



Dated:23/10/2024

To,

Avtara Homes Developers LLP,
H. No.63 B, Road No.41, Punjabi Bagh West,
Punjabi Bagh Sec-III, Punjabi Bagh Police Station,
New Delhi, West Delhi, 110026.

CERTIFICATE OF TITLE

Description of the Property: -

All that property known as “CAMOTIM” bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa and is bounded as under: -

Towards the North: By Survey No.196 Sub Division No.8 and 10;

Towards the South: By Survey No.196 Sub Division No.55;

Towards the East: By Pondevem of the Comunidade (Nala); and

Towards the West: By Survey No.196 Sub Division No.23.

I Description of documents scrutinized: -

1. Deed of Sale with Discharge dated 18/03/1964 bearing Folio 80 overleaf onwards of Book No.652.
2. Deed of Declaration of Succession dated 31/05/1974 in the Judicial Division (Comarca) of Bardez.



3. Will bearing Book No.91 at Page 34 to 35 dated 21/05/1973 before the Office of the Notary Ex-Officio
4. Deed of Succession dated 05/05/1989 executed before the Notary Ex Officio of Bardez at Pages 29 overleaf of Book No.739.
5. Manual Form I and XIV
6. Form III Index of Lands with respect to Survey No.196/24 of Village Calangute
7. Nil Encumbrance Certificate dated 25/07/2006
8. Deed of Sale and Conveyance dated 13/03/2007 executed before the Sub Registrar of Bardez and registered under No.1413 at Pages 293 to 322 of Book No.I Vol No.2042 dated 27/03/2007
9. Affidavit dated 13/03/2007 has been executed/sworn by Mr. Jorgen Jensen before Notary Adv A. S. D'Mello under Reg No.2123/07 on 13/03/2007.
10. Nil Encumbrance Certificate dated 05/04/2007
11. Form I and XIV dated 13/09/2007.
12. Form I and XIV dated 20/06/2023
13. Zoning Information dated 08/09/2023 under Ref No.TPBZ/ZON/13510/CAL/TCP-23/7851 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa
14. Form I and XIV dated 08/01/2024
15. Deed of Sale dated 09/02/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BTZ-1-782-2024 dated 09/02/2024

Note: All the documents scrutinised by me are photocopies.

III Office searches: -



I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title: -

There exists all that property known as **"CAMOTIM"** bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, which property is hereinafter referred to as the **'SAID PROPERTY'** and which property is more particularly described herein above.

The said property was originally owned by Jose Joaquim Ponciano Floriano da Conceicao Souza Emita and his wife Maria Zita Menezes, who sold the said property to Alexinho Fernandes alias Alex Fernandes, by Deed of Sale with Discharge dated 18/03/1964 bearing Folio 80 overleaf onwards of Book No.652.

The said Alex Fernandes was married to Mrs. Natalina Fernandes alias Natty Fernandes alias Natalina Nobertina de Souza e Fernandes and from their wedlock gave birth to their only daughter Maria Philipina Eufemia Fernandes alias Maria Eufemia Fernandes and after her marriage with Mr. Jorgen Jensen is also known as Mrs. Maria Jensen.

Said Alex Fernandes alias Alexinho Fernandes died on 01/11/1972 at Mapusa, survived by his widow and half sharer Natalina Norbertina de Souza e Fernandes and his universal heiress, his only daughter Maria Philipina Eufemia Fernandes, which fact is confirmed by Deed of Declaration of Succession dated 31/05/1974 in the Judicial Division (Comarca) of Bardez.



Said Mrs. Natalina Fernandes alias Natty Fernandes alias Nataline Norbertina de Souza e Fernandes had executed a Will bearing Book No.91 at Page 34 to 35 dated 21/05/1973 before the Office of the Notary Ex-Officio wherein she bequeathed her disposable quota in favour of her only daughter said Mrs. Maria Philipina Eufemia Fernandes alias Maria Eufemia Fernandes also known as Mrs. Maria Jensen.

