



Dated 04/10/2025

To,

Mysore Mercantile Company Ltd.,
Mysore Mercantile House No.46, III & IV Floor,
36th Cross, 4th T Block, Jayanagar,
Bangalore 560041.

CERTIFICATE OF TITLE

Description of the Property: -

All those properties namely a. Property known as '**PEDIACHI ARADDI**' also known as '**PEDDEACHI ARADI**', described in the Land Registration of Bardez under No.51175 at Page 84 of Book B 108, not registered in the Taluka Revenue Office of Bardez and b. Property known as '**ARADI DE PEDEM-GRANDE**' also known as '**ARADI**', not described in the Land Registration Office of Bardez nor registered in the Taluka Revenue Office of Bardez, both the properties being adjoining to one another and situated at Bilvan, Mapusa, Goa, within the area of the Mapusa Municipal Council, Bardez Taluka, Bardez Sub District of Registration, District of North Goa and both plots surveyed together in the City Survey Office of Mapusa under Chalta No.28 of P. T. Sheet No.77 admeasuring an area of 2,166 sq mts. There is a residential house bearing Municipal House No.207/4 admeasuring 190 sq mts, presently in dilapidated state and an old outhouse bearing Mapusa Municipal House No.208/4 admeasuring 61 sq mts, presently in dilapidated state, besides a toilet and well in the said property. The said two properties are bounded together as under:-

On the East: By the road;



On the West: By the properties surveyed under Nos.1/1, 1/2, 17/16 and property bearing Chalta No.6 of P. T. Sheet No.83 and property bearing Chalta No.13 of P. T. Sheet No.76;

On the North: By the properties surveyed under Chalta No.13 of P. T. Sheet No.76 and Chalta No.9 of P. T. Sheet No.76; and

On the South: By the property bearing Chalta No.6 of P. T. Sheet No.83.

II Description of documents scrutinized: -

1. Inscription and Description
2. Report of Definitive Possession dated 19/11/1926 at Folios 46v to 47
3. Report of Definitive Possession dated 19/10/1927
4. Deed of Succession and Gift dated 16/04/1964 drawn in the Office of Camilo Manuel Antonio Henrique Do Rosario E Souza, Assistant Notary of Judicial Division of Bardez at Page 18 reverse onwards of the Deed Book No.654
5. Deed of Sale dated 05/12/2005 executed before the Sub Registrar of Bardez and registered under No.1815 at Pages 1 to 31 of Book No.I vol No.1603 dated 07/04/2006
6. Deed of Succession and Qualification of Heirs dated 14/02/2006 executed before the Office of the Notary Ex Officio, Bardez, duly drawn in the Notary Book of Deeds bearing No.810 at Pages 6 to 9 dated 14/02/2006
7. Order dated 02/02/2007 in Inventory Proceedings bearing No.196/05/B passed by the Court of the Civil Judge Senior Division 'B' Court at Mapusa
8. Judgment dated 02/05/2013 in Writ Petition No.555 of 2010 passed by the High Court of Bombay at Goa.



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9. Certificate dated 28/02/2020 under No.RB/CNV/BAR/148/2006/01 issued by the Office of the Collector, North Goa
 10. Zoning Certificate dated 14/11/2023 under Ref No.NGPDA/Tech-Gen/Mapusa/Vol.XXV/2413/2023 issued by the North Goa Planning and Development Authority at Panaji, Goa
 11. Deed of Sale dated 01/11/2023 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Reg No.BRZ-1-5476-2023 dated 15/11/2023,
 12. Development Permission/Order dated 25/04/2024 under Ref No.NGPDA/M/2053/96/2024 issued by the North Goa Planning and Development Authority at St. Inez, Panaji, Goa
 13. Provisional NOC dated 15/05/2024 under Ref No.PWD/SDII/PHE-N/F.10/85/2024-25, issued by the Government of Goa, Office of the Assistant Engineer, Sub-Div II, DXVII (PHE-N), PWD, Mapusa, Goa.
 14. NOC dated 27/05/2024 under Ref No.AE-I(U)/VI/O & M/2024-25/Tech-40/318 issued by the Government of Goa Office of the Sub-Divisional Engineer, Electricity Department, Sub-Division I (U), Mapusa, Goa.
 15. Letter dated 30/09/2024 under File No.DFES/FP/HB/MAP/167/24-25/160 issued by the Government of Goa, Directorate of Fire & Emergency Services, St. Inez, Panaji, Goa.
 16. Provisional NOC dated 14/10/2024 under Ref No.UHCM/NOC-Const/2024-25/1285 issued by the Government of Goa, Directorate of Health Services, Urban Health Centre, Mapusa, Goa.
 17. Construction Licence dated 29/11/2024 bearing No.CONSTLIC/MAPUSA/2024-2025/21 issued by the Office of the Mapusa Municipal Council.
 18. Form D dated 04/10/2025
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Note: All the documents scrutinised by me are photocopies.

