

CERTIFICATE OF TITLE

➤ **DESCRIPTION OF THE PROPERTY**

All that Plot no. 18 having an area of 2434 sq. mts. forming part of survey bearing Survey No. 21/2 of Cujira Taluka Tiswadi forming part of the larger property known as "BAMANBHAT" surveyed under No. 55/2 of village Murda, Taluka Tiswadi, within the limits of Village panchayat of Mercedes, and under survey Nos. 21/2 and 22/1 of village Cujira, Taluka Tiswadi within the limits of Village panchayat of Santa Cruz, all within sub district of Tiswadi, District of North Goa, State of Goa, which property as a whole is described in office of Land Registrar of Ilhas under no. 1535 at folio 137V of Book B-18 (old) and is enrolled in the Taluka Revenue office under Matriz no. 195. The said Plot No. 18 is bounded as under:

On the North: By open space.

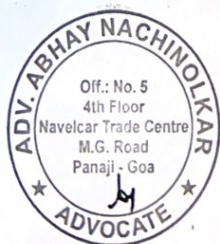
On the South: By Nallah.

On the East : By Plot No. 17 and 6 mts. wide public road.

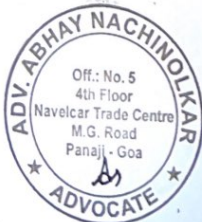
On the West : By Nallah.

➤ **DOCUMENTS SCRUTINISED**

- i. Photo Copy of the Deed of Sale and Discharge dated 01/08/1950 executed before Notary Jeronimo Salvador Constantino Socrates da Costa along with its English Translation.



- ii. Photo Copy of the Register of Transmissions (Inscriptions) under no. 21288 at folio 47-B of Book G-34 in the Land Registration Office of Ilhas along with its English Translation.
- iii. Photo copy of Form I and XIV concerning Survey No. 21/2 of Cujira Taluka Tiswadi, State of Goa issued by the Talathi on 02/02/99.
- iv. Photo copy of Survey Plan concerning Survey No. 21/2 of Cujira Taluka Tiswadi, State of Goa.
- v. Photo copy of Matriz Certificate No. 357/97
- vi. Photo copy of Deed of Acquiescence / Consent executed on 21/11/1990 before the Notary Ex-officio of the Judicial Division of Ilhas and registered under no. 803 at page no. 59 overleaf onwards of Book No. 636.
- vii. Photo copy of Public will dated 21/11/1990, executed before the Notary Ex-officio of the Judicial Division of Ilhas and duly registered under no. 804 at page 67 overleaf onwards of Book no. 79.
- viii. Photo copy of Public will dated 21/11/1990, executed before the Notary Ex-officio of the judicial division of Ilhas and duly registered under no. 805 at page 70 onwards of Book no. 79.
- ix. Photo copy of Death Certificate of Vamona Bogvonta Poi Vernencar
- x. Photo copy of Agreement for Development dated 15/07/1998.
- xi. Photo copy of Conversion sanad dated 24/02/1999 bearing No. CNV/TIS/53/98 from the Office of the Deputy Collector & SDO Panaji.
- xii. Photo copy of Approval from the Office of Town Planning Department, Panaji bearing No. TIS/1390/Cuj/99/361.



- xiii. Photo copy of Final NOC dated 16/06/1999 bearing No. VP/SC/225/1999-2000 issued by the Office of Village Panchayat Santa Cruz.
- xiv. Photo copy of Deed of Succession dated 13/09/2017 recorded at folio no. 66 to 67V of Book no. 732 before the Civil Registrar cum Sub Registrar and Special Notary Ex- officio Tiswadi.
- xv. Photo copy of Death Certificate of Mirabai Vaman Poi Vernencar.
- xvi. Photo copy of Certificate dated 21/11/2020 of M/s Vernecar Properties.
- xvii. Photo copy of Agreement for Sale dated 03/06/2021 executed and registered before the office of the sub registrar of Ilhas on 15/06/2021 under Registration No.PNJ-1-1331-2021.
- xviii. Photo copy of Power of Attorney dated 03/06/2021 executed before Notary Shri. Arun Wadkar under registration No. 5384 on 15/06/2021.

➤ **FLOW OF TITLE**

1. The original property known as "BAMANBHAT", described as a whole in office of Land Registrar of Ilhas under no. 1535 of Book B-18 (old) and threè fourteen part of the said original property was by Deed of Sale and Discharge dated 01/08/1950 executed before Notary Jeronimo Salvador Constantino Socrates da Costa, Shri. Vamona Bogvonta Poi Vernencar purchased from Mrs. Mariana Ida Margarida Carcomo Lobo Correira da



Silva Noronha Lite, widow of Luis Ceasar Noronha Lite (hereinafter referred to as the said property).

