

Office: 3rd Floor
Velho Building, Panaji
Ph:(O) 2228904/9822985250
Panaji-Goa.

Ms. Fatima Silveira
Advocate

CERTIFICATE OF TITLE

I.-DESCRIPTION OF THE PROPERTY

1.- All that property admeasuring 1600 sq mts bearing Survey no.73/9 of Village Marna, known as 'PLIMBICHE BHAT' also known as SIMEOILEM-BATA, situated at Marna, within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is not described in the Office of the Land Registrar but enrolled in the Taluka Revenue Office under Matriz nos.735 and 737 of first circumscription.

The **SAID PROPERTY** is bounded as under:-

Towards the North: - By Road

Towards the South: - By Property surveyed under 73/2

Towards the East: - By Property surveyed under No. 73/10

Towards the West: - By Property surveyed under No. 73/8

2.-All that property admeasuring 1225 sq.mts. bearing sy no 73/10 of village Marna, known as 'PLIMBICHE BHAT' also known as SIMEOILEM-BATA, situated at Marna, within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is not described in the Office of the Land Registrar but enrolled in the Taluka Revenue Office under Matriz nos.735 and 737 of first circumscription.



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The **SAID PROPERTY** is bounded as under:-

Towards the North: - By Road

Towards the South: - By Hill

Towards the East: - By Property surveyed under No. 73/11

Towards the West: - By Property surveyed under No. 73/9

II.-DESCRIPTION OF THE DOCUMENTS SCRUTINISED

(1)-Latest Form I and XIV concerning Survey no. 73/9 and 73/10 of Village Marna.

(2)-Manual Form I and XIV concerning Survey no. 73/9 and 73/10 of Village Marna.

(3)- Form III concerning Survey no. 73/9 and 73/10 of Village Marna.

(4)-Deed of Justification dated 21-07-1962 drawn in the Office of the Notary Antonio Jose Joao Francisco Pinto de Menezes.

(5)- Deed of Sale dated 16-02-1968, registered under no.1607 of Book I Vol.23 at pages 106 to 111 on 24-01-1968 in the Office of the Sub-Registrar Bardez at Mapusa Goa.



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(6)- Judgment and Decree dated 30-10-2019 in the Inventory Proceedings bearing no.124/2019/E from the Court of the Civil Judge Junior Division Mapusa, Bardez Goa.

(7)- Sanad dated 27-02-2024 under no.4/373/CNV/ACIII/2023/297 and no.4/357/CNV/ACIII/ 2023/296 issued by the Office of the Addl. Collector III North Goa District Mapusa Bardez Goa.

(8)-Deed of sale dated 11-12-2023, registered under Book 1 Document Registration Number BRZ-1-6439-2023 on 26-12-2023 in the Office of the Sub-Registrar Bardez Goa.

(9)-Deed of Rectification dated 26-03-2025 registered under Book 1 Document Registration Number BRZ-1-1703-2025 on 26-03-2025 in the Office of the Sub-Registrar Bardez Goa.

(10)-Deed of Sale dated 11-12-2023, registered under Book 1 Document Registration Number BRZ-1-6340-2023 on 20-12-2023 in the Office of the Sub-Registrar Bardez Goa.

(10)- Deed of Rectification dated 26-03-2025 registered under Book 1 Document Registration Number BRZ-1-1715-2025 on 27-03-2025 in the Office of the Sub-Registrar Bardez Goa.



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(11)- Agreement for Joint Venture Development dated 07-07-2025 registered under Book 1 Document Registration Number BRZ-1-4607-2025 on 02-09-2025 in the Office of the Sub Registrar Bardez at Mapusa Bardez Goa.

III.-FLOW OF TITLE

On perusal of the aforementioned documents I confirm that the property admeasuring 1600 sq mts bearing sy no 73/9 of village Marna and property admeasuring 1225 sq.mts. bearing survey no 73/10 of village Marna, known as 'PLIMBICHE BHAT' also known as SIMEOILEM-BATA, situated at Marna, within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, belonged to Christalina Brito alias Cristalina Pereira e Britto.

That the said properties came to be acquired by the said Christalina Brito alias Cristalina Pereira e Britto as successor of her late husband Joao Santana Brito by Virtue of Deed of Justification dated 21-07-1962 drawn in the Office of the Notary Antonio Jose Joao Francisco Pinto de Menezes through his substitute Sadassiva Loximona Lada.