Mrs. Natalina Fernandes alias Natty Fernandes alias Nataline Norbertina de Souza e Fernandes died on 17/05/1987 as a widow , leaving behind her sole and universal heir, her only daughter Maria Philipina Eufemia Fernandes, which fact has been confirmed by Deed of Succession dated 05/05/1989 executed before the Notary Ex Officio of Bardez at Pages 29 overleaf of Book No.739.

By virtue of the above said Mrs. Maria Philipina Eufemia Fernandes alias Maria Eufemia Fernandes also known as Mrs. Maria Jensen is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property described herein above.

The name of said Maria Eufemia Fernandes stand recorded in the Occupants Column in the Manual Form I and XIV and in Form III Index of Lands with respect to Survey No.196/24 of Village Calangute the same stands recorded in the name of Maria Eufemia Fernandes and Alexino Fernandes.

Nil Encumbrance Certificate dated 25/07/2006 shows that there are no encumbrances on the Said Property described herein above for a period from 29/04/1989 to 24/07/2006.



By Deed of Sale and Conveyance dated 13/03/2007 executed before the Sub Registrar of Bardez and registered under No.1413 at Pages 293 to 322 of Book No.I Vol No.2042 dated 27/03/2007 Mrs. Maria Philipina Eupemin Fernandes alias Maria Eufemia Fernandes alias Maria Jensen as the Vendor sold and conveyed all that property known as **"CAMOTIM"** bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa to M/s White Knight Real Estate Pvt. Ltd. as the Purchaser.

By virtue of the above Deed of Sale and Conveyance dated 13/03/2007, said M/s White Knight Real Estate Pvt. Ltd. became the exclusive owner in possession of said all that property known as **"CAMOTIM"** bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa.

Affidavit dated 13/03/2007 has been executed/sworn by Mr. Jorgen Jensen before Notary Adv A. S. D'Mello under Reg No.2123/07 on 13/03/2007 stating that he is a Danish National holding PIO Card and that he has no rights or any claim of whatsoever nature with respect to the said property described herein above and that he gives his no objection and consent to his wife to sell the said property to M/s White Knight Real Estate Pvt. Ltd.



Nil Encumbrance Certificate dated 05/04/2007 shows that there are no encumbrances on the Said Property described herein above for a period from 13/03/2007 to 04/04/2007.

The name of said M/s White Knight Real Estate Pvt. Ltd. stands incorporated in the Occupants Column of the Manual Form I and XIV with respect to the said property.

The said property stands mutated in the name of M/s White Knight Real Estate Pvt. Ltd. as confirmed by Form I and XIV dated 13/09/2007.

Form I and XIV dated 20/06/2023 in respect of Survey No.196/24 of Village Calangute shows the name of M/s White Knight Real Estate Pvt. Ltd. in the Occupants Column.

Zoning Information dated 08/09/2023 under Ref No.TPBZ/ZON/13510/CAL/TCP-23/7851 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa states that the said property surveyed under Survey No.196/24 of Calangute Village admeasuring 2350.00m² falls in **“Residential Zone (S-2 R-2) having (VP-1) with permissible FAR 80.**

Form I and XIV dated 08/01/2024 in respect of Survey No.196/24 of Village Calangute shows the name of M/s White Knight Real Estate Pvt. Ltd. in the Occupants Column.

Vide Deed of Sale dated 09/02/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BTZ-1-782-2024 dated 09/02/2024, said White Knight Real Estate Pvt. Ltd., represented by its Director Mr. Ram Niranjana Pujari as the Vendor sold and conveyed all that property



known as **"CAMOTIM"** bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, more particularly described herein above to Avtara Homes Developers LLP, represented by its Designated Partner Mr. Prashant Bajaj as the Purchaser.

By virtue of the said Deed of Sale dated 09/02/2024, said M/s Avtara Homes Developers LLP became the absolute owners in possession of all that property known as **"CAMOTIM"** bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription.

V. Opinion: -

From the documents produced I am of the opinion that said M/s Avtara Homes Developers LLP are the exclusive owners in possession of all that property known as **"CAMOTIM"** bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, more particularly described herein above and have a clear and marketable title to the same, subject to the production of latest Nil Encumbrance Certificate.



There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate