



Date: 31/01/2021

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **CITYSCAPE DEVELOPERS**, a proprietary concern of Shri. Damodar Chandrakant Karapurkar, having office at 6, Sunglow, CD Countryside, Near PWD water supply Dept. Murida, Fatorda, in respect of:

- (i) Property surveyed under Chalta No. 70 of P. T. Sheet No. 61 of Margao City admeasuring 754.00 Sq. meters and
- (ii) Property surveyed under Chalta No. 72 of P. T. Sheet No. 61 of Margao City admeasuring 605.00 Sq. meters

both erstwhile forming part of the property known as "Aforamento" or "Bori Moroda", situated at Fatorda, Margao, Goa.

CERTIFICATE OF TITLE

With reference to the above referred plots, after scrutinizing the documents referred herein, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

- (i) Property surveyed under Chalta No. 70 of P. T. Sheet No. 61 of Margao City admeasuring 754.00 Sq. meters erstwhile identified as Plot No. 5 of the property known as "Aforamento" or "Bori Moroda", situated at Fatorda, Margao, Goa (hereinafter referred to as "Said Plot No. 5") and
- (ii) Property surveyed under Chalta No. 72 of P. T. Sheet No. 61 of Margao City admeasuring 605.00 Sq. meters erstwhile identified as Plot No. 3 of the property known as

"Aforamento" or "Bori Moroda", situated at Fatorda, Margao, Goa

(hereinafter referred to as "Said Plot No. 3")

Both these plots taken together are for the sake of convenience referred to as "SAID PLOTS".

B) Location:

The both the SAID PLOTS now forms an independent and separate unit in itself but erstwhile formed part of the property known as "Aforamento" or "Bori Moroda" situated at Fatorda, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete and District of South Goa, State of Goa.

This property known as "Aforamento" also known as "Bori Moroda" is hereinafter referred to as "Said Property".

C) Registration details of Said Property:

The Said Property is described as a whole under no. 28275 in the Land Registration Office of Salcete.

D) Survey Number of the property as per new Land Revenue Code:

The Said Property was erstwhile surveyed under Chalta No. 36 of P. T. Sheet No. 61;

The Said Plot 3 is surveyed under Chalta No. 72 of P. T. Sheet No. 61 of Margao City;

The Said Plot 5 is surveyed under Chalta No. 70 of P. T. Sheet No. 61 of Margao City.

E) Boundaries of the Said Property and Said Plots:

Of the Said Property

EAST : by land of Comunidade of Margao;
WEST : by property of 'Aforamento-First Lote';
NORTH : by the Aforamento of Joao Curumbim; and



SOUTH : by property 'Aforamento-First-Lote'.

Of the Said Plot No. 3

Boundaries as per Deed of Sale dated 06/11/1975

EAST : by Turning Space (cul-de-sac) of the Said Property ;
WEST : by Aforamento First Lote of Joaquim Filipe da Piedade Soares;
NORTH : by Plot no. 1 of the same property; and
SOUTH : by Plot no. 5 of the same property.

Boundaries as per survey records:

EAST : by Turning Space (cul-de-sac) of the Said Property;
WEST : by property under Chalta No. 19;
NORTH : by plot under Chalta No. 71 of P. T. Sheet No. 61;
SOUTH : by plot under Chalta No. 70 of P. T. Sheet No. 61.

Of the Said Plot No. 5

Boundaries as per Deed of Sale dated 06/11/1975

EAST : by road;
WEST : by property 'Aforamento-First Lote' of Joaquim Filipe da Piedade Soares;
NORTH : by Plot no. 3 of the same property; and
SOUTH : by property 'Aforamento-First Lote' of Joaquim Filipe da Piedade Soares.

Boundaries as per survey records:

EAST : by road;
WEST : by property under Chalta No. 19;
NORTH : by plot under Chalta No. 72 of P. T. Sheet No.



61;

SOUTH : by plot under Chalta No. 62 and 63.

F) Area of the Property under scrutiny:

- (i) Property surveyed under Chalta No. 70 of P. T. Sheet No. 61 of Margao City admeasures 754.00 Sq. meters and
- (ii) Property surveyed under Chalta No. 72 of P. T. Sheet No. 61 of Margao City admeasures 605.00 Sq. meters.

II. Documents Perused:

Sr. No.	Description	Date, if any	Nature
1.	Certificate of Description No. 28275 along with Inscription		Certified
	Certificate No. 18598	14.02.1923	Copy
2.	Deed of Sale		
	(Reg. No. 1240) (Plot No. 5)	06.11.1975	Original
3.	Deed of Sale		
	(Reg. No. 1242) (Plot No. 3)	06.11.1975	Original
4.	Deed of Succession and		Certified
	Qualification of Heirs	12/09/2012	Copy
5.	Deed of Sale (Plot No. 3)	19/03/2018	Original
6.	Deed of Rectification and		
	Confirmation (Plot No. 3)	11/11/2019	Original
7.	Deed of Sale (Plot No. 5)	01/05/2018	Original
8.	Deed of Sale		
	(Both Plot No. 3 and 5)	01/06/2020	Original
9.	Inventory Proceeding No. 68/2018/E	04/12/2018	Certified Copy
10.	Development Permission	24/01/2020	Original
11.	Development Permission		
	(Revised)	18/12/2020	Original
12.	Construction License	22/01/2021	Original

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|-----|---|------------|----------|
| 13. | NOC from Urban Heath | 20/01/2021 | Original |
| 14. | NOC from Fire and
Emergency Services | 13/01/2021 | Original |

III. Scrutiny of Documents:

From the scrutiny of the above referred documents following facts transpired:

The SAID PROPERTY was originally owned and possessed by Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso.