III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title: -

There exists at Ward 4 of the City of Mapusa, a property known as '**PEDEACHI ARADI**', described in the Land Registration Office of Bardez, under No.51175 at Page 84 of Book B-108 and found inscribed in the said Land Registration Office of Bardez under Inscription No.41492 at Page 165 of Book G-44 in the name of Mr. Lourdes Felix de Souza.

At Ward 4 of the City of Mapusa, there also exists another property known as '**ARADI DE PEDEM-GRANDE**' also known as '**ARADI**'.

Mrs. Cardidade De Souza, widow of Felicio De Souza also known as Caetano De Souza or Felicio De Souza was allotted the said property known as "**PEDEACHI ARADI**" also known as "**PEDIACHI ARADI**" belonging to the Comunidade Mapusa by way of perpetual Lease (aforamento) for construction of house by Order of the Governor dated 09th October 1923 and provisional possession of the said plot was given to said Caridade De Souza.



On 19th November 1926, the Administrator of Comunidade of Bardez after verifying that the said property **“PEDIACHI ARADDI”** also known as **“PEDDEACHI ARADI”** has been utilised by the said Mrs. Caridade De Souza for the construction of a house, handed over final/definitive possession of the Said Plot to Mrs. Cardidade De Souza.

Mrs. Caridade De Souza, widow of Felicio De Souza also known as Caetano De Souza or Felicio Caetano De Souza was allotted the said property known as **“ARADI DE PEDEM-GRANDE’** also known as **‘ARADI’** belonging to the Comunidade of Mapusa by way of perpetual lease (aforamento) for construction of house by Order of the Governor dated 21st March 1918 and provisional possession of the said Plot was given to the said Mrs. Cardidade De Souza.

On 19th October 1927, the Administrator of Comunidade of Bardez after verifying that the said property **“ARADI”** has been utilised by the said Mrs. Caridade De Souza for the construction of a house, handed over final/definitive possession of the Said Plot to Mrs. Cardidade De Souza.

By Deed of Succession and Gift dated 16/04/1964 drawn in the Office of Camilo Manuel Antonio Henrique Do Rosario E Souza, Assistant Notary of Judicial Division of Bardez at Page 18 reverse onwards of the Deed Book No.654, Calisto Manuel De Souza, son of the said Mrs. Caridade De Souza was declared as her sole and universal heir and the said Calisto Manuel De Souza being the sole and universal heir of his mother Caridade De Souza inherited the said property being **‘PEDIACHI ARADDI’**, situated at Bilvan, Mapusa, Goa and by the same instrument, the said Calisto Manuel De Souza and his wife Estefania de Silva gifted to their son Lourdes Felix De Souza,



the said property known as 'PEDIACHI ARADDI' situated at Bilvan, Mapusa, Goa with reservation of lifelong usufruct for themselves.

The said Calisto Manuel D'Souza expired on 30/11/1980 at Saligao and his wife Estefania De Souza expired on 01/01/1981 at Saligao and on their deaths, the lifetime usufruct reserved by the said Calisto Manuel D'Souza and his wife Estefania came to an end and the said Lourdes Felix De Souza became the absolute owner of the said two properties, one by way of gift and the other by way of inheritance.

The said Lourdes Felix D'Souza was also known by the name of Lourdes Feliciano De Souza or Lourdes Felix D'Souza.

Mr. Lourdes Felix D'Souza was married to Mrs. Maria Angela D'Souza.

