

**CERTIFICATE OF TITLE**

**I.- DESCRIPTION OF THE PROPERTY.**

All part and parcel of land admeasuring 2050m<sup>2</sup> bearing Sy.no.49/10 of Village Marna identified as "MODLO WADO" or 'INTREA CUNGEACHEM' or 'CUNGEVALEM BATA' or 'DONDEVALEM BATA' along with the dwelling house bearing H.No.146/6 standing thereon, situated at Marna, within the limits of Village Panchayat Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property is described in the Office of Land Registrar Bardez under no.8834 at folio 92 of book B-23 and is not enrolled in the Taluka Revenue Office.

The SAID PROPERTY is bounded as under:-

On the North:-By Property bearing Sy.no.50/36, 50/37 and 50/38 of Village Marna.

On the South:-Public Road.

On the East:- By Sy.no.53/28 and 49/12 of Village Marna.

On the West :Sy.no.49/7 and 49/11 of Village Marna.

**II.- Description of the Documents Scrutinised**

*Smt. Shubhlakshmi Naik*  
I have examined the following documents which are valid as per existing laws:-

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- (i) Certificate of Description and Inscription from the Office of Land Registrar Bardez.
- (ii) Form I and XIV concerning Sy.no.49/10 of Village Marna.
- (iii) Deed of Partition, Sale, Acquittance and Cancellation dated 17-4-1928 drawn at page 69 of book 351 in the Office of Jose Joaquim Filipe Pinto de Menezes.
- (iv) Extract of the Inv. Proceedings no. 113/2006/A in the Court of Civil Judge Senior Division Mapusa Bardez.
- (v) Extract of the Inv. Proceedings no. 1/2007/E in the Court of Civil Judge Senior Division Mapusa Bardez.
- (vi) Deed of Sale dated 15-9-2011 registered under book I Doc.Reg.no.BRZ-BK1-04399-2011, CD NO.BRZD225 in the Office of Sub-Registrar Bardez.
- (vii) Technical Clearance Order dated 16-11-2017 from Dy. Town Planner.
- (viii) Sanad under no.4/158/CNV/AC-III/2017/72 dated 22-01-2018 from Additional Collector III Mapusa along with the Plan.
- (ix) Technical Clearance Order dated 05-11-2018 from Dy. Town Planner.
- (x) Construction Licence under No.VP/SM/18-19/20/2061 dated 27-12-2018 from Village Panchayat Marna Siolim Bardez.
- (xi) Agreement for Joint Development dated 12-2-2019 executed before the Notary Subhash Sawant of Panaji Goa.
- (xii) Survey Plan.

*Smt. Nal*

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III.-OFFICES SEARCHED

I have given searches in the Offices of Land-Registrar/Sub-Registrar Bardez, Court of Civil Judge Bardez.

IV.- FLOW OF TITLE.

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that under a Deed of Partition, Sale and Acquittance and Cancellation dated 17-4-1928 duly drawn in the Office of Notary Jose Joaquim Filipe Pinto de Menezes of Bardez; Shri Antonio Zeferino de Souza with his wife Maria Estella de Souza were allotted 7/8<sup>th</sup> part of description no.8834 which includes the residential house and the balance 1/8<sup>th</sup> Share was allotted to Cristalina de Souza married to Antonio Pascoal Gomes.

Under the same Deed dated 17-4-1928 Shri Cristalina with her husband Antonio Pascoal Gomes sold the said 1/8<sup>th</sup> part to Alex Manuel Madeira.

The same came to be inscribed in favour of Alex Manuel Madeira.

On 19-1-1933 as stands inscribed in his favour under no.24750 of book G-31 under *Smt.* description no.31389 of book G-80 which is the

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part of under number 8834 as having purchased the same by a Deed dated 17-4-1928 drawn in the Office of Notary Pinto de Menezes.

Subsequently in mid 1970s the same came to be surveyed under no.49/10 and came to be recorded in the name of Shri Antonio Zeferino de Souza with his wife Maria Estella de Souza.

The said Antonio Zeferino de Souza and his wife Maria Estella de Souza had two children by name Cosmos D'Souza who died on 9-4-1989 and his wife Severina D'Souza died on 7-10-2002 leaving behind his two children Caetano John D'Souza and Peter D'Souza his other son Nicholas D'Souza died on 1-3-1984 and his wife Maria Santana died on 26-6-1986 and leaving behind one daughter by name Maria Estella Januario D'Souza who died a spinster on 12-10-2010.

By Order of Homologation dated 25-4-2011 in Inv. Pro. no.113/2006/A in the Court of Civil Judge Senior Division at Mapusa. The said property listed as item no.1 was allotted to  
(a)Caetano John D'Souza--- 1/2

(b)Peter D'Souza-----1/2.

*Final* Thus the names of Caetano John D'Souza; Peter D'Souza and Maria Estella Januaria de Souza stands recorded in the Survey Record of Rights.



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On 3-2-2011 Peter D'Souza with his wife and Caetano John D'Souza entered into an Agreement with Shri Gajendra Gopal Kanekar for sale of the said property.

By a Deed dated 15-9-2011 Shri. Peter D'Souza with his wife Natalina and Caetano John D'Souza in the status of being unmarried sold the said property to

(a) Shri Aires Ornelas de Lima Pereira

(b) Smt. Dinah Fatima Silveira e Lima Pereira

(c) Antonio Oscar Armando de Lima Pereira, and

(d) Elaine de Lima Pereira; which deed is confirmed by Gajendra Gopal Kanekar and is duly registered in the Office of Sub-Registrar Bardez.

In terms of the above the names of Shri Aires Ornelas de Lima Pereira and others stands recorded in Survey Record of Rights.

On 16-11-2017 the Dy. Town Planner issued Technical Clearance Order of Villas no.A1 A2, A3, A4 and A5 and residential building Block B and the Swimming Pool and compound Wall.

On 05-11-2018 the Dy. Town Planner issued Technical Clearance Order of Villas no.A1, A2, A3, A4 and A5 and residential building Block B and the Swimming Pool and compound Wall of Sy.no.49/10 of Marna-Siolim.

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On 22-01-2018 the Additional Collector III issued Sanad under no.4/158/CNV/AC-III/2017/72 for conversion of 1900m2 of Sy.no.49/10 of Marna-Siolim.

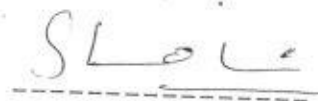
On 27-12-2018 Village Panchayat Marna Siolim Bardez issued Construction Licence under No.VP/SM/18-19/20/2061 for construction of Row Villas A1 to A5 and Building Block "B", Swimming Pool and Compound Wall.

On 12-2-2019 Shri Antonio Oscar Armando de Lima Pereira with his wife Smt. Elaine de Lima Pereira, Shri Aires Ornelas de Lima Pereira, Smt.Dinah Fatima Silveira e Lima Pereira entered into an Agreement with De Lima Pereira Ventures LLP for development of the said property.

V.- OPINION

In the light of the above I confirm that Shri Aires Ornelas de Lima Pereira, Smt.Dinah Fatima Silveira e Lima Pereira, Antonio Oscar Armando de Lima Pereira, and Elaine de Lima Pereira have and hold absolute valid and marketable title to the said Property, subject to Agreement for Joint Development dated 12-2-2019.

Panaji, 18-02-2019.



Adv. S.S. Naik