Said Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso divided the SAID PROPERTY into six plots, unequal in areas, numbered 1 to 6, excluding the area reserved for roads and open space, as per the plan approved by Town Planning Committee vide letter under Ref no. DJ/1238/1917/70 dated 29/09/1970.

Flow of Title in respect of Plot No. 3

Vide Deed of Sale dated 06/11/1975, duly registered in the Office of Sub-Registrar, Salcete under no. 1242 at pages 309 to 313 of Book no. I, Volume no. 148 dated 06/11/1975, said Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso sold one of the sub-divided plot being Plot No. 3 unto Mrs. Veena Verdes alias Veena D'cruz.



Said Plot No. 3 came to be partitioned from the Said Property and came to be separately registered under Chalta No. 72 of P. T. Sheet No. 61 of Margao City as admeasuring 605.00 Sq. meters.



Said Mrs. Veena Verdes alias Veena D'cruz was married under the regime of communion of assets to Shri. Cipriano D'cruz alias Cyprian Joaquim de Antao D'Cruz alias Cypriano Felix D'Cruz alias Cyprian Joaquim D'Cruz, the later expired on 14/09/2011 leaving behind his widow and moiety holder said Mrs. Veena Verdes alias Veena D'cruz and as sole and universal heirs following children:

- (i) Shri. Delrian D'cruz married to Mrs. Anna Delrian D'souza alias Anna D'souza,
- (ii) Shri. Daylon D'cruz married to Mrs. Joslyne Severina Lobo and
- (iii) Miss. Venezia D'curz (spinster)

as is witnesses vide Deed of Succession and Qualification of Heirs dated 12/09/2012, duly drawn in the office of the Ex-officio Notary Public, Quepem at Deeds Book No. 596.



Vide Deed of Sale dated 19/03/2018, registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-01261-2018 read with Deed of Rectification and Confirmation dated 11/11/2019 registered in the office of the Sub-Registrar, Margao under Reg. No. MGO-1-3346-2019, said Mrs. Veena Verdes alias Veena D'cruz and her above named children, sold the SAID PLOT NO. 3 unto SUA CONSTRUCTIONS, a partnership firm, duly registered with the Registrar of Firms with its Regd. Office at Sas Manzil, Shop No. 4, Opp. Alfa Corner, Chandrawaddo, Fatorda, Margao-Goa.

Flow of Title in respect of Said Plot No. 5

Vide Deed of Sale dated 06/11/1975, duly registered in the Office of Sub-Registrar, Salcete under no. 1240 at pages 304 to 308 of Book no. I, Volume no. 148 dated 26/11/1975, said Mrs. Maria Telma de Gouvêla Pinto Soares Correia Afonso and her husband Mr. Jose

Joaquim Do Patrocinio Correia Afonso sold the Plot No. 5 (being the plot adjoining to Said Plot No. 3) unto Mrs. Marta Felipa Verdes E Saldanha alias Marta Filipa Verdes.



Said Plot No. 5 was partitioned from the Said Property and came to be separately registered under Chalta No. 70 of P. T. Sheet No. 61 of Margao City as admeasuring 754.00 Sq. meters.



Said Mrs. Marta Felipa Verdes E Saldanha alias Marta Filipa Verdes was married under the regime of communion of assets to Shri. Elton Alarico Saldanha, the later expired on 22/10/2017 leaving behind his widow and moiety holder said Mrs. Marta Felipa Verdes E Saldanha and as sole and universal heirs following children:

- (i) Mr. Heston Walter Saldanha married to Mrs. Natasha Elvina Cuddles D'souza Saldanha and
- (ii) Mr. Halford Mackinnon Saldanha married to Mrs. Shamin Luvia Vaz Saldanha

as is declared by Civil Judge, Junior Division Court 'E', Margao, Goa in Inventory Proceeding No. 68/2018/E.



Vide Deed of Sale dated 01/05/2018, registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-01989-2018, said Mrs. Marta Felipa Verdes E Saldanha and her above named children, sold the SAID PLOT NO. 5 unto the said SUA CONSTRUCTIONS.



In respect of the Said Plots

Vide Deed of Sale dated 01/06/2020, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-1464-2020, said



Sua Constructions sold the SAID PLOTS unto Cityscape Developers, a sole proprietary Concern of Mr. Damodar Chandrakant Karapurkar.

Cityscape Developers with intention of constructing Residential Building with proposed name CITRINE consisting of Basement Floor, Lower Ground Floor, Stilt Floor, Upper Ground Floor + 7 Floors and compound wall obtained following licences and approvals:

- (i) Development Permission (Revised) dated 18/12/2020 under Ref. No. SGPDA/P/6227/1084/20-21 issued by South Goa Planning and Development Authority, Panjim, Goa thereby revising the Development Permission dated 24/01/2020;
- (ii) Construction License No. A/69/2020-2021 dated 22/01/2021 from Margao Municipal Council;
- (iii) NOC from Heath dated 20/01/2021 under Ref. No. UHCM/NOC/2020-21/1310 issued by Urban Health Centre, Margao;
- (iv) NOC from Fire and Emergency Services dated 13/01/2021 issued under Ref. No. DFES/FP/HB/240/20-21/269.

Certificate:

I hereby certify that Mr. Damodar C. Karapurkar, Proprietor of Cityscape Developers and his wife Mrs. Rakhi Karapurkar are the owners in possession of the Said Plots and holds clean, clear and marketable title thereto.

This Title Report which is issued at the request of Cityscape Developers is solely based on the documents submitted to me which I have referred in my report and the undersigned shall not be

responsible to any third person for the opinion expressed in this report.

Yours in Service


Gaurish M. Kudchadkar
B.Com., LL.M.
ADVOCATE, HIGH COURT
Kamat Commercial,
Second Floor, Opp. Hari Mandir,
Margao-Goa - 403601