

Office: 3rd Floor
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Ms. Fatima Silveira
Advocate

CERTIFICATE OF TITLE

I.-DESCRIPTION OF THE PROPERTY

All that portion admeasuring approximately 176 square meters out of the total area of 1813sq.mts. of the property bearing Survey no.19/2-A of Village Arpora, being a part of the whole property surveyed under no 19/2 of Village Arpora, situated at Arpora, within the limits of Village Panchayat Arpora-Nagoa, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, which property is described in the Office of Land Registrar under no.2695 of Book B-7 New.

The said portion admeasuring 176 square meters is bounded as under:-

- Towards the North:- By property bearing sy no. 19/1B .
Towards the South:- By Road.
Towards the East :- By property bearing sy no. 19/2-A .
Towards the West :- By property bearing sy no. 19/2.

I.-LIST OF DOCUMENTS SCRUTINISED

- 1.-Survey Form I& XIV bearing Survey no.19/2-A of Village Arpora.
- 2.-Certificate of Inscription and Description from the office of the Land Registrar.
- 3.- Order dated 05-06-1968 in Inventory Proceedings under No.69/1966 initiated in the Court of the Civil judge Senior Division at Mapusa.

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4.- Deed of Sale dated 13-08-1979 registered in the Office of the Sub-Registrar Bardez at Mapusa Goa.

5.- Judgement, Order and decree dated 15-03-1995 in Special Civil Suit No.92/90/A filed in the Court of the Civil Judge Senior Division at Panaji Goa.

6.- Order dated 29-01-2000 in Inventory Proceedings under No.72/1995 filed in the Court of the Civil Judge Senior Division at Panaji Goa.

7.- Certificate of Sale dated 26-04-2002 bearing no.GSCB /RM/NZ/EXE/356-02-03.

8.- Deed of Declaration cum Disclaimant dated 26-06-2002 executed in the office of the Sub-Registrar Bardez under reg.No.1490 at pages 258 to 270 of Book-1 Vol.922 dated 28-06-2002 .

9.- Deed of Sale dated 15-11-2018 registered under Book-1 Doc. registration No.BRZ-BK1-05384-2018, CD No.BRZD807 on 31-12-2018 in the office of the Sub-Registrar Bardez.

10.-Deed of Sale dated 31-10-2022 registered under Book 1 Document Registration Number BRZ-1-5288-2022 on 24-22-2022 in the Office of the Sub-Registrar Bardez.

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III.-FLOW OF TITLE

On perusal of the abovelisted documents I confirm that the said Plot admeasuring 1813 sqmts Surveyed under No.19/2-A of Village Arpora, being a part of the whole property surveyed under no 19/2 of village Arpora, situated at Arpora, originally belonged to Antonio Felipe Cordeiro having purchased the same from Augusto Cesar Hipolito de Menezes and his wife Maria Antonia Leonildes de Noronha e Menezes and the same stood Inscribed in favour of Antonio Felipe Cordeiro on 05-08-1893 under Number 3248 of Book G-5 Folio 173.

That upon the demise of the said Antonio Felipe Cordeiro and his wife Regina Ermelinda de Melo Inventory Proceedings under No.69/1966 came to be initiated in the Court of the Civil judge Senior Division at Mapusa and by Order dated 05-06-1968 the said whole property came to be allotted to one Mafalda Machado e Cordeiro widow of Venancio Cordeiro.

That by a Deed of Sale dated 13-08-1979 the said Mafalda Machado e Cordeiro sold the said property to Mr. Agnelo Bomparte de Souza.

That the said Mr. Agnelo Bomparte de Souza was married to Cirila Rosa Maria Pinto alias Cirila Rosa Maria D'Souza whose marriage was dissolved vide Judgement, Order and decree dated 15-03-1995 in Special Civil Suit No.92/90/A filed in the Court of the Civil Judge Senior Division at Panaji Goa.

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That the said Cirila Rosa Maria Pinto alias Cirila Rosa Maria D'Souza filed Inventory Proceedings under No.72/1995 in the Court of the Civil Judge Senior Division at Panaji Goa for Separation of Assets and by Order dated 29-01-2000 the said whole property was allotted to Cirila Rosa Maria Pinto .

That the said Cirila Rosa Maria Pinto proposed to sell the said property to Shri. Gabriel Peter D'Souza and the said property was mortgaged by virtue of English Mortgage dated 02-12-1977 with Goa State Co-operative Bank Ltd.

That the said Shri. Gabriel Peter D'Souza defaulted in the repayment of the loan amount and the said property came to be auctioned whereby Smt.Linda Nabhan and Shri. Basem Wafa Abdul Rehman Nabhan purchased the said property vide Certificate of Sale bearing no.GSCB /RM/NZ/EXE/356-02-03 dated 26-04-2002 and further a Deed of Declaration cum Disclaimant dated 26-06-2002 was executed by Goa State Co-operative Bank Ltd. and Smt.Linda Nabhan and Shri. Basem Wafa Abdul Rehman Nabhan in the office of the Sub-Registrar Bardez under reg.No.1490 at pages 258 to 270 of Book-1 Vol.922 dated 28-06-2002 .

That vide Partition Order dated 17-07-2003 passed by the Deputy Collector and SDO Mapusa the said plot admeasuring 1813sq.mts. was allotted a new Sub-Division No.19/2-A of Village Arpora.

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That by a Deed of Sale dated 15-11-2018 ROYAL DEVELOPERS a Partnership Firm purchased the said plot from Smt.Linda Nabhan and Shri. Basem Wafa Abdul Rehman Nabhan which Deed is registered under Book-1 Doc. registration No.BRZ-BK1-05384-2018, CD No.BRZD807 on 31-12-2018 in the office of the Sub-Registrar Bardez.