The said Mr. Lourdes Felix D'Souza died at Madras on 27/11/2000 leaving behind Mrs. Maria Angela D'Souza as his widow and half sharer/moiety holder and as his sole and universal collateral heirs and successors, namely Mr. John Bernadinho D'Sa alias John Bernadinho De Sa and his wife Mrs. Leena Maria D'Sa alias Leena Maria De Sa, Mr. Marcelino Maria D'Sa alias Mr. Marcelino Mario De Sa and his wife Mrs. Rita Catherine D'Sa alias Mrs. Rita Catherine De Sa, Mrs. Laura Maria Pereira and her husband Mr. Joao Roberto De Delfino Pereira, Mrs. Lira De Souza Menezes alias Mrs. Lira D'Souza Mendes, Mr. Silvio Aristo Menezes, Mrs. Marilyn Eva Pinto alias Mrs. Marelyn Eva Pinto and her husband Mr. Matheus Amaro Pinto alias Mr. Mathew Amaro Pinto, Mrs. Leonilda Ninfa D'Souza and her husband Mr. Severino Santano Antonio D'Souza, since he did not leave behind any children of his own as descendants.



The above fact of heirship has been confirmed by Deed of Succession and Qualification of Heirs dated 14/02/2006 executed before the Office of the Notary Ex Officio, Bardez, duly drawn in the Notary Book of Deeds bearing No.810 at Pages 6 to 9 dated 14/02/2006 and Inventory Proceedings bearing No.196/05/B initiated before the Court of the Civil Judge Senior Division 'B' Court at Mapusa, which was finalised by virtue of Order dated 02/02/2007.

By Deed of Sale dated 05/12/2005 executed before the Sub Registrar of Bardez and registered under No.1815 at Pages 1 to 31 of Book No.I vol No.1603 dated 07/04/2006, said Mrs. Maria Angela D'Souza, Mr. John Bernadinho D'Sa alias John Bernadinho De Sa and his wife Mrs. Leena Maria D'Sa alias Leena Maria De Sa, Mr. Marcelino Maria D'Sa alias Mr. Marcelino Mario De Sa and his wife Mrs. Rita Catherine D'Sa alias Mrs. Rita Catherine De Sa, Mrs. Laura Maria Pereira and her husband Mr. Joao Roberto De Delfino Pereira, Mrs. Lira De Souza Menezes alias Mrs. Lira D'Souza Mendes, Mr. Silvio Aristo Menezes, Mrs. Marilyn Eva Pinto alias Mrs. Marelyn Eva Pinto and her husband Mr. Matheus Amaro Pinto alias Mr. Mathew Amaro Pinto, Mrs. Leonilda Ninfa D'Souza and her husband Mr. Severino Santano Antonio D'Souza as the Vendors sold and conveyed the Said Property to Mr. Shripad Ankush Gavandalkar as the Purchaser.

By virtue of the said Deed of Sale dated 05/12/2005 said Mr. Shripad Ankush Gavandalkar became the exclusive owner in possession of the said property..

The Said Property stands mutated in the name of Mr. Shripad Ankush Gavandalkar as confirmed by Form D dated 12/06/2007.



Writ Petition No.555 of 2010 was filed by the said Mr. Shripad Ankush Gavandalkar against State of Goa, Collector of North Goa and Deputy Conservator of Forests, before the High Court of Bombay at Goa, challenging the non grant of NOC by the Deputy Conservator of Forests for conversion of land from agricultural to non agricultural purposes under Section 32(1) of the Goa Daman and Diu Land Revenue Code and praying for a writ of Mandamus or any other writ , direction or order directing the Deputy Conservator of Forests to grant conversion of the said property. The said Petition was allowed by the High Court of Bombay at Goa vide its Judgment dated 02/05/2013 stating that the said property does not form part of the forest area.

Certificate dated 28/02/2020 under No.RB/CNV/BAR/148/2006/01 has been issued by the Office of the Collector, North Goa, stating that the said land has been exempted from the operation of provisions of Section 32 (1) of the Goa, Daman and Diu Land Revenue Code, on the conditions laid thereon in the said Certificate.

Zoning Certificate dated 14/11/2023 under Ref No.NGPDA/Tech-Gen/Mapusa/Vol.XXV/2413/2023 has been issued by the North Goa Planning and Development Authority at Panaji, Goa stating that property bearing Chalta No.28 of P. T. Sheet No.77 situated at Mapusa, Bardez, Goa is earmarked as **Commercial C-1 Zone permissible FAR is 200 as per Outline Development Plan-2021 of Mapusa, Bardez, Goa.**

By Deed of Sale dated 01/11/2023 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Reg No.BRZ-1-5476-2023 dated 15/11/2023,



Mr. Shripad Ankush Gavandalkar and his wife Mrs. Minaxi Shripad Gavandalkar as the Vendors sold and conveyed all that properties namely a. Property known as **'PEDIACHI ARADDI'** also known as **'PEDDEACHI ARADI'**, described in the Land Registration of Bardez under No.51175 at Page 84 of Book B 108, not registered in the Taluka Revenue Office of Bardez and b. Property known as **'ARADI DE PEDEM-GRANDE'** also known as **'ARADI'**, not described in the Land Registration Office of Bardez nor registered in the Taluka Revenue Office of Bardez, both the properties being adjoining to one another and situated at Bilvan, Mapusa, Goa, within the area of the Mapusa Municipal Council, Bardez Taluka, Bardez Sub District of Registration, District of North Goa and both plots surveyed together in the City Survey Office of Mapusa under Chalta No.28 of P. T. Sheet No.77 admeasuring an area of 2,166 sq mts. There is a residential house bearing Municipal House No.207/4 admeasuring 190 sq mts, presently in dilapidated state and an old outhouse bearing Mapusa Municipal House No.208/4 admeasuring 61 sq mts, presently in dilapidated state, besides a toilet and well in the said property, more particularly described herein above to Mysore Mercantile Company Ltd., having its registered Office at Mysore Mercantile House No.46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore 560041, represented by its Authorised Representative Mr. Suresh P. Gowda alias Suresh P., appointed vide Resolution of Board of Directors dated 06/10/2023 as the Purchasers.

By virtue of the said Deed of Sale dated 01/11/2023 said Mysore Mercantile Company Ltd., having its registered Office at Mysore Mercantile House No.46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore 560041 became the exclusive owners in possession of all that properties namely a. Property known as **'PEDIACHI ARADDI'** also known as **'PEDDEACHI ARADI'**, described in the Land Registration of



Bardez under No.51175 at Page 84 of Book B 108, not registered in the Taluka Revenue Office of Bardez and b. Property known as 'ARADI DE PEDEM-GRANDE' also known as 'ARADI', not described in the Land Registration Office of Bardez nor registered in the Taluka Revenue Office of Bardez, both the properties being adjoining to one another and situated at Bilvan, Mapusa, Goa, within the area of the Mapusa Municipal Council, Bardez Taluka, Bardez Sub District of Registration, District of North Goa and both plots surveyed together in the City Survey Office of Mapusa under Chalta No.28 of P. T. Sheet No.77 admeasuring an area of 2,166 sq mts. There is a residential house bearing Municipal House No.207/4 admeasuring 190 sq mts, presently in dilapidated state and an old outhouse bearing Mapusa Municipal House No.208/4 admeasuring 61 sq mts, presently in dilapidated state, besides a toilet and well in the said property, more particularly described herein above.

Development Permission/Order dated 25/04/2024 under Ref No.NGPDA/M/2053/96/2024 has been issued by the North Goa Planning and Development Authority at St. Inez, Panaji, Goa for proposed construction of Commercial/Residential Building and Compound Wall in the Said Property.

Provisional NOC dated 15/05/2024 under Ref No.PWD/SDII/PHE-N/F.10/85/2024-25, has been issued by the Government of Goa, Office of the Assistant Engineer, Sub-Div II, DXVII (PHE-N), PWD, Mapusa, Goa for proposed construction of Commercial/Residential Building and Compound Wall in the Said Property.

NOC dated 27/05/2024 under Ref No.AE-I(U)/VI/O & M/2024-25/Tech-40/318 has been issued by the Government of Goa Office of the Sub-Divisional Engineer,



Electricity Department, Sub-Division I (U), Mapusa, Goa for proposed construction of Commercial/Residential Building and Compound Wall in the Said Property.

