

**Mrs. Sukhashanti V. Thali**  
**Advocate & Notary**

**Office Address :** Shop No. 106, E Block, Saldanha Business Towers, Near Court Circle, Altinho Mapusa Bardez, Goa.  
403507. Contact no. 2255017

Hygino Minguel Abreo and the said Mr. Sebastian Francis Abreo entered into an Agreement for Sale with Mr. Cedric W. F. Pinto, the sole Proprietor and Managing Director of **M/S. PRESTIGE BUILDERS AND DEVELOPERS** and agreed to sell the said property to the said Cedric W. F. Pinto. The said Agreement for Sale was duly registered in the Office of Sub-Registrar of Bardez under registration no. BRZ-BK1-01804-2014, dated 25/04/2014.

4. Deed of Sale executed on 28/04/2018 and registered in the Office of Sub-Registrar of Bardez under registration no. BRZ-BK1-03873-2014, dated 27/08/2014.

After the execution of the Agreement for Sale the said Mrs. Merlyn Celia Abreo along with her husband Mr. Hygino Minguel Abreo and the said Mr. Sebastian Francis Abreo executed Deed of Sale in favour of **M/S. PRESTIGE BUILDERS AND DEVELOPERS** for better title. The said **M/S. PRESTIGE BUILDERS AND DEVELOPERS** is the sole proprietary concern of the said Mr. Cedric W. F. Pinto. The said Deed of Sale was duly registered in the Office of Sub-Registrar of Bardez under registration no. BRZ-BK1-03873-2014, dated 27/08/2014.

It is seen that by virtue of the said Agreement for Sale and the Deed of Sale the said **M/S. PRESTIGE BUILDERS AND DEVELOPERS** became the exclusive owner in possession of the said property surveyed under Chalta no. 71 of P.T. Sheet no. 101 of City Survey Mapusa, admeasuring an area of 1127 Sq. mts. situated at Mapusa, Bardez, Goa. Accordingly the name of **M/S. PRESTIGE BUILDERS AND DEVELOPERS** is recorded in 'D' form of survey records in respect of the said property.

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**Dated: 24/02/2020**

**TITLE CERTIFICATE**

**MR. CEDRIC PINTO alias CEDRIC WILLIAM FRANCIS PINTO**, son of Casmiro Francis Pinto, aged 61 years, married, business, Indian National, residing at Dhuler, Mapusa, Bardez, Goa, submitted for my scrutiny the following documents in respect of the property surveyed under Chalta no. 71 of P.T. Sheet No. 101 of City Survey Mapusa admeasuring 1127 Sq. Mts., situated at Billow, Ward No. 4, within the Jurisdiction of the Mapusa Municipal Council, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa. (Hereinafter called the said property)

1. Certified copy of Inventory Proceeding No. 49/2001/D, filed in the Court of the Civil Judge Senior of Mapusa on the death of late Francis Abreu alias Francisco Sebastiao de Abreu, Mrs. Rosaria Piedade De Mello and Miss Magdalina Abreu alias Madelena Abreu.

After going through the said Inventory Proceeding it is seen that originally the said property belonged to late Francis Abreu alias Francisco Sebastiao de Abreu alias Sebastiao Abreu, Mrs. Rosaria Piedade De Mello alias Mrs. Maria Rosario Piedade de Mello and Miss Magdalina Abreu alias Madelena Abreu.

That after the death of the said Francis Abreu alias Francisco Sebastiao de Abreu alias Sebastiao Abreu, Mrs. Rosaria Piedade De Mello alias Mrs. Maria Rosario Piedade de Mello and Miss Magdalina Abreu alias Madelena Abreu, an Inventory proceeding was filed bearing no.



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**5. Deed of Partnership, dated 17/10/2017.**

It is seen from the said Partnership that the said Partnership is executed between Mr. Cedric William Francis Pinto and Mr. Carlton Francis Pinto. By the said Deed of Partnership it is mutually agreed between the Partners i.e. the said Mr. Cedric William Francis Pinto and Mr. Carlton Francis Pinto to carry on construction business activities under the name and style of 'C Pinto Builders'. The duration of the said Partnership shall be at Will and the percentage of the profit and loss mentioned in clause (8) of the said Partnership Deed. The parties i.e. the Partners.

**6. Xerox copy of certificate of Partnership Firm issued by the Registrar of Firms of Bardez.**

It is seen from the said certificate of Partnership Firm that the same is issued on 09/11/17 and the said Partnership Firm is registered under no. 246/17 with the name 'C. Pinto Builders' on 30/10/17 before the Registrar of Firms.

**7. Permission from N.G.P.D.A. bearing No. NGPDA/M/1461/502/18, dated 03/07/2018.**

It is seen that the said Cedric Pinto the sole Proprietor/Managing Director of the **M/S. PRESTIGE BUILDERS AND DEVELOPERS** has obtained permission from N.G.P.D.A. bearing No. NGPDA/M/1461/502/18, dated 03/07/2018 for the purpose of development and construction of building project in the said property.

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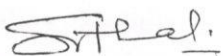
It is seen from the said plan that the said plan is issued by the office of the Inspector of Survey and Land Records, City Survey Mapusa on 14/09/2017.

**13. Nil Encumbrance Certificates ( 2 in numbers)**

Nil Encumbrance Certificate bearing no. 2155 issued on 01/10/2019 refers for the period of 6 years i.e. from 28/04/2014 to 16/05/2019. It is certified by the Sub-Registrar of Bardez that search has been made and no encumbrances affecting the said property has been found.

Nil Encumbrance Certificate bearing no. 2342 issued on 24/10/2019 refers for the period of 1 year i.e. from 26/06/2019 to 23/10/2019. It is certified by the Sub-Registrar of Bardez that search has been made and no encumbrances affecting the said property has been found.

After careful scrutiny of all the above documents I am of the opinion that the said "C. PINTO BUILDER'S" the Partnership Firm is the lawful owner of the said property surveyed under Chalta no. 71 of P.T. Sheet no. 101 of City Survey Mapusa and that the said Partnership Firm is entitled to construct building in the said property by completing all the formalities and by obeying provisions of law and further the said Firm is entitled to enter into an agreement for sale of flats of the said building in favour of any third person.

  
[Adv. (Mrs.) S. V. Thali]

**Mrs. S. V. THALI**  
~~NOTARY BARDEZ DIVISION~~  
MAPUSA-BARDEZ-GOIA (INDIA)



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8. Construction Licence issued by Mapusa Municipal Council bearing licence no. 15, dated 11/09/2018 along with revised plan.

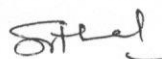
It is seen that the said Cedric Pinto the sole Proprietor/Managing Director of the **M/S. PRESTIGE BUILDERS AND DEVELOPERS** has obtained permission from Mapusa Municipal Council bearing licence no. 15, dated 11/09/2018 for the construction of the building in the said property as per the revised plan.

9. Sanad bearing No. 4/273/CNV/AC-III/2018/1391, dated 20/12/2018 along with the plan attached to it.

It is seen that **M/S. PRESTIGE BUILDERS AND DEVELOPERS** has obtained Sanad bearing No. 4/273/CNV/AC-III/2018/1391, dated 20/12/2018 from the Office of the Additional Collector – III North Goa District, Mapusa, Goa to use the said property, for the purpose of Commercial with 150 F.A.R.

10. Deed of Sale executed on 16/05/2019 and registered in the Office of Sub-Registrar of Bardez under registration no. BRZ-1-1890-2019, dated 26/06/2019.

It is seen that by virtue of the said Deed of Sale the Managing Director/Sole Proprietor of the said **M/S. PRESTIGE BUILDERS AND DEVELOPERS** transferred the said property in the name of his another Partnership Firm i.e. "**C. PINTO BUILDER'S**" by way of sale. So by virtue of the said sale deed the said "**C. PINTO BUILDER'S**" Partnership Firm became the exclusive owners of the said property.



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11. Form 'D' of the property surveyed under Chalta no. 71 of P.T. Sheet no. 101 of City Survey Mapusa.

It is seen from the said 'D' Card issued by the office of the Inspector of Survey and Land Records, City Survey Mapusa on 20/02/2020 that the said property was originally shown in the survey records in the name of late Edviges C. Abreo and others, the heirs of the original owners late Francis Abreu alias Francisco Sebastiao de Abreu, late Rosaria Piedade De Mello and late Magdalena Abreu alias Madelena Abreu

Thereafter by virtue of Deed of Transfer registered on 14/03/2011 the survey record of the said property was transferred in the survey records in the name of Mrs. Merlyn Celia Abreo and Mr. Sebastian Francis Abreo. Subsequently by virtue of Deed of Sale registered on 27/08/2014 the survey record of the said property was transferred in the name of M/s. Prestige Builders and Developers by deleting the name of Merlyn Celia Abreo and Mr. Sebastian Francis Abreo .

And further by virtue of Deed of sale registered on 26/06/2019 the survey records of the said property is transferred in the name of 'C Pinto Builder's' by the Order of Inspector of Survey and Land Records, Mapusa, Bardez, Goa by deleting the name of M/s. Prestige Builders and Developers.

12. Survey plan of the property surveyed under Chalta no. 71 of P.T. Sheet no. 101 of City Survey Mapusa.



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49/2001/D in the Court of Civil Judge Senior Division of Mapusa and the said property which was listed in the list of asset as item no. 2 was allotted to Mrs. Peity Antonetta Domitilla De Souza. The said allotment is confirmed by the Order dated 06/01/2009 passed by the Civil Judge Junior Division in the said Inventory Proceeding.

2. Deed of Transfer dated 12/03/2011 and registered in the Office of the Sub-Registrar of Bardez under Registration No. BRZ-BK1-01287-2011, dated 14/03/2011.

It is seen from the Deed of Transfer that the said Peity Antonetta Domitilla De Souza and her husband Mr. Lewis Hector De Souza executed a Deed of Transfer on 12/03/2011 and transferred all their right in the said property in favour of Mrs. Merlyn Celia Abreo and Mr. Sebastian Francis Abreo. The said Deed of Transfer was duly registered in the Office of the Sub-Registrar of Bardez under Registration No. BRZ-BK1-01287-2011, dated 14/03/2011.

Hence it is seen that by virtue of the said Deed of Transfer the said Mrs. Merlyn Celia Abreo and Mr. Sebastian Francis Abreo became the exclusive owners in possession of the said property. Accordingly their names were recorded in D form of survey records in respect of the said property.

3. Agreement for Sale dated 07/10/2013 and registered in the Office of Sub-Registrar of Bardez under registration no. BRZ-BK1-01804-2014, dated 25/04/2014.

It is seen from the said Agreement for Sale that the said Mrs. Merlyn Celia Abreo along with her husband Mr.