That by a Deed of sale dated 31-10-2022 ROYAL DEVELOPERS a Partnership Firm sold a portion admeasuring approximately 176 square meters out of the total area of 1813sq.mts. of the said property bearing Survey no.19/2-A of Village Arpora to M/s DIWA NEST PVT LTD, which Deed is registered under under Book 1 Document Registration Number BRZ-1-5288-2022 on 24-22-2022 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

IV.OPINION

In the light of the above I confirm that M/s DIWA NEST PVT LTD have and hold absolute, valid, clear and marketable title to the said portion admeasuring approximately 176 square meters out of the total area of 1813sq.mts. of the property bearing Survey no.19/2-A of Village Arpora.

Panaji, 16-02-2023.



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A. DISCLAIMER

1. This Title Opinion is based only on above facts and above mentioned documents provided to me, any court litigation/other dispute or personal/business disputes of current or previous owner of the Captioned Property is not subject of this Search and Title Opinion.
2. Any court litigation/other disputes or personal /business disputes of current or previous owner of the Subject Premises are not subject of this title report. No search has been undertaken in any courts or tribunals.
3. It is observed that many Banks, Financial Institution or private money lenders do not register their Equitable Mortgages. It is also observed that intimation required to be sent to the sub-registrar on Mortgages by Deposition of Title Deed is not done by the banks or financial institutions. Therefore, details of such cannot be traceable so I submit this report only on the basis of the documents produced before me.
4. No documents are retained by me and all the documents are handed over back to the client.

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CERTIFICATE OF TITLE

I.-DESCRIPTION OF THE PROPERTY

All that portion admeasuring approximately 2324 square meters out of the property admeasuring 2890 sq.mts surveyed under no.19/1B being a part of the larger Property admeasuring 5750 square meters known as 'MUINATH BHATI alias BHAT" surveyed under no.19/1 of Village Arpora-Nagoa, situated at Arpora, within the limits of Village Panchayat Arpora-Nagoa, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, which property is neither described in the Office of Land Registrar nor enrolled in the Taluka Revenue Office.

The SAID Portion admeasuring 2324 sq mts is bounded as under:-

Towards the North:- By Property bearing Sy. no. 27/1-A-1 and Sy.no. 26/7.

Towards the South:- By Property bearing Sy. no.19/2-A and Sy no.19/2.

Towards the East :- By property bearing Sy.no.19/1 and 19-1-B.

Towards the West :- By Property bearing Sy. no.19/3 and 26/7.

II.-DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-

1.-Survey Form I&XIV bearing Survey no.19/1-B of Village Arpora.

2.- Deed of Gift dated 14-11-1983 registered under No.892 at pages 131 to 135 of Book -1 Vol.No.203 in the office of the Sub-Registrar Bardez.

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3.- Deed of Sale dated 28-08-2019 registered under Book-1 Document registration No.BRZ-1-2792-2019 on 29-08-2019 in the office of the Sub-registrar Bardez.

4.- Conversion Sanad dated 17-03-2022 under no 4/365/CNV/AC-III/2022/351 for conversion of Sy. no.19/1-B of village Arpora to residential use.

5.- Deed of Sale dated 31-10-2022 registered under Book 1 Document Registration Number BRZ-1-5285-2022 on 24-11-2022 in the Office of the Sub Registrar Bardez at Mapusa Goa.

III.-FLOW OF TITLE:-

On perusal of the abovelisted documents I confirm that the whole property admeasuring 5750sqmts Surveyed under No.19/1, known as 'MUINATH BHATI' alias BHAT, of Village Arpora, situated at Arpora originally belonged to Edith alias Idith Mary Petricio alias Ydith Mary Petricio who Gifted the said property to her daughter Smt. Maria Milagrina Cabral alias Maria Milagres Cabral Petricio Moniz vide Deed of Gift dated 14-11-1983 registered under No.892 at pages 131 to 135 of Book -1 Vol.No.203 in the office of the Sub-Registrar Bardez.

That by a Deed of Sale dated 28-08-2019 Smt. Maria Milagrina Cabral alias Maria Milagres Cabral Petricio Moniz with her husband Shri.Elias Moniz alias Pedru Joao Elias Moniz sold the portion admeasuring 2890 sq mts out of the said whole property to **ROYAL DEVELOPERS** which Deed is duly registered under Book-1 Document registration No.BRZ-1-2792-2019 on 29-08-2019 in the office of the Sub-registrar Bardez.

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That the said portion admeasuring 2890 sq mts came to be partitioned under the Land Revenue Code and is now surveyed under Sy no.19/1-B of village Arpora .

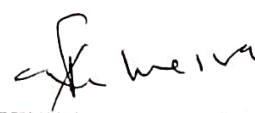
That on 17-03-2022 the Office of the Additional Collector III North Goa District Mapusa Goa issued Conversion Sanad under no 4/365/CNV/AC-III/2022/351 for conversion of Sy no.19/1-B of village Arpora to residential use.

That on 31-10-2022 ROYAL DEVELOPERS sold the said portion admeasuring approximately 2324 square meters out of the property admeasuring 2890 sq.mts surveyed under no.19/1B of Village Arpora to M/s DIWA NEST PVT LTD which Deed is registered under Book 1 Document Registration Number BRZ-1-5285-2022 on 24-11-2022 in the Office of the Sub Registrar Bardez at Mapusa Goa.

IV.OPINION

In the light of the above I confirm that M/s DIWA NEST PVT LTD have and hold absolute, valid, clear and marketable title to the said portion admeasuring approximately 2324 square meters out of the property admeasuring 2890 sq.mts surveyed under no.19/1B of Village Arpora.

Panaji, 16-02-2023.



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