



Date: 29/08/2019

This Certificate of Title and Search is given at the request of **URBAN ALCHEMY**, a Partnership Firm duly registered under the Indian Partnership Act, 1932, having its office at Anant Enclave, Flat no. S-1, Second Floor, Apollo Hospital Road, Malbhat, Margao-Goa, in respect of the property admeasuring 1321.00 Sq. meters surveyed under Chalta No. 1 of P. T. Sheet No. 221 of Margao City.

CERTIFICATE OF TITLE

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

I. Description of the Property:

A) Name of the property under Scrutiny:

The property under scrutiny is the landed property known as "RUMBRACHEM BATA".

B) Location:

Aquem, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

C) Registration details of Property under scrutiny:

The property under scrutiny is described in the Land Registration Office of Salcete under Description No. 42719 at folio 186 of Book B-110 (NS).

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

The property under scrutiny is surveyed under Chalta No. 1 of P. T. Sheet No. 221 of Margao City.

E) Boundaries of the Property under scrutiny.

As per Certificate of Description

East : Nullah/stream of water;
West : by the road;
North: by the property of Ana Clarina Fernandes and by that of Constancio Gomes; and
South: by the property of the same name (remaining fraction) of Firm-Costa & Company.

As per Survey Records:

East : Nullah/stream of water;
West : by the road leading from Margao to Gogol;
North: by the property under Chalta No. 3 of P. T. Sheet No. 201 of Margao City;
South: by the property under Chalta No. 3 of P. T. Sheet No. 221 of Margao City.

F) Area of the Property under scrutiny:

1321.00 Sq. meters.

The property described above is hereinafter referred to as the "Said Property" for the sake of convenience.

III. Scrutiny of Documents-Search and Investigation:

From the scrutiny of the documents referred herein, I give hereto the manner in which the title of the Said Property has devolved and my opinion on the title of the Said Property:



- At Aquem, then of Judicial Division of Navelim and now within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, there existed a property known as RUMORACHEM BATA or RUMBO RACHEM BATA, described as a whole in the Land Registration Office under Description No. 28781 of New Series and was owned by the 'Costa and Company', a partnership firm from Margao.



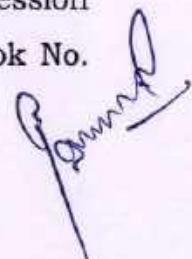
- Vide Deed of Sale dated 21/10/1952, recorded before Notary of Judicial Division of Salcete Mr. Antonio Vicente da Fonseca at folio 53 of Book No. 684, said Firm Cost and Company, disannexed an area admeasuring 1346.00 Sq. meters being 1/200th part (i.e. 4th part) of the Said Bigger Property and sold the same to Mr. Firmine Jose De Souza.



- This 4th part of the Said Bigger Property came to be separately and independently described with the name "RUMBRACHEM BATA" under Description No. 42719 at folio 186 of Book B-110 (NS) and the same has been inscribed in the name of said Mr. Firmine Jose De Souza under Inscription No. 45207, in pursuance to the purchase made by him vide above referred Deed of Sale dated 21/10/1952.



- Said Mr. Firmine Jose De Souza was married to Mrs. Maria Josefa Coutinho, both of whom expired leaving behind their only son Mr. Paulo Francisco De Souza, as is declared via Deed of Succession dated 06/03/1964 recorded at folio 4 overleaf of Deeds Book No. 841 in Judicial Division, Salcete.



Said Mr. Paulo Francisco De Souza constructed a residential house in the said 4th part of the Said Bigger Property with a drinking water well immediate beyond the said house and two W.Cs. at the western boundary thereof. This Residential House was registered for House Tax Purpose under House No. E60.

During the survey operations conducted in the State of Goa, the said 4th part of the Said Bigger Property came to be surveyed under Chalta No. 1 of P. T. Sheet No. 221 of Margao City admeasuring 1321.00 Sq. meters and the name of said Mr. Paulo Francisco De Souza came to be recorded in the survey records of the said survey holding and the same was also confirmed by Inspector Survey and Land Records, Margao vide his Order dated 09/01/1980.



- Said Mr. Paulo Francisco De Souza was married to the Smt. Maria Valentina Fatima De Souza alias Maria Valentina Fatima Cortez under the regime of communion of assets.



- Said Mr. Paulo Francsico De Souza expired on 15/09/2000, leaving behind, as his moiety holder his widow said Smt. Maria Valentina Fatima De Souza alias Maria Valentina Fatima Cortez and following two children as sole and universal heirs:
 - (i) Mrs. Maria Rosa Flavia De Souza alias Maria Rose Flavia Miranda married to Mr. Hubert Marian Miranda, and
 - (ii) Mr. Magnus Antonio Lucas De Souza married to Mrs. Olanike Akerele-De Souza



as is witnessed vide Deed of Succession dated 06/07/2018, drawn in the office of the Ex-officio Notary Public, Salcete at folio 11 to 13 of Deeds Book No. 1653.



An internal family arrangement was arrived at on 12/11/2018 between the widow and heirs of said Mr. Paulo Francisco De Souza, whereby the SAID PROPERTY was agreed to be allotted to Smt. Maria Valentina Fatima De Souza alias Maria Valentina Fatima Cortez.



Vide Deed of Sale dated 10/12/2018 duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-05319-2018, said Smt. Maria Valentina Fatima De Souza alias Maria Valentina Fatima Cortez with the consent and confirmation of heirs of late Mr. Paulo Francisco De Souza, sold the SAID PROPERTY to unto URBAN ALCHEMY, a Partnership Firm duly registered under the Indian Partnership Act, 1932, having its office at Anant Enclave, Flat no. S-1, Second Floor, Apollo Hospital Road, Malbhat, Margao-Goa.

Upon the purchase of the SAID PROPERTY, said Urban Alchemy to develop the SAID PROPERTY have obtained following permissions and approvals in respect of the said development:

- (i) Development Permission dated 20/06/2019 under Ref. No. SGPDA/6178/483/19-20 issued by South Goa Planning and Development Authority, Margao, Goa;



- (ii) Conversion Sanad dated 29/07/2019 under Ref. No. AC-I/SAL/SG/CONV/24/2019/8822 issued by the Addl. Collector-I, South Goa, Margao;
- (iii) No Objection Certificate dated 24/07/2019 under Ref. No. UHCH/NOC/19-20/818 issued by Urban Health Centre, Margao;
- (iv) Construction Licence dated 27/08/2019 under Licence No. A/30/2019-2020 issued by Margao Municipal Council.

Certificate:

On the basis of the scrutiny of documents referred above, I hereby certify that URBAN ALCHEMY is the owner in possession of the SAID PROPERTY and holds clean, clear and marketable title.


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