o terreno da Comunidade de Caramolim e prédio de Beapê, de norte com o caminho de procissão e de sul com o rio de cinquenta metros, descrito na Conservatória do Registo Predial desta Comarca sob o número dezoito mil quatrocentas e noventa e duas mil quatrocentas e nove novo, avaliado por quarenta e duas mil quatrocentas e nove novo.

----- SOB A VISTA NÚMERO TRÊS -----

Terreno denominado Primeiro lance da Comunidade de Cor-

lim, sito em Corlim, confrontado de nascente com a rua pública, de poente com o aforamento de Domingos Gonçalo Joveniano Sardinha, de norte com o aforamento de João Sardinha e de sul com o terreno da mesma Comunidade de Corlim, descrito na Conservatória do Registo Predial desta Comarca sob o número dezoito mil quatrocentos noventa e um, no livro B. quarenta e nove novo, avaliado por quinhentas rupias.

SOB A VERBA NÚMERO CINCO

Parte do prédio denominado URODANDO, sito na aldeia de Chimbél, confrontado de nascente com a varzea da Comunidade de Chimbél, de poente com o palmar de D. Maria Visitação Pagado, de norte com o prédio de Rogunata Porobo Nachinolcar e de sul com o prédio de Jacinto Pagado, descrito na Conservatória do Registo Predial desta Comarca sob o número dois mil quinhentos trinta e seis, no livro B. vinte e nove antigo, avaliado por setecentas rupias.

Que a folhas vinte e sete do diante se acha organizado o mapa de partilha, em vinte e um de Janeiro de mil novecentos e cincoenta e tres, sendo o teor de applicação, o seguinte:-

APLICACAO DE BENS

A' inventariante e chboça de casal Maria Regina Divina Soares:-

A sua relação é de tres mil quatrocentas e dezasseis rupias e seis paiz.

Aplica-se-lhe:-

Metade da verba número um (um) - mil oitocentas e dez rupias.

Verba número quatro (quatro) ilottada - mil seiscentas seis rupias.

Soma:- tres mil quatrocentas e dezasseis rupias e seis paiz. Fica paga.

Ao interessado Joaquim Francisco Soborro Cruz Sardinha:

O seu quinhão é de mil setecentas e oito rupias e
tres paiss.-----
Aplica-se-lhe:-----

Um quarto da verba número um (um) - novecentas e
cinco rupias e tres paiss.-----

Metade da verba número dois (dois) dividida - du-
zentas e uma rupias.-----

Metade da verba número tres (tres) dividida - du-
zentas cincoenta e uma rupias.-----

Metade da verba número cinco (cinco) dividida -
trezentas cincoenta e uma rupias.-----

Soma: - mil setecentas e oito rupias e tres paiss. - Fi-
ca pago.-----

Ao interessado António Xavier Sardinha:-----

O seu quinhão é de: mil setecentas e oito rupias e
tres paiss.-----

Aplica-se-lhe:-----

Um quarto da verba número um (um) - novecentas e o-
co rupias e tres paiss.-----

Metade da verba número dois (dois), dividida - duzen-
tas e uma rupias.-----

Metade da verba número tres (tres), dividida - duzen-
tas cincoenta e uma rupias.-----

Metade da verba número cinco (cinco), dividida - tre-
zentas cincoenta e uma rupias.-----

Soma: - mil setecentas e oito rupias e tres paiss.-----
Fica pago.-----

que a folhas vinte e nove verso se acham referida sen-
tença do teor seguinte:-----

----- SENTENÇA DE FLS 29 verso -----

Homologo por sentença as partilhas feitas neste inven-
tário por óbito de Domingos Gonçalves Joveniano João Sardi-
nha, ue rei de Corlim. - Custas nos termos do tal.-----

Registe e notifique. - Coa, tres de Março de mil nove-

Superior

centos cinquenta e três.

As) - José Antônio Inácio. Graciosa.

Está conforme com a própria.

Que a sentença supra, já transitou em julgado.

Passai esta a requerimento do advogado Sr. Rabaciar
de Menezes, residente em Pangim.

Pangim, 26 de Dezembro de 1979. *Fidelis Antão*

nio Pereira servindo de ajudante do escrivão a
fim dactilografar, subscrovi e assinou.

