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Date: 05/07/2021

To,
The Legal Manager,
Rajdeep Builders,
708,709 & 710 Gera Imperium Star,
Patto, Panaji-Goa, 403001

Dear Sir/madam,

Ref: Your Letter dated 10/5/2021 under No. RDB/OWD/1195/10-05-21 for title verification with respect to property bearing P.T. Sheet No. 164 & Chalta No. 2 of Caranzalem, Tiswadi, Goa.

1) DESCRIPTION OF ENTIRE PROPERTY:-

All that property named Mitra or Caranzalem situated at Caranzalem, Goa, within the limits of Corporation of the City of Panaji, TalukaTiswadi, Registration Sub-District of Ilhas , District North Goa, in the State of Goa, described in the Office of the Land Registrar Ilhas, under no. 11246 at page 171V of Book B-29(New) and is enrolled in the IlhasTaluka Revenue Office under Matriz Nos. 227, 228, 230 to 236, 238 to 256, 1067 to 1072 and 1205 to 1208 and the said Property is bounded as under:

East: By the property of Aleixo Honorato Xavier Martins, property of Comunidade of Taleigao property Undalem of Ananta Sinai Godecar now of Jovita Pinto, property of Maria Claudina Lucinda Veigas and property of Daniel Ferreira Pestana;

West: By the beach and Aforamento property of CoiroGaunco;

North : By the property of Jose Francisco Martins, property of Miguel Francisco Gonsalo Luis and the property of AleixoHonorato Xavier Martins and some other houses;

South : By the Aforamento property of heirs of Coiro Gaunco property of Maria Caetano Soares da Viegae Ataide and the property of Daniel Ferreira Pestana

Hereinafter called as 'said property'

Description of the Plot:

All that Plot piece and parcel of land admeasuring 653 sq. mts. along with the house bearing house no. 15/243 and 15/243/1 standing thereon, presently surveyed under Chalta Nos. 2,3, and 4 of P.T Sheet No. 164, forming part of the property named Mitra or Caranzalem situated at Caranzalem, Goa, within the limits of Corporation of the City of Panaji, TalukaTiswadi, Registration Sub-District of Ilhas , District North Goa, in the State of Goa, described in the Office of the Land Registrar Ilhas, under no. 11246 at page 171V of Book B-29(New) and is enrolled in the IlhasTaluka Revenue Office under Matriz Nos. 227, 228, 230 to 236, 238 to 256, 1067 to 1072 and 1205 to 1208 and the said Plot is bounded as under:

On or towards the East: By Chalta no. 74 of P.T Sheet No. 164 of City
Survey, Panaji

On or towards the West: By Chalta No. 1 of P.T Sheet No. 160 of City
Survey Panaji.

On or towards the North : By Caranzalem Beach

On or towards the South : By the road

Hereinafter called as "said Plot".

2) DESCRIPTION OF DOCUMENTS SCRUTINISED:

- i) Inscription & Description certificate (Photo Copy)
- ii) Deed of Sale dated 16/06/1969 duly registered before Sub-Registrar of Ilhas, under no. 1115 at pages 187 to 191 of Book No.1 Volume 41 dated 19/06/1969(Photo Copy),

- iii) Deed of Succession dated 26/12/2012 drawn in the Office of the Notary Ex- Officio-Sub-Registrar, Mapusa(Photo Copy),
- iv) Deed of Sale dated 17/06/2006 duly registered before Sub-Registrar of Ilhas under Registration no. 2831 at pages 34 to 53 of Book No. I, Volume No. 1705 dated 6/11/2006(Photo Copy),
- v) Certificate of incorporation pursuant to change of name issued by Ministry of Corporate Affairs under Corporate Identification Number (CIN) :U70101MH2006PTC200126(Photo Copy),
- vi) Resolution dated 17/9/2014 (Photo Copy),
- vii) Deed of Sale dated 6/12/2014 duly registered before sub registrar under Registration Number PNJ-BK1-02721-2014, CD Number PNJD37, Book-1, Document dated 8/12/2014(Photo Copy),
- viii) Letter dated 15/02/2016 under No. 19/DSLRL/Resurvey Cell/CRZ-River/71/15/031 issued by Directorate of Settlement & Land Records, Govt. of Goa(Photo Copy),
- ix) Sanad dated 15/12/2017 under No. RB/CNV/TIS/AC-II/12/2013 issued by Additional Collector –II (Photo Copy),
- x) Judgement & order dated 21/02/2018 passed by Inspector of survey and Land Records , Records of Rights North , Panaji(Photo Copy),
- xi) Letter dated 20/5/2019 under Ref. No. GPPDA/Zon-Inf/PNJ/144/2019 by Greater Panaji Planning & Development Authority(Photo Copy),
- xii) Form “D” , property Card of Panaji City of Chalta No. 2 of P. T. Sheet No.164 (Photo Copy),
- xiii) Form “D” , property Card of Panaji City of Chalta No. 3 of P. T. Sheet No.164 (Photo Copy),