That by a Deed of Sale dated 16-02-1968, Shri Frederick Leo Britto purchased the said properties from Smt Christalina Brito also known as Cristalina Pereira e Britto, which Deed is duly registered under no.1607 of



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Book I Vol.23 at pages 106 to 111 on 24-01-1968 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

That the name of Shri Frederick Leo Britto alias Freddy Britto came to be recorded in the Occupants Column of the Manual Survey Form I and XIV bearing Sy.no.73/9 and 73/10 of Village Marna and Form III of the said Survey Records.

That the said Shri Frederick Leo Britto alias Frederick Leo Britto alias Freddy Britto expired on 18-06-2006 and upon his demise his widow Rita Britto alias Rita Alvares initiated Inventory Proceedings under no.124/2019/E in the Court of the Civil Judge Junior Division Mapusa confirming that Rita Britto alias Rita Alvares is his widow and Ferita Vipin Khanna married to Vipin Khanna and Roosevelt Fredrick Britto married to Edita Britto alias Edita Rimkute are his legal heirs.

That in the said Inventory Proceedings no.124/2019/E the said Properties listed as item no.5 and 6 respectively, came to be allotted to Rita Britto alias Rita Alvares and Ferita Vipin Khanna married to Vipin Khanna and Roosevelt Fredrick Britto married to Edita Britto alias Edita Rimkute, as confirmed by Judgment and Decree dated 30-10-2019 in the said Inv. Pro.no.124/2019/E.



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That the names of Rita Britto alias Rita Alvares, Ferita Vipin Khanna , Vipin Khanna, Roosevelt Fredrick Britto and Edita Britto alias Edita Rimkute came to be recorded in the occupant's column of the survey form I & XIV bearing Survey no. 73/9 and 73/10 of Village Marna.

That on 27-02-2024 the Office of the Addl. Collector III North Goa District Mapusa Bardez Goa issued conversion Sanad under no.4/373/CNV/ACIII/2023/297 and no.4/357/CNV/ACIII/ 2023/296 for conversion of 1600 sq mts of Sy no 73/9 and 1225 Sq mts of Sy no 73/10 of Village Siolim, respectively.

That by a Deed of sale dated 11-12-2023 Rita Britto alias Rita Alvares, Ferita Vipin Khanna with her husband Vipin Khanna and Roosevelt Fredrick Britto with his wife Edita Britto alias Edita Rimkute sold the Said Property admeasuring 1600 sq mts bearing Sy no 73/9 of Village Marna to **M/s TOP CASAS REALTY LLP**, registered under Book 1 Document Registration Number BRZ-1-6439-2023 on 26-12-2023 in the Office of the Sub-Registrar Bardez and which Deed is subsequently rectified by a Deed of Rectification dated 26-03-2025 registered under Book 1 Document Registration Number BRZ-1-1703-2025 on 26-03-2025 in the Office of the Sub-Registrar Bardez to correct some typographical errors in the said Deed of Sale.

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That by a Deed of sale dated 11-12-2023 Rita Britto alias Rita Alvares, Ferita Vipin Khanna with her husband Vipin Khanna and Roosevelt Fredrick Britto with his wife Edita Britto alias Edita Rimkute sold the Said Property admeasuring 1225 sq mts bearing Survey no 73/10 of Village Marna to **M/s TOP CASAS REALTY LLP**, registered under Book 1 Document Registration Number BRZ-1-6340-2023 on 20-12-2023 in the Office of the Sub-Registrar Bardez and which Deed is subsequently rectified by a Deed of Rectification dated 26-03-2025 registered under Book 1 Document Registration Number BRZ-1-1715-2025 on 27-03-2025 in the Office of the Sub-Registrar Bardez to correct some typographical errors in the said Deed of Sale.

That on 07-07-2025 M/s TOP CASAS REALTY LLP through its partner Shri Kapil Dua entered into an Agreement for Joint Venture Development with M/s ETEREO REALTY PRIVATE LIMITED, under terms mentioned therein, which Agreement is registered under Book 1 Document Registration Number BRZ-1-4607-2025 on 02-09-2025 in the Office of the Sub Registrar Bardez at Mapusa Bardez Goa.



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IV.-OPINION

In the light of the above I confirm that M/s TOP CASAS REALTY LLP have and hold absolute, valid, clear and marketable title to the said properties bearing Sy.no.73/9 and 73/10 of Village Marna, subject to the Agreement for Joint Venture Development with M/s ETEREO REALTY PRIVATE LIMITED dated 07-07-2025.

Panaji, 08-10-2025



Adv. Fatima Silveira
Ms. Fatima Silveira
Advocate
Panaji-Goa.

DISCLAIMER

This Title Opinion is based only on above facts and above mentioned documents provided to me. Any Court litigation/other dispute of the Captioned Property is not subject of this Search and Title Opinion.