

CERTIFICATE OF TITLE

I.- Description of the Property.

All that Plot of land admeasuring 8700 sq.mts. surveyed under Survey No.45/9, on which stands the Project '**RAGHAVAN GREEN VALLEY**' of Village Socorro, identified as "**FIRGYACHE BHAT**" being part of "**GORBATA MORADA VELHA**" and '**GORBATA MORADA NOVA**', situated at Socorro, within the limits of Village Panchayat Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which property is a separated Plot of the whole two properties adjoining each other and known as '**GORBATA**' or "**FIRGYACHEM BATTA**" described in the Land Registration Office of Bardez under no.39267 at Folio 180 of Book B-100 (New) and **GORBATA** or **FORGYACHEM BATTA** wholly described in the Land Registration Office of Bardez under no.39268 at folios 180V of Book B-100 and is enrolled together under Matriz nos.107 and 212 in the respective Matriz in the Taluka Revenue Office of Bardez at Mapusa.

The said whole Property is bounded as under:-

Towards the North:-By Survey no.45/9-A and partly
Village Road.

Towards the South:-By Plot bearing Survey no.43
(with developed public road).

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Towards the East :-Sy.no.44/1 of Socorro.

Towards the West :-Sy.no.45/9-A and 45/8.

II.- Description of the Documents Scrutinised.

I have examined the following documents which are valid as per existing laws:-

- (i) Certificates of Description and Inscription from Land-Registrar Bardez.
 - (ii) Form I and XIV concerning Survey no.45/9 of Socorro.
 - (iii) Extract of Inventory on the death of Manuel Maria Rebeiro de Santana in the Court of Civil Judge Senior Division Mapusa Bardez Goa.
 - (iv) Will dated 24-05-1979 drawn at folio 58 onwards of book no. 180 in the Book of Wills at Mapusa, Bardez, Goa.
 - (v) Deed of Declaration of Succession or Succession Certificate dated 12-10-1992 drawn at folio 89v onwards of book no. 642 of Panaji, Goa and published in Gazette No.31 III Series dated 29-10-1992.
 - (vi) Deed of Sale dated 14-1-1999 registered under no.176 of book I Vol.630 dated 21-01-1999 in the Office of Sub-Registrar Bardez.
 - (vii) Deed of Sale dated 10-5-2001 registered under no.1054 of Book I Vol.822 dated 16-05-2001 in the Office of Sub-Registrar Bardez.
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- (viii) Deed of Sale dated 15-2-2006 registered under no.1065 at Pages 219 to 254 of book I Vol.1548 dated 17-02-2006 in the Office of Sub-Registrar Bardez.
- (ix) Construction Licence no.VP/SOC/1095/2006-2007 dated 16-9-2006 to Bindu Jalan for construction of a residential building from Village Panchayat Socorro.
- (x) Construction Licence no.VP/SOC/436/2007-2008 dated 5-6-2007 for construction of Villas X1 to X3-Y-1 to Y-3 in Sy.no.45/9 at Socorro-Britona from Village Panchayat Socorro.
- (xi) Occupancy Certificate under no.VP/SOC/2550/2008-2009 dated 15-11-2008 from Village Panchayat Socorro.
- (xii) Order dated 15-3-2010 under no.TB/20796/2010/987 issued by the Dy. Town Planner, Mapusa Bardez Goa.
- (xiii) Order from Town Planner, dated 28-7-2010 under no.DB/20796/2010/2665.
- (xiv) Construction Licence under no.VP/SOC/1536/2010-2011 dated 4-10-2010 from Village Panchayat Socorro.
- (xv) Order of Completion dated 4-9-2012 under no.4312 from the Office of Town and Country Planning Department.
- (xvi) Occupancy Certificate under no.VP/SOC/2304/2012-2013 dated 12-12-2012, from Village Panchayat Socorro.

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- (xvii) Technical Clearance Order bearing Ref. No. DB/20796/SOC/TCP-18/3877 dated 19/09/2018, issued by the Town and Country Planning Department.
- (xviii) Conversion Sanad bearing reference no. 4/275/CNV/AC-III/2018/1379 dated 11/12/2018, issued by the Additional Collector-III, North Goa District, Mapusa, Goa.
- (xix) Construction License bearing Ref. No. VP/SOC/2519/2018-2019 dated 15/01/2019, from the Village Panchayat of Socorro.
- (xx) Survey Plan.

III.- OFFICES SEARCHED

I have taken searches in the Offices of Archives, Land-Registrar/Sub-Registrar Ilhas and Bardez, Court of Civil Judge Bardez.

IV.- FLOW OF TITLE.

On perusal of the above listed documents and on giving searches in the relevant Offices, I confirm that the said property belonged to Graciano Andre Joao Ribeiro de Santana also known as Graciano Ribeiro Santana married to Rosa Maria Carmela Rodrigues Chico.

That upon the death of said Graciano Andre Joao Ribeiro de Santana, also known as Graciano Ribeiro, the said Property was allotted to his widow Rosa Maria Carmela Rodrigues Chico and son

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Dr. Manuel Maria Ribeiro de Santana also known as Manuel Maria Ribeiro respectively.

That accordingly half undivided rights to the Said Property described under Nos.39267 at Folio no.180 of B-100 (New), 39268 at Folio no.180V of B-100(New) was inscribed in the office of the Land Registrar of Bardez under no.36984 at Folio no.144 of Book no.G-40 in favour of Rosa Maria Carmela Rodrigues Chico.

That other half of undivided rights to the Said Property described under Nos. 39267 at Folio no. 180 of B-100(New) was inscribed in the office of the Land Registrar of Bardez under no.37036 at Folio no. 144 of Book no. G-40 in favour of Dr. Manuel Maria Ribeiro de Santana also known as Manuel Maria Ribeiro.

That Rosa Maria Carmela Rodrigues Chico passed away leaving the following heirs:

1. Idalina de Piedade Aline Marta Ribeiro e Silveira married to Sebastiao Jose Da Silveira.
2. Guilhermina Ribeiro e Goncalves married to Aires Gilberto Ferreira Goncalves;
3. Maria Helena Ribeiro e Sa married to Tomas Milagres de Sa;
4. Henriques Bastos Ribeiro de Santana, widower;
5. Celisa Ribeiro E Menezes married to Mario de Menezes;

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6. D. Altino Ribeiro de Santana, unmarried
7. Padre Orlando Ribeiro de Santana, unmarried;
8. Cintia Ribeiro de Santana, unmarried
9. Manuel Maria Ribeiro de Santana also known as Manuel Ribeiro (deceased) leaving behind:
 - a. Graciano Geraldo Ribeiro;
 - b. Olavo Kenneth Ribeiro;
 - c. Tereza Carmela Ribeiro; and
 - d. Hubert Francisco Ribeiro.

That Inventory Proceedings was instituted upon the demise of Rosa Maria Carmela Rodrigues Chico in the court of the Third Office of the Judicial Division (Comarca) of Bardez at Mapusa Goa.

The said Property was listed as item no. 11 and 12 respectively. Vide Order dated 16/01/1968, the said property bearing Item No. 11 was allotted to Graciano Geraldo Ribeiro, son of Deceased Manuel, and Item No.12 was allotted to Henrique Bastos Ribeiro de Santana.

That Manuel Maria Ribeiro de Santana also known as Manuel Ribeiro passed away leaving behind his half Sharer and Moiety Holder, his widow Angela Venefrida Lourenco Ribeiro, and as Legal heirs, the following children:

1. Graciano Geraldo Ribeiro;
2. Olavo Kenneth Ribeiro;
3. Tereza Carmela Ribeiro; and
4. Hubert Francisco Ribeiro.

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That an Inventory Proceedings was instituted upon the demise of Manuel Maria Ribeiro de Santana also known as Manuel Ribeiro in the court of the Third Office of the Judicial Division (Comarca) of Bardez at Mapusa Goa.

Half share of the said property belonging to the deceased Manuel Maria Ribeiro de Santana also known as Manuel Ribeiro was listed as item no. 26 in the said inventory proceedings.

Vide Order dated 12/04/1955, 1/4th share of Item No. 26 was allotted to Angela Venefrida Lourenco Ribeiro and remaining 1/4th share of item no. 26 was allotted to Graciano Gerald Ribeiro.

One Half of the Property '**GORBATA**' or "**FIRGUEACHEM BATT**", described under no.39267 at Folio no.180 of B-100 (New), 39268 at Folio no. 180V of B-100(New) along with other Properties was inscribed in the office of the Land Registrar of Bardez under no.43352 at Folio no. 37V of Book no. G-47, in favour of Henrique Bastos Ribeiro de Santana also known as Henrique Ribeiro de Santana.

The said Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro or H. Ribeiro was married to Phyllis D'Silva Ribeiro, who died intestate, leaving behind the following children, namely:

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1. Derek Amulianath Ribeiro alias Derick Ribeiro married to Louisa alias Liza Ribeiro;
2. Lorna Nirmala Ribeiro Victor alias Lorna Ribeiro Victor married to Rudolf Victor
3. Coral Vimala Ribeiro alias Coral Ribeiro, unmarried and;
4. Elaine Rohini Ribeiro da Vitoria Lobo alias Elaine da Vitoria Lobo married to Erhlick da Vitoria Lobo.

By Will dated 24-05-1979 drawn at folio 58 onwards of book no. 180 in the Book of Wills at Mapusa, Bardez, Goa, Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro or H. Ribeiro bequeathed the said property in favour of his son Derek Amulianath Ribeiro alias Derick Ribeiro.

The said Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro or H. Ribeiro died on 19-04-1991 and his Share devolved upon his son Derek Amulianath Ribeiro alias Derick Ribeiro.

By Deed of Declaration of Succession or Succession Certificate dated 12-10-1992 drawn at folio 89V onwards of book no. 642 of Panaji, Goa and published in Gazette No. 31 III Series dated 29-10-1992, the abovenamed were declared heirs of Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro or H. Ribeiro and Phyllis D'Silva Ribeiro.

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By Deed of Sale dated 14-1-1999 registered under no. 176 on book no.I vol. no.630 dated 21/01/1999, Derek Amulyanath Rebeiro alias Derek Ribeiro and his wife Louisa Ribeiro alias Liza Ribeiro and Fr. Orlando Rebeiro de Santana, sold an area admeasuring 1350 square meters being part of the said property to Vilas Bhangui, sole proprietor of M/s. Deepra Builders; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By Deed of Sale dated 10-5-2001, Angela Venefrida Lourenco Ribeiro alias Angela Ribeiro and Graciano Ribeiro, married with separation of assets to Leslie Ann Ribeiro, sold an area admeasuring 7350 sq.mts. being the remaining part of the said property, to Vilas B. Bhangui and Vasudeo N. Kabadi; which Deed is duly registered under no.1054 of book I Vol.822 in the Office of Sub-Registrar Bardez.

By Deed of Sale dated 15-2-2006, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, bearing Registration No.1065 at pages 219 to 254 of Book No.I Vol. No.1548 dated 17/02/2006, said Shri Vasudeo N. Kabadi along with his wife Smt. Rajani Vasudeo Kabadi and Shri Vilas Bhanudas Bhangui along with his wife

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Smt. Milan V. Bhangui sold the said Property admeasuring 8700 square meters to Smt. Bindu Jalan.

On 16-9-2006 Village Panchayat Socorro issued Licence under no.VP/SOC/1095/2006-2007/ for construction of a residential building.

Bindu Jalan started the construction of Phase I in the Project "RAGHAVEN GREEN VALLEY".

On 5-6-2007 Village Panchayat Socorro issued Construction Licence no.VP/SOC/436/2007-2008 to Bindu Jalan for construction of Villas X1 to X3-Y-1 to Y-3 in Sy.no.45/9 at Socorro-Britona.

On 07-10-2008 Town and Country Planning Department issued Order for construction of Phase I and Phase II.

On 9-1-2009 Village Panchayat Socorro issued Occupancy Certificate to Bindu Jalan for Villas X1 to X3, Y1 to Y-3 and Z1 to Z-4.

On 15-3-2010 the Dy. Town Planner issued an Order for construction of Community Hall in residential building no.1 (Revised Plan) for construction in the said Plot.

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On 28-7-2010, the Dy. Town Planner, issued Order under no.DB/20796/2010/2665 to the construction in the said Plot.

On 4-10-2010 Village Panchayat Socorro issued Licence under no.VP/SOC/1536/2010-2011 to Bindu Jalan for construction of a residential building.

After this Licence Bindu Jalan has built two more Row Villas and sold one of it to Prospective Purchaser.

On 12-12-2012 Village Panchayat Socorro issued Occupancy Certificate to Bindu Jalan under no.VP/SOC/2304/2012-2013 for occupancy of a Residential Building and the said Row Villas.

Vide Technical Clearance Order bearing Ref. No. DB/20796/SOC/TCP-18/3877 dated 19/09/2018, the Town and Country Planning Department granted Technical Clearance for the proposed construction of residential project to Smt. Bindu Jalan.

Vide Conversion Sanad bearing reference no. 4/275/CNV/AC-III/2018/1379 dated 11/12/2018, the Additional Collector-III, North Goa District, Mapusa Goa, has allowed conversion of land admeasuring 3330 square meters for the purpose of Residential use to Bindu Jalan.

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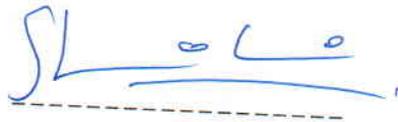
Vide Construction License bearing Ref. No. VP/SOC/2519/2018-2019 dated 15/01/2019, the Village Panchayat of Socorro, granted License for carrying out the proposed construction of residential Project in the Said Property.

Bindu Jalan now constructing Phase III in the said project.

V.- OPINION

In the above circumstances, I confirm that Smt. Bindu Jalan has and holds absolute, valid and marketable title to the said Plot with the Project standing thereon identified as "**RAGHAVAN GREEN VALLEY**", subject to the Agreements with various Purchasers if any.

Panaji, 16-09-2019



Adv. S.S. Naik