- xiv) Form "D" , property Card of Panaji City of Chalta No. 4 of P. T. Sheet No.164 (Photo Copy),
- xv) Nil encumbrance certificate dated 31/03/2021 issued by sub registrar Ilhas (Photo Copy),
- xvi) Plan (Photo Copy)

3) Office Searches:-

I have given searches in the offices of the Land Registrar /Sub Registrar Ilhas.

4) Flow of title:

The said landed property named Mitra or Caranzalem, situated at Caranzalem, Goa, within the jurisdiction of Registration District of Goa, Sub-District of Ilhas described in the Land Registry Office of Ilhas Comarca under no. 11246 at page 171V of Book B-29(New) and registered in the Ilhas Taluka Revenue Office under Matriz Predial Nos. 227, 228, 230, to 236, 238 to 256, 1067 to 1072 and 1205 to 1208 is originally belonged to MITRA OF ARCHDIOCESE OF GOA formerly known as Patriarchate of Oriental Indies.

The said property came to belong to it by virtue of Judicial decision delivered in the suit of ordinary proceedings instituted by Jose Marcelino Santana Nofueira and his wife Maria Angelica Aurora Barreto, Fermina Rosa Barges, widow, Emilia Constan Andrade and other from Taleigao against the Most Reverend Archbishop "Primaz" of the East and Patriarch of East Indies, D. Antonio Sebastiao Valente, per se and such as administrator of the "Mitra" which decision has become final.

On 28/7/1964 the said property inscribed in favour of MITRA OF ARCHDIOCESE OF GOA formerly known as Patriarchate of Oriental Indies.

By Deed of Sale dated 16/06/1969 duly registered before Sub-Registrar of Ilhas, under no. 1115 at pages 187 to 191 of Book No.1 Volume 41 dated 19/06/1969, MITRA OF ARCHDIOCESE OF GOA formerly known as

Patriarchate of Oriental Indies transferred and conveyed a plot of land admeasuring 643 sq.mts of the said Property to Mrs. Luiza Maria Carmo Fernandes and her daughter Miss Catarina Linda Danela D'Oliveira.

In the Deed of Sale dated 16/06/1969 duly registered before Sub-Registrar of Ilhas, under no. 1115 at pages 187 to 191 of Book No.1 Volume 41 dated 19/06/1969 the area of the plot is mentioned as admeasuring 643, but as per Land Records the said area is admeasures 653 sq.mts. This plot admeasuring 653 sq. mts. along with the dilapidated house bearing house no. 15/243 and 15/243/1 standing thereon, presently surveyed under Chalta Nos. 2,3 and 4 of P.T Sheet No. 164.

Mr. Folipe de liveira alias Filipe Oliveira husband of Mrs. Luiza Maria Carmo Fernandes expired on 7/7/1968.

Mrs. Luiza Maria Carmo Fernandes expired on 09/07/1987 leaving behind, her daughter, Mrs. Catarina Linda Danela D'Oliveira married to Hipolito Fernandes, as her sole and universal heir according to the provisions of the personal law which governed at the time of her demise which was confirmed vide Deed of Succession dated 26/12/2012 drawn in the Office of the Notary Ex- Officio-Sub-Registrar, Mapusa.

By Deed of Sale dated 17/06/2006 duly registered before Sub-Registrar of Ilhas under Registration no. 2831 at pages 34 to 53 of Book No. I, Volume No. 1705 dated 6/11/2006, said Mrs. Catarina Linda Danela D'Oliveira and her husband, Hipolito Fernandes sold the said Plot admeasuring 653 sq. mts. along with the house bearing house no. 15/243 and 15/243/1 standing thereon, presently surveyed under Chalta Nos. 2,3 and 4 of P.T Sheet No. 164, forming part of the property named Mitra or Caranzalem situated at Caranzalem, Goa, within the limits of Corporation of the City of Panaji, TalukaTiswadi, Registration Sub-District of Ilhas , District North Goa, in the State of Goa to Vasco Da Gama Realtor Private Limited.

By Certificate of incorporation pursuant to change of name issued by Ministry of Corporate Affairs under Corporate Identification Number (CIN) :U70101MH2006PTC200126 name of the company has been changed from Vasco Da Gama Realtor Private Limited to Vedas Realtors Private Limited.

By Resolution dated 17/9/2014 resolved that the name of the company be changed from "VASCO DA GAMA REALTOR PRIVATE LIMITED" to "VEDAS REALTORS PRIVATE LIMITED".

By Deed of Sale dated 6/12/2014 duly registered before sub registrar under Registration Number PNJ-BK1-02721-2014, CD Number PNJD37, Book-1, Document dated 8/12/2014, VEDAS REALTORS PRIVATE LIMITED sold the said plot to M/s Meridian Estate Private Limited.

The Directorate of Settlement & Land Records, Govt. of Goa issued letter dated 15/02/2016 under No. 19/DSLRL/Resurvey Cell/CRZ-River/71/15/031 and inform to Vedas Realtors Pvt. Ltd. that whole property is falling beyond distance of 100 mtrs. Form high tide line of river Mandovi.

Sanad dated 15/12/2017 under No. RB/CNV/TIS/AC-II/12/2013 issued by Additional Collector -II and granted permission to use the area admeasuring 653 of the said plot under Chalta No. 2, 3 & 4 of P. T. Sheet No. 164 for commercial purpose.

Greater Panaji Planning & Development Authority issued letter dated 20/5/2019 under Ref. No. GPPDA/Zon-Inf/PNJ/144/2019 in respect of the said plot bearing Chalta No. 2, 3 & 4 of P. T. Sheet No. 164 of Panaji City and informed that as per ODP-2028 of Taleigao the said property falls in Commercial "C-1" Zone. The said information is valid up to 6 month from the date of issue of the said letter or revision of respective plan whichever is earlier.

SUDHA S. LAD
Advocate & Notary
413, 4th Floor, Shiv Towers,
Near Bus Stand
Patto, Panaji-Goa. 403 001

In form "D" , property Card of Panaji City of Chalta No. 2 of P. T. Sheet No.164 Name of Luiza Maria Carmo Fernandes is mentioned in the holders of the origin of the title and name of M/s Meridian Estates Private Limited is recorded on 3/6/2015 under mutation no. 110791 as new holder and under amalgamation order dated 25/4/2019 under mutation no. 111114.

In form "D" , property Card of Panaji City of Chalta No. 3 of P. T. Sheet No.164 Name of Luiza Maria Carmo Fernandes is mentioned in the holders of the origin of the title and name of M/s Meridian Estates Private Limited is recorded on 3/6/2015 under mutation no. 110791 as new holder.

In form "D", property Card of Panaji City of Chalta No. 4 of P. T. Sheet No.164 Name of Luiza Maria Carmo Fernandes is mentioned in the holders of the origin of the title and name of M/s Meridian Estates Private Limited is recorded on 3/6/2015 under mutation no. 110791 as new holder.

By Judgement & order dated 21/02/2018 passed by Inspector of survey and Land Records , Records of Rights North , Panaji and allowed an application dated 20/10/2017 filed by M/s Meridian Estates Realtor Private Limited for amalgamation of property bearing Chalta No. 2, 3 &4 of P.T. Sheet No. 164 of Panaji City and thereby Chalta No. 3 & 4 is amalgamated to Chalta Number 2 P. T. She No. 164 of Panaji City Survey.

Nil encumbrance certificate dated 31/03/2021 issued by sub registrar Ilhas certified that there is no encumbrance on the said property.

CERTIFICATE

I have examined the the title deeds of said property. I certify that Meridian Estates Private Limited are absolute owners of said Plot piece and parcel of land admeasuring 653 sq. mts. along with the house bearing house no. 15/243 and 15/243/1 standing thereon, presently surveyed under Chalta Nos. 2 P.T Sheet No. 164, forming part of the property named Mitra or Caranzalem situated at Caranzalem, Goa, within the limits of Corporation of the City of

Panaji, TalukaTiswadi, Registration Sub-District of Ilhas , District North Goa, in the State of Goa, described in the Office of the Land Registrar Ilhas, under no. 11246 at page 171V of Book B-29(New) and is enrolled in the Ilhas Taluka Revenue Office under Matriz Nos. 227, 228, 230 to 236, 238 to 256, 1067 to 1072 and 1205 to 1208 and holds absolute clear marketable title on the said Plot.

Yours faithfully

(Adv. Sudha Lad)
SUDHA S. LAD
Advocate & Notary
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Patto, Panaji-Goa. 403 001