Letter dated 30/09/2024 under File No.DFES/FP/HB/MAP/167/24-25/160 has been issued by the Government of Goa, Directorate of Fire & Emergency Services, St. Inez, Panaji, Goa vetting the Architectural Plans and Fire Protection Plans for the proposed construction of Residential cum Commercial Building.

Provisional NOC dated 14/10/2024 under Ref No.UHCM/NOC-Const/2024-25/1285 has been issued by the Government of Goa, Directorate of Health Services, Urban Health Centre, Mapusa, Goa for proposed construction of Commercial/Residential Building and Compound Wall in the Said Property.

Construction Licence dated 29/11/2024 bearing No.CONSTLIC/MAPUSA/2024-2025/21 has been issued by the Office of the Mapusa Municipal Council for proposed construction of Residential and Commercial Building and Compound Wall in the said property.

The said property more particularly described herein above and surveyed under Chalta No.28 of P. T. Sheet No.77 admeasuring an area of 2166 sq mts presently stands mutated in the name of Mysore Mercantile Company Ltd., under Mutation No.213966 as confirmed by Form D dated 04/10/2025.

Based on the documents produced, it is hereby concluded that said Mysore Mercantile Company Ltd., having its registered Office at Mysore Mercantile House No.46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore 560041 are the



absolute/exclusive owner in possession of all that properties namely a. Property known as 'PEDIACHI ARADDI' also known as 'PEDDEACHI ARADI', described in the Land Registration of Bardez under No.51175 at Page 84 of Book B 108, not registered in the Taluka Revenue Office of Bardez and b. Property known as 'ARADI DE PEDEM-GRANDE' also known as 'ARADI', not described in the Land Registration Office of Bardez nor registered in the Taluka Revenue Office of Bardez, both the properties being adjoining to one another and situated at Bilvan, Mapusa, Goa, within the area of the Mapusa Municipal Council, Bardez Taluka, Bardez Sub District of Registration, District of North Goa and both plots surveyed together in the City Survey Office of Mapusa under Chalta No.28 of P. T. Sheet No.77 admeasuring an area of 2,166 sq mts. There is a residential house bearing Municipal House No.207/4 admeasuring 190 sq mts, presently in dilapidated state and an old outhouse bearing Mapusa Municipal House No.208/4 admeasuring 61 sq mts, presently in dilapidated state, besides a toilet and well in the said property, more particularly described herein above and has a clear and marketable title to the "said Property", subject to the production of latest Nil Encumbrance Certificate of the said Property.

The proposed construction in the Said Property is after obtaining all the required/necessary permissions/approvals from the various concerned authorities.

V. Opinion: -

From the documents produced I am of the opinion that said Mysore Mercantile Company Ltd., having its registered Office at Mysore Mercantile House No.46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore 560041 are the absolute/exclusive



owner in possession of all that properties namely a. Property known as **'PEDIACHI ARADDI'** also known as **'PEDDEACHI ARADI'**, described in the Land Registration of Bardez under No.51175 at Page 84 of Book B 108, not registered in the Taluka Revenue Office of Bardez and b. Property known as **'ARADI DE PEDEM-GRANDE'** also known as **'ARADI'**, not described in the Land Registration Office of Bardez nor registered in the Taluka Revenue Office of Bardez, both the properties being adjoining to one another and situated at Bilvan, Mapusa, Goa, within the area of the Mapusa Municipal Council, Bardez Taluka, Bardez Sub District of Registration, District of North Goa and both plots surveyed together in the City Survey Office of Mapusa under Chalta No.28 of P. T. Sheet No.77 admeasuring an area of 2,166 sq mts. There is a residential house bearing Municipal House No.207/4 admeasuring 190 sq mts, presently in dilapidated state and an old outhouse bearing Mapusa Municipal House No.208/4 admeasuring 61 sq mts, presently in dilapidated state, besides a toilet and well in the said property, more particularly described herein above and has a clear and marketable title to the "said Property", subject to the production of latest Nil Encumbrance Certificate of the said Property.

The proposed construction in the Said Property is after obtaining all the required/necessary permissions/approvals from the various concerned authorities.

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



Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate