Smt. SHUBHLAKSHMI NAIK
ADVOCATE

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CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring 2165m2 bearing Chalta no.55 of P.T.Sheet 14 of City Survey Panaji, identified as BAIRO ALTO GOMES PEREIR, on which stands the Complex **"VAASTU HANGING GARDENS"** situated at Ribandar, within the limits of Corporation of City of Panaji, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa in the State of Goa, which Property is formed of two adjoining Plots no.25 admeasuring 1617m2 and no.24-A admeasuring 842.85m2 described in the Office of Land-Registrar Ilhas under no.2115 and 2116 at folio 155 and 155(R) of book B-56 (New) being a part of the larger property earlier described under no.16525 of book B-45 (New), Matriz no. nil.

The said Property is bounded as under:-

Towards the North:-Property bearing Chalta no.1-B of P.T.Sheet no.14 of City Survey Panaji.

Towards the South:-Chalta no.41,44 and 45 of P.T.Sheet no.14 of City Survey Panaji.

Towards the East :-Chalta no.1-G, 1-4, 1-1 and 3 all of P.T.Sheet no.14 of City Survey Panaji.

Towards the West :- Road.

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II.- Description of the Documents Scrutinised

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

(i)-Certificates of Description and Inscription from Land Registrar Ilhas.

(ii)Form D (Property Card) concerning Chalta no.55 of P.T.Sheet 14 of City Survey Panaji.

(iii)Deed of Sale dated 21-3-1956 drawn in the Office of Notary Joaquim Joao Aleixo do Rosario do Santa Rita Colaco.

(iv)Deed of Succession dated 13-4-2007 drawn at folio 97 of book 692 in the Office of notary Ex-Officio Sub-Registrar Ilhas.

(v)-Judgement dated 15-4-2008 in Case in P.T.Sheet 14 of Chalta no.1 (part) of Panaji before the Inspector of Surveys and Land Records.

(vi)Agreement for Development and Sale dated 2-7-2009 registered under no.1689 of book I Vol.2102 in the Office of Sub-Registrar Ilhas.

(vii)Sanad under no.RB/CNV/TIS/63/2009 dated 5-2-2010 from Add. Collector North Goa along with the plan.

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(viii)Construction Licence under no.F1/CCP/ENG/ Const.Lic./06/2012-2013 dated 14-6-2012 from Corporation of City of Panaji, which was renewed on 28-6-2014 to 28-6-2018 and was again renewed (a) on 5-4-2018, (b)28-6-2014.

(ix)-Addendum dated 23-7-2013 further to Agreement dated 2-7-2009 between Smt. Maria Josephina Piedade Fernandes with others and Vaastu Estate Developers.

(x).-Order dated 28-12-2016 under no.NGPDA/1477/ 2611/16 from North Goa Planning and Development Authority.

(xi).-Completion Certificate dated 28-7-2013 under no.NGPDA/1477/873/17 from North Goa Planning and Development Authority.

(xii)-(a)-Renewal dated 28-6-2014 under no.F1/CCP /Eng/Const.Lic./06/Renewal-I/2014-2015.

(b)-Renewal dated 5-1-2018 under no.F1/CCP /Eng/Const.Lic./06/Renewal-II and Revised I/61 from Corporation of the City of Panaji.

(xiii)-Order dated 9-1-2018 under no.NGPDA/1477/ 99/18 from North Goa Planning and Development Authority.

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(xiv).-Part Occupancy Certificate no.F3/06/CCP/ Eng/OC/26/2017-2018(402/1/2018-CCP/Tech/OC/26 dated 16-2-2018.)

(xv).-Deed of Sale dated 25-6-2018 registered under Book I Doc.Reg.no.PNJ-BKI-01973-2018 CD number PNJD66 in the Office of the Sub-Registrar Ilhas.

(xvi)-Nil Encumbrance Certificate no.302/2013 dated 20-2-2013 from the Sub-Registrar Ilhas confirming that there is no registered charge on the said Plot from 1-11-1965 to 15-2-2013.

(xvi)(a)Survey Plans.

(b)Approves Plan.

III.- OFFICES SEARCHED

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

IV.- FLOW OF TITLE.

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that the said Property belonged to Ambrosio Xavier Marques Fernandes as having acquired the same as two adjoining plots being plot no.25

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adjoining 1617m2 and Plot no.24-A adjoining 842.85m2 making a total area of 2459.85m2 from Saraswotibai Quencro and the heirs of Gongadora Roguvir Sinai Quencro under a Deed of Sale and Acquittance dated 21-3-1956 drawn in the Office of Notary Joaquim Joao Aleixo de Rosario de Santa Rita Colaco of Panaji.

In terms of the above the said property stands recorded in the name of Ambrosio Xavier Marques Fernandes on 27-8-1956 under no.23690 at folio 45 (R) of book G-37 in the Office of sub-Registrar Ilhas.

The area of the said property as purchased was 2459m2 but the same was reduced at the time of Survey promulgation and the area as recorded in the D-Form is 2165m2.

The said Ambrosio Xavier Marques Fernandes died on 14-1-1991; being survived by his widow Smt. Maria Josefina and her son Francisco Clamente Leoncio as declared by the Deed of Succession dated 13-4-2007 drawn at folio 97 of book 692 in the Office of sub-Registrar Ilhas at Panaji.

In terms of the above the name of Maria Josefina Fernandes stands recorded in the Survey Record of Rights.

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On 2-7-2009 Smt. Maria Josefina Fernandes and Shri Francisco Clamente Leoncio with his wife Joanita entered into an Agreement with Vaastu Estate Developers for Development and sale of the said property, to which an Addendum was drawn on 23-7-2013.

On 5-2-2010 Add.Collector North Goa issued sanad under no.RB/CNV/TIS/63/2009 for conversion of the said property.

On 14-6-2012 Corporation of City of Panaji issued Construction Licence under no. F1/CCP/ENG/ Const.Lic./06/2012-2013 for construction in the said plot.

On 28-12-2016 North Goa Planning and Development Authority issued Order under no.NGPDA/1477/2611/16 for construction in the said Plot.

On 28-7-2013 the North Goa Planning and Development Authority issued Completion Certificate under no.NGPDA/1477/873/17 for construction in the said Project.

On 9-1-2018 the North Goa Planning and Development Authority issued Order under no. NGPDA/1477/99/18 for construction in the said Plot.

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On 16-2-2018 Corporation of the City of Panaji issued Occupancy Certificate no.F3/06/CCP/Eng/OC/26/2017-2018(402/1/2018-CCP/Tech/OC/26) for the said building.

By a Deed dated 25-6-2018 Smt. Maria Josephina Piedade Fernandes with others sold the said land to Vaastu Estate Developers except the land corresponding to the flats allotted to the Owners; which Deed is registered in the Office of the Sub-Registrar Ilhas.

V.- OPINION

In the light of the above I confirm that Vaastu Estate Developers have and hold valid clear and absolute title to the said Plot except the land corresponding to the flats UG-2, UG-3, UG-5, UG-6, F-1, F-5, F-6, S-1, S-2, S-3, and S-6 retained by Smt. Maria Josefina Fernandes and Shri Francisco Clamente Leoncio with his wife have and hold absolute valid and marketable title to the said Portion which is only notional and indivisible and impartible from the main Plot.

Panaji, 13-08-2018

Adv.S.S. Naik