Servindo de ajudante do escrivão

Fidelis Antão Pereira

(Fidelis Antão Pereira)

FOR DIVIS



Scanned with CamScanner

TRANSLATION

Bar at Law, Francisco Sebastiao Jose Lucio Joaquim Miguel Roque Jacinto da Piedade Abranches, Land Registrar of the Judicial Division of Ilhas of Goa.

I certify that at folios six reverse of book G- twenty five, is found recorded the inscription of transfer of the following tenor:

Inscription.

Year nineteen hundred and forty one. -Month December. -
Day the fourth.- Serial number of presentation
nine.- Number thirteen thousand nine hundred sixty
five. It stands inscribed in favour of Domingos
Goncalo Joveniano Joao Sardinha, married, land
owner, resident at Corlim of Ilhas, the transfer of
the dominium utile of the property now described under
number eighteen thousand four hundred and ninety
one at folios fifty nine of book B- forty nine, new,
as it has been granted to him on emphyteutic lease
(aforamento) by the Comunidade of Corlim, through the
order of General Government dated the thirteenth
November, nineteen hundred and fifteen, the
definitive possession of which was granted to the
registrant, on the ninth January nineteen hundred
and thirty five. Two certificates extracted by the
Secretary of Administration of Comunidades of this
taluka, Antonio de Noronha Rodrigues, from the
proceedings number forty seven, one containing
the record of definitive possession and another of
the report at folios thirteen and order of
Government at folios thirteen reverse, both returned



to the party , filing in docket number twelve of the current year , the application, one declaration in legal form and certificate of this Registry. Personal index seventeen new of letter D, at folios sixty five, number one thousand five hundred eighty seven. For fiscal purposes it is declared that this inscription was effected on the seventeenth of the current December. The Registrar, Sd/- Francisco Sebastiao Jose Lucio Joaquim Miguel Roque Jacinto da Piedade Abranches.

From folios fifty nine of book B- forty nine, new, with reference to the preceding inscription, I extracted the following:

Description.

Number eighteen thousand four hundred and ninety one. Plot of land denominated "Primeiro lanco" of the comunidade of Corlim, situated in the village and parish of Corlim, earmarked for house building, bounded on the east by the public road, on the west by 'aforamento' of Domingos Goncalo Joveniano Joao Sardinha, of Corlim, on the north by the 'aforamento' of Joao Sardinha, and on the south by the land of the same Comunidade of Corlim. It has an area of nine hundred and fifteen square meters and seventy five decimeters. Market value fifty rupees.

And it being true this certificate is issued which after being reviewed and amended I am signing.





**OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO- PANAJI-GOA.
Email: tis-tcp.goa@gov.in**

Ref No.: TIS/10081/TCP/COR/2021/1747

Dated: 8/10/2021

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **proposed construction of Residential Building** by **M/s. Albert Developers**, per the enclosed approved plans in the property Zoned as 'Settlement Zone' in Regional Plan for Goa 2021 situated at Village **Corlim**, Tiswadi – Taluka bearing **Survey No. 143/1-B**, with the following conditions:-

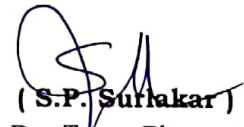
1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 Mts. X 0.50 Mts. with writing in black color on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
6. The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
13. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
14. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.

15. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
16. Adequate avenue greenery should be developed.
17. The said residential Building should be strictly used for residential purpose only.
18. Stilt floor parking area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
19. Gradient of the ramps to the stilt floor parking should not be exceed 1:6.
20. The area under road widening shall not be encroached/enclosed.
21. In case of compound walls, the gates shall open inwards only and if any traditional access passing through the property shall not be blocked.
22. The height of the compound wall strictly maintained as per rules in force.
23. The Village Panchayat shall take cognizance of any issue in case of any complaints/Court orders before issue of construction license.
24. Applicant shall dispose the construction debris at his/her own level and/ or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the Village Panchayat.
25. This Technical Clearance Order is issued based on Affidavit submitted by applicant stating that 6 mtrs access road provided through property bearing Sy. No. 143/1-C of village Corlim for the said proposed construction at Sy. No. 143/1-B of Corlim Village Tiswadi Taluka, road shall never be blocked and given access to the property.
26. This Technical Clearance Order issued with the approval of the Government vide ref. no. TIS/10081/COR/TCP/2021/1494 dtd 26/8/2021.

