



Dated: 06<sup>th</sup> October 2021

To,

**KARA HOMES,**

registered Office at E-5, Kailash Colony,  
Second Floor, New Delhi 110048

**CERTIFICATE OF TITLE**

**Description of the Property: -**

All that property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794 in dilapidated condition, and the said property is bounded as under: -

On the East: By property bearing Survey No.71/19;

On the West: By the property bearing Survey No.71/23 and partly by road;

On the North: By the road passing through the properties bearing Survey No.71/10, 11, 12, 13, 8, 16, 17 and 18; and

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

*Pratiksha Kamat* 1



On the South: By the property bearing Survey No.71/28, 29 and 26-B.

**II Description of documents scrutinized: -**

1. Deed of Gift dated 06/01/1969 registered on 09/01/1969 under No.2309 of Book 1, Volume No.29 at Page 7 to 10,
2. Inventory Proceedings bearing No.281/12/C instituted in the Court of the Civil Judge Senior Division 'C' Court of Bardez at Mapusa
3. Deed of Gift dated 01/07/2013 executed before the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-BK1-03303-2013, CD Number BRZD522 on 02/07/2013
4. Specific Power of Attorney executed before Notary Advocate N. C. Gaonkar at Mapusa under Serial No.17019/2021 dated 20/08/2021
5. Deed of Sale dated 07/09/2021 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No BRZ-1-3140-2021 dated 09/09/2021

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 all that property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of



Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121 V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in herein above and referred to as the "Said Property".

The said property originally belonged to Francisco Nascimento de Souza and his wife Mrs. Maria Joana Fernandes e Souza, both hailed from Siolim, Bardez, Goa.

The said Francisco Nascimento de Souza and his wife Mrs. Maria Joana Fernandes e Souza, gifted the said property in favour of their daughter Mrs. Felina Winnie D'Souza vide Deed of Gift dated 06/01/1969 registered on 09/01/1969 under No.2309 of Book 1, Volume No.29 at Page 7 to 10, which was within their disposable share.

The said Mrs. Felina Winnie D'Souza alias Mrs. Winnie Felina D'Souza died leaving behind her widower and half sharer Mr. Vincent Braz Estevam D'Souza and their only son Mr. Michael Domic D'Souza.

Upon the death of said Felina Winnie D'Souza alias Winnie Felina D'Souza, Inventory Proceedings bearing No.281/12/C has been instituted in the Court of the Civil Judge Senior Division 'C' Court of Bardez at Mapusa and by virtue of the said inventory proceeding, the said property with house bearing H. No.794 allotted to Mr. Vincent Braz Estevam D'Souza.

The said Mr. Vincent Braz Estevam D'Souza became the lawful legitimate owner in exclusive possession and enjoyment of the said property more particularly described herein above without any interference and obstruction from whomsoever.

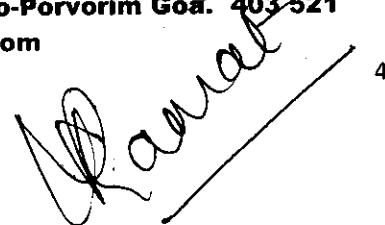
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By Deed of Gift dated 01/07/2013 executed before the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-BK1-03303-2013, CD Number BRZD522 on 02/07/2013 said Mr. Vincent Braz Estevam D'Souza as the Donor gifted the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly herein above to his Grand Niece Mrs. Sarah Anjali Cordeiro as the Donee.

By virtue of the said Deed of Gift dated 01/07/2013 said Mrs. Sarah Anjali Cordeiro, became the exclusive owner in possession of the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described herein above.

The said property more particularly described herein above stands mutated in the name of Mrs. Sarah Anjali Cordeiro.

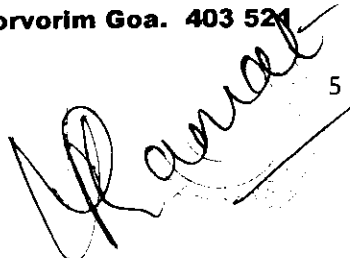
  
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Said Mrs. Sarah Anjali Cordeiro and her husband Mr. Marc J. A. Cordeiro alias Marc Jacinto Antonio Cordeiro had entered into a joint development agreement with M/s Nameh Housing Private Limited which Agreement was cancelled and the M/s Nameh Housing Private Limited has no rights/claims on the Scheduled Property.

Deed of Sale dated 07/09/2021 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No BRZ-1-3140-2021 dated 09/09/2021 Said Mrs. Sarah Anjali Cordeiro and her husband Mr. Marc J. A. Cordeiro as the Vendors along with M/s Nameh Housing Private Limited, sold and conveyed the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described herein above to Kara Homes, a Partnership Firm, represented by its four partners. In this Deed said Sara Anjali Cordeiro was represented by her husband Mr. Marc J A Cordeiro by virtue of Specific Power of Attorney executed before Notary Advocate N. C. Gaonkar at Mapusa under Serial No.17019/2021 dated 20/08/2021.

By virtue of the above Deed of Sale dated 07/09/2021 said Kara Homes, a Partnership Firm became the exclusive owner in possession of the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office

  
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of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described herein above.

Based upon the documents produced and the searches conducted, I opine that said Kara Homes, a Partnership Firm is the absolute owner in possession of the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described herein above and have a clear and marketable title to the "said Property" subject to the production of latest Nil Encumbrance Certificate.

**V. Opinion: -**

From the documents produced I am of the opinion that Kara Homes, a Partnership Firm is the absolute owner in possession of the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of

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Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described herein above and have a clear and marketable title to the "said Property" subject to the production of latest Nil Encumbrance Certificate.

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

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat

Advocate