NOTE:

- a. This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. **29/8/TCP/2018(Pt.File)/1672** dated **13/08/2018** pertaining to guide line for processing various application.
- b. An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer **Mr. Rajesh Mahambrey dtd. 14/06/2021** TCP Reg. No. **SE/0044/2010**.
- c. This Order is issued with reference to the application dated **23/06/2021** from **M/s. Albert Developers**.
- d. Applicant has paid infrastructure tax of **Rs. 2,54,230/- (Rupees Two Lakh Fifty Four Thousand Two Hundred Thirty Only)** vide e-challan no.202100943302 dtd **30/09/2021**.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENSE PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(**S.P. Surlakar**)
Dy. Town Planner

To,
M/s. Albert Developers,
Office No. 301, Edcon Mindspace,
St.Inez, Panaji-Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat Corlim,
Tiswadi- Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.

No.RB/CNV/TIS/AC-II/06/2013
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa

Dated : 28/12/2016

Read: Application dated NIL received in this office on 11/09/2014 from Shri Antonio Xavier Sardinha through his Power of Attorney holder Smt. Maria Antoneta Sardinha, r/o. H. No. 83, Volvaddo, Corlim, Tiswadi - Goa.

SANAD
SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said code" which expression shall, where the context so admits include the rules and orders thereunder) Anton Xavier Sardin, being the occupants of the plot registered under Survey No. 143/1-B and 143/1-C known as Church Area Situated at Corlim village, Tiswadi Taluka (hereinafter referred to as "the applicants, which expression shall where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No. 143/1-B, admeasuring (143/1-B - 3004 sq. mts. + 143/1-C - 2020 sq. mts.) = 5024.00 sq. mts. be the same a little more or less for the purpose of Residential use.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicants shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions

2. Assessment - The Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.

3. Use - The applicants shall not use the said land and building erected or to be erected thereon for any purpose other than Residential use, without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses leviable on the said land.

5. Penalty clause - (a) if the applicants contravene any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants

c) The necessary road widening set-back to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

Contd.

7 Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

APPENDIX - I

Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to South	East to West			6				
1	2	3	4	5	North	South	East	West	7
1	43.75 Mts	81.00 Mts.	3004 Sq.mts	SURVEY NO. 143/1-B(Part)	S. No. 143/1	S. No. 143/3,4,5,6,7,& 8	S.No. 143/1	Village Boundary of Carambolim	NIL
2	40.50 Mts.	81.00 Mts.	2020 Sq. Mts.	SURVEY NO. 143/1-C	S. No. 143/1	S. No. 143/3 & S. No. 143/2	ROAD	S. No. 143/1	NIL
Village: Corlim Taluka: Tiswadi									

Remarks:-

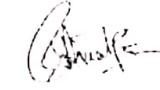
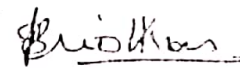
- The applicant has paid conversion fees of Rs. 6,78,240.00/- (Rupees Six Lakh Seventy Thousand Two Hundred Forty Only) vide Challan No. 46/15-16 dated 21/05/2015.
- The Conversion has been approved by the Town Planner, Town and Country Planning Department Panaji vide his report No. TIS/7554-A/COR/TCP/13/1092 dated 15/07/2013.
- The development/construction in the plot shall be governed as per rules in force.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

In witness whereof the COLLECTOR North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Shri. Ashish S. Khadeparkar Power of Attorney holder of Shri Antonio Xavier Sardinha also hereunto set his hand this 28th day of December, 2016.


(Shri. Ashish S. Khadeparkar)
P.O.A.


(Agnelo A. J. Fernandes)
Collector of North Goa

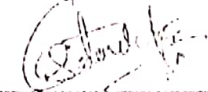
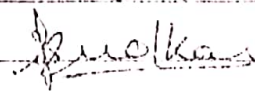
Signature and Designation of Witnesses

- Mr. Sayinandan S. Satondkar 
- Mrs. Santa Priolkar 

Complete address of Witnesses

- 1120-504/2, Pingawadi Taluqao
- Premna wado, P. D. Pochade, Pichu

We declare that Shri. Ashish S. Khadeparkar has signed this Sanad is, to our personal knowledge, the person he represents himself to be and that he has affixed his signature hereto in our presence

- 
- 

To

- The Town Planner, Town and Country Planning Department Panaji
- The Mamlatdar of Tiswadi Taluka.

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

PLAN



OF THE LAND BEARING SURVEY No. 143/I-B (PART) & 143/I-C SITUATED AT CORLIM VILLAGE OF TISWADI TALUKA APPLIED BY SHRI ANTONIO XAVIER SARDINHA FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER NO.RB/CNV/TIS/AC-II /06/ 2013 DATED 20/05/2015 FROM ADDITIONAL COLLECTOR-II, NORTH GOA DISTRICT, PANAJI GOA.

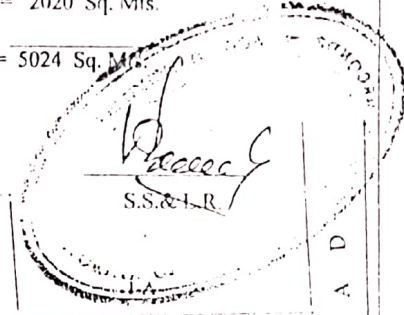
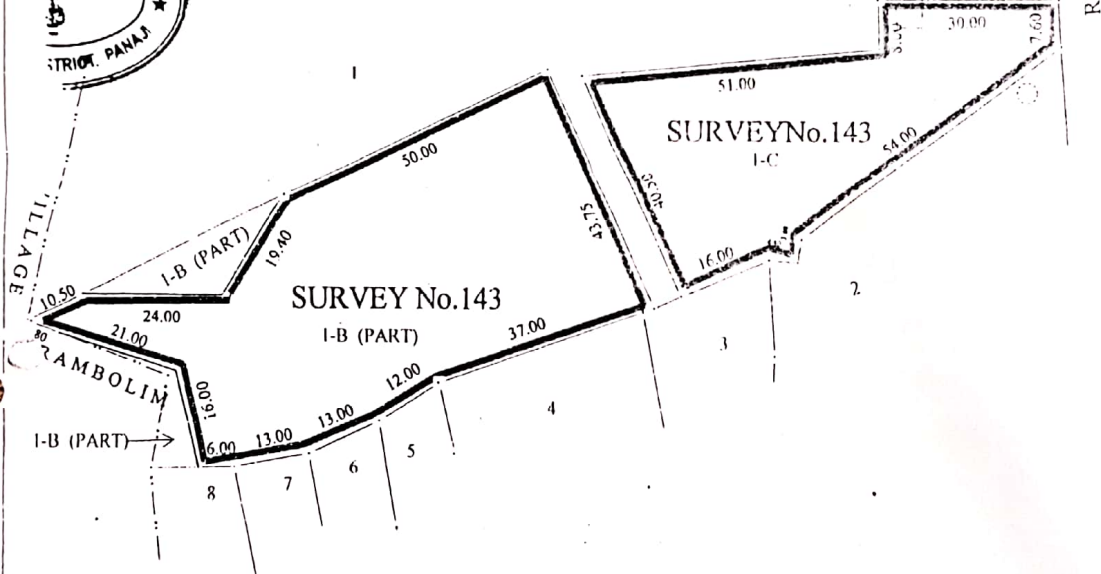
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PROPOSED AREA FOR CONVERSION I-B = 3004 Sq. Mts.

PROPOSED AREA FOR CONVERSION I-C = 2020 Sq. Mts.

GRAND TOTAL = 5024 Sq. Mts.



Trupti Kundaikar
22/05/15
TRUPTI KUNDAIKAR (F.S.)
PREPARED BY

Mangesh Kholkar
22/05/15
MANGESH KHOLKAR (I.L.S.)
VERIFIED BY

SURVEYED ON: 22/05/2015

File No.: 8-62-DSLR-15



OFFICE OF THE VILLAGE PANCHAYAT

CORLIM

Tiswadi-Goa



☎ : (0832) 2285855

Ref. No. : VP/COR/2021-1022/Compl. No. 09/1034

Date : 17/11/2021

CONSTRUCTION LICENSE

License is hereby granted to you in pursuance of Resolution No. 3(3), duly approved by the Village Panchayat Corlim in its meeting held on 08.11.2021, for carrying out the work of proposed **Construction of Residential Building** by **M/s. Albert Developers**, as per the enclosed approval plan in the property zoned as settlement in Regional Plan of Goa 2021 and situated at Corlim Village in V.P. Corlim, Tiswadi, Village bearing in **Survey No. 143/1-B, Corlim, Tiswadi – Goa** as per the plans in triplicate/duplicate attached to her application under inward No. 1061, dated 26.10.2021, one copy of the plans concerned with the approval note carrying the seal of this Panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
4. No materials for construction or earth from excavation or any other construction materials shall be stacked on the public road.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any materials passed, approved or shown in the application on which the permit was based.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. The applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
11. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the license for development work has been granted.
12. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.



OFFICE OF THE VILLAGE PANCHAYAT

CORLIM

Tiswadi-Goa



Ref. No. : VP/COR/20 /

Date : _____

14. The drains surrounding the plot if any should be constructed with RCC and should be covered with removable RCC slabs of sufficient thickness.
15. The applicant should gift the road widening area to the village Panchayat before applying for the occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
16. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed bricks/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
17. The applicant should provide a dustbin at a convenient place accessible for the Village Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. Garbage and parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
20. Access up to the entrance of the Building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurant/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying of Occupancy Certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structures should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate opening in the compound wall for the purpose.
31. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once week.



OFFICE OF THE VILLAGE PANCHAYAT

CORLIM

Tiswadi-Goa



Ref. No. : VP/COR/20 /

Date : _____

32. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlets is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
33. Curing of water collection should be treated with anti larval chemicals by the builders/contractor.
34. Not to engage labourer for any construction/building works unless they are screened for malaria and posses health cards. These cards are to be renewed regularly every 3 months. Also arrangement should be done to get this blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
35. Laborers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
36. To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no mosquito breeding sites in and around specially in unused item like tyres, bottles, tins etc.
37. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
38. The health units at the respective levels should be involved in the planning process.
39. No gates shall open outwards on to the road.
40. The construction of the compound wall if any should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
41. Drinking water well should be 15 meters away from any soak pit.
42. All the conditions imposed in the Development Permission/Order No. **TIS/10081/COR/TCP/2021/1747 dated 08.10.2021** issued by the Town and Country Planning Department Tiswadi Taluka Office, Panaji-Goa should be strictly followed.
43. All the conditions imposed in the letter no. **PHC/CORLIM/NOC/2021-22/1523, Dt. 18.10.2021** issued by the Directorate of Health Services, Primary Health Centre, Corlim, should be strictly followed.
44. The waste generated during the course construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
45. The applicant shall dispose the construction debris at his/her own level and /or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit at his/her own expenses.
46. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the notification dated 07.03.2018.
47. Failing to comply condition at Sr. 45 & 46 the penalty shall be imposed to the applicant at the rate of 0.5% on the total cost of project and also the construction license issued to the applicant shall be withdrawn/cancelled.



OFFICE OF THE VILLAGE PANCHAYAT CORLIM

Tiswadi-Goa

Ref. No. : VP/COR/20 /

Date : _____

48. The Licence holder shall obtain all necessary permission/NOC's/Clearance from various other government department as may be required under the law in force from time to time.
49. The information furnished by the applicant for obtaining the permission for Construction of Residential Building & Compound wall, if found to be false at later stage, or if the conditions stated herein above are not complied with, the permission issued shall be liable to withdrawn without pre-judice to the legal action that may taken against the applicant.
50. The applicant should make independent provision for Garbage disposal within the plot area by constructing Compost Pit or any other method and dispose the same properly in scientific manner.

THIS LICENSE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENSE; RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENSE. HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF Rs. 2,05,900/- (Rupees Two Lakhs Five Thousand Nine Hundred Only) VIDE RECEIPT No. 23 /290, DATED 17 /11/2021. AN AMOUNT OF Rs. 4,11,677/- (Rupees Four Lakhs Eleven Thousand Six Hundred and Seventy Seven Only) VIDE RECEIPT No. 24 /290, DATED 17 /11/2021 HAS BEEN COLLECTED TOWARDS CESS.

This carries the seal of Panchayat Office of Village Panchayat Corlim.



Caetano
Seen by me
(Caetano M. S. Po)
SARPANCH
VILLAGE PANCHAYAT CORLIM
TISWADI - GOA

Jitendra D. Naik
SECRETARY
VILLAGE PANCHAYAT CORLIM
TISWADI - GOA

To,
M/s. Albert Developers,
Office No. 301,
Edcon Mindspace,
St. Inez, Panaji – Goa.

* Strike what is not applicable

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Note:- Neither Government nor the Sub Registrar issuing the certificate guarantees the accuracy or correctness of the contents of this certificate and will not be liable for any claim for damages in respect of any information contained therein

Certificate No:- 1612 of 2021

Application No:- 1612 of 2021

Mr. Albert Esteves, R/o H. No.260, Opp. Mercedes Church, Farguem Bhat, Mercedes - Goa. having applied to me for a certificate giving particulars

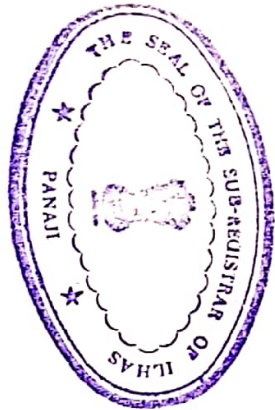
of registered acts and encumbrances, if any, in respect of property described overleaf,

I hereby certify that a search has been made in Book I and in the Indexes relating thereto for 05 yrs, 07 months from the 18th day of April 2016 to the 26th day of November 2021 for ~~acts~~ and encumbrances affecting the said property and that on such search no ~~act~~ or encumbrances affecting the said property has been found

Search made and certificate prepared by:

Search verified and certificate examined by:


Pradipkanti Vokhkar
(L.D.C.)




Arjun S. Shetye
Civil Registrar-cum-Sub Registrar, Tiswadi

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
Dated: 30.11.2021

Receipt No.42/25

Note:-

- (1) If the property has been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate
- (2) Under Section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office

Description of the Properties

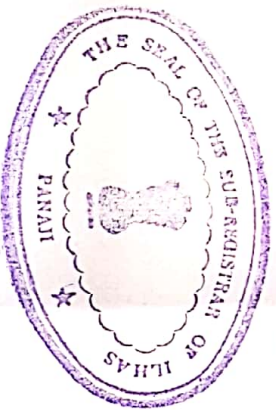
All that Plot No.B, admeasuring 3294 sq. mtrs., the Property known as "CHURCH AREA", situated at Corlim, Taluka Tiswadi, District-North, State of Goa, which property is described in the Land Registration Office under No.18490 of Book B-49 New & No.18491 of Book B-49 New but not enrolled in the Taluka Revenue Office & surveyed under No.143/1 of Village Corlim and bounded as under -

North - By Plot A of the said property.

South - By other property.

East - By internal road.

West - By boundary of village Carambolim.



Arjun S. Shetye
Civil Registrar-cum-Sub Registrar, TISWADI



100012552700

FORM I & XIV

नमुना नं १ व १४

Date : 31/05/2021

Page 1 of 1

Taluka TISWADI

Survey No. 143

तालुका

सर्वे नंबर

Village Corlim

Sub Div. No. 1-B

गांव

हिस्सा नंबर

Name of the Field Church Area

Tenure

शेताचें नांव

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोर्ड	Total Cultivable Area एकूण लागण क्षेत्र
0000.32.94	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.32.94

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

LND/PART/256/2013 dated 08/07/2014

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.32.94

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Anton Xavier Sardin		27134	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



DIRECTORATE OF HEALTH SERVICES

Government of Goa

PRIMARY HEALTH CENTRE - CORLIM

Corlim-Ilhas Goa.

Ph.No. 0832-2285769 / 2904531, Email Id: phccorlim@hotmail.com

No.: PHC/CORLIM/NOC/2021-22/ 1523

dated:-18/10/2021

To,
The Sarpanch / Secretary,
Office of the village Panchayat,
Corlim, Tiswadi-Goa.

Sub: NO OBJECTION CERTIFICATE

Sir/Madam,

With reference to an application received from **M/s. Albert Developers**, and with reference to Technical Clearance Order No. TIS/10081/TCP/COR/2021/1747 dated 08/10/2021, issued by the Office of the Town Planner, Town & Country Planning Department Tiswadi Taluka, the site was inspected by the undersigned and a provisional NOC on **SANITARY POINT OF VIEW** is hereby granted to **M/s. Albert Developers**, for carrying out the **proposed construction of Residential Building** in the property situated at **Corlim Village, bearing Sy. No. 143/1-B, of Tiswadi Taluka**, subject to the conditions below:-

1. That the ownership document of the land should be verified at your end and the construction is carried out as per the plan submitted.
2. The septic tank/soak pit should be installed 15 meters away from any source of drinking water(well/ sump, etc) and has a capacity of **100** number of persons as per the plan.
3. Proper cleanliness is maintained in and around the site.
4. That the vent pipe of the septic tank must be provided with the mosquito net.
5. That the permit holder will be liable to ensure that the curing water is treated with anti-larval chemicals once a week.
6. The management shall co-operate with the Health and Pollution control authorities whenever any visit to site for sanitary inspection.
7. This office is not responsible for any court litigation on regarding the ownership and the area of the site which may be checked by appropriate authority.
8. That the laborers engaged in the construction work should be provided with sanitary facilities and potable water.
9. **As per section 75-A of Goa Public Health Act, all laborers should possess a valid health card from the health authorities and should renew it every three months. No laborer shall be engaged by the contractor /Developer/Builder without a valid health card, if not complied with will be fined as per the act. i.e. 10,000/- per labour.**
10. Health cards should be available at the concerned site and should be produced to the health staff on demand.

P.T.O.

11. NOC/Licenses for the proposed construction should be obtained from competent authority.
12. A Construction Board with details should be displayed at the construction site.
13. Final NOC from health authorities to be obtained prior to issue of occupancy certificate.
14. That the **NO OBJECTION CERTIFICATE** issued is liable to be withdrawn if the conditions stipulated above are not complied with. And if the information is based on wrong information, Documents, Calculation, Drawing etc.



CW/Ker
(Dr. Kedar Raikar)
Medical officer I/C
PPHC Corlim

Copy To:

1. Office File.
2. Guard File.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



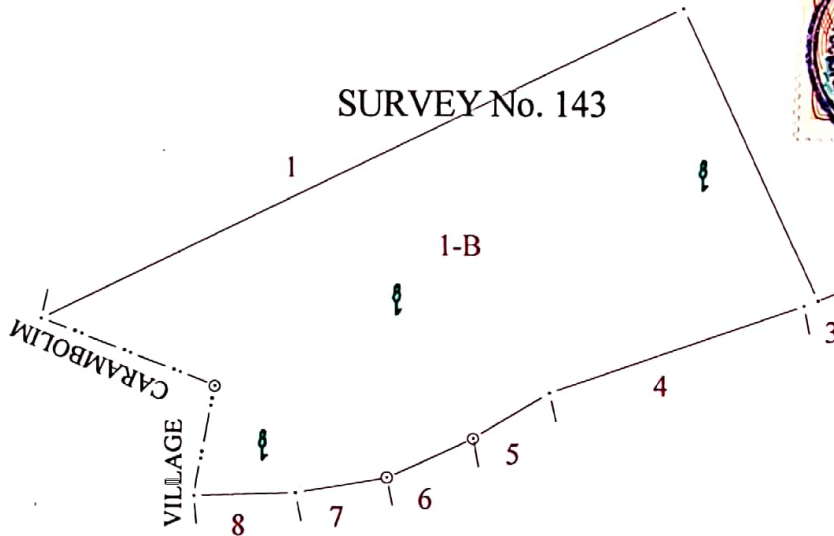
Plan Showing plots situated at
Village : CORLIM
Taluka : TISWADI
Survey No./Subdivision No. : 143/ 1-B
Scale : 1 : 1000

Inward No: 1965

Sj Gaonkar
23/03/2021

SMITA J. GAONKAR

Inspector Of Survey & Land Records
Panaji-Goa



MSpr

Generated By : Manisha P.Saperker (F.S.)
On : 23-03-2021

D. Tamoskar
23/03/2021

Compared By: Dilip M. Tamoskar (D'Man Gr.I)