2. Based on the said Deed of Sale and Discharge dated 01/08/1950, the said property was inscribed in favour of Shri. Vamona Bogvonta Poi Vernencar under no. 21288 at folio 47-B of Book G-34 in the Land Registration Office of Ilhas and is enrolled in the Taluka Revenue office under Matriz no. 195.

3. The said Shri. Vamona Bogvonta Poi Vernencar was married to Mirabai Poi Vernencar under the regime of general communion of assets.

4. By a Deed of Acquiescence / Consent executed on 21/11/1990 before the Notary Ex-officio of the Judicial Division of Ilhas and registered under no. 803 at page no. 59 overleaf onwards of Book No. 636, the said Vamona Bogvonta Poi Vernencar and Mirabai Poi Vernencar, being married under the regime general communion of assets in the State of Goa and in order to bequeath their properties by a will, by a Deed of Acquiescence/ written consent authorised each other in terms of Article 1766 of the Portuguese Civil Code to make different wills to bequeath their properties.

5. By a virtue of public will dated 21/11/1990, executed before the Notary Ex-officio of the Judicial Division of Ilhas and duly registered under no. 804 at page 67 overleaf onwards of Book no. 79, Shri. Vamona Bogvonta Poi



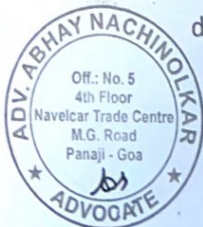
Vernencar bequeathed his share in the said property to his nephew Mr. Sandeep Pai Vernekar.

6. By a virtue of another public will dated 21/11/1990, executed before the Notary Ex-officio of the judicial division of ilhas and duly registered under no. 805 at page 70 onwards of Book no. 79. Mrs. Mirabai Poi Vernencar also bequeathed her share in the said property to her nephew Mr. Sandeep Pai Vernekar.

7. Shri. Vamona Bogvonta Poi Vernencar expired on 13/10/1994 leaving behind his widow and moiety holder Mirabai Poi Vernencar and his testamentary heir Mr. Sandeep Pai Vernekar who is married to the Mrs. Meena Sandeep Pai Vernekar under the regime of the General communion of assets.

8. By an Agreement for Development dated 15/07/1998, the said Mirabai Poi Vernencar along with the said Sandeep Pai Vernekar and the said Meena Sandeep Pai Vernekar agreed and allowed M/s Vernencar Properties, a proprietary concern of Mr. Gopal Pai Vernekar, having its office at Panaji Goa to develop and sub divide the said property into smaller plots.

9. In terms of Agreement for Development dated 15/07/1998, the said property was sub divided in terms of and after obtaining conversion sanad dated 24/02/1999 bearing No. CNV/TIS/53/98 from the Office of the



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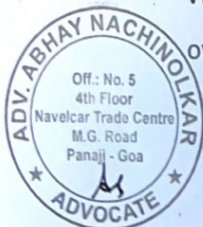
Deputy Collector & SDO Panaji, an approval from the Office of Town Planning Department, Panaji bearing No. TIS/1390/Cuj/99/361 and final NOC dated 16/06/1999 bearing No. VP/SC/225/1999-2000 issued by the Office of Village Panchayat Santa Cruz.

10. The said property upon being sub divided into various plots, a Plot bearing Plot no. 18 admeasuring 2434 sq. mtrs. of survey no. 21/2 of Village Cujira was allotted to the said Sandeep Pai Vernekar and the said Meena Sandeep Pai Vernekar along with late Mirabai Poi Vernencar.

11. As on 02/02/99, the names of Mirabai Vamon Poi Vernencar, Sandeep Pundalik Pai Vernekar and Meena Sandeep Pai Vernekar are recorded in the in the occupant's Column of the survey record i.e. Form I & XIV and the same continue till date along with other occupants

12. By a Deed of Succession dated 13/09/2017 recorded at folio no. 66 to 67V of Book no. 732 before the Civil Registrar cum Sub Registrar and Special Notary Ex- officio Tiswadi, the said Sandeep Pai Vernekar and the said Meena Sandeep Pai Vernekar along with the said Mirabai Poi Vernencar were declared as the surviving as well as testamentary legal heirs of late Vamona Bogvonta Poi Vernencar.

13. On 08/05/2019 Mirabai Vaman Poi Vernencar also expired leaving the VENDORS/ OWNERS as the only testamentary legal heirs and the absolute owners of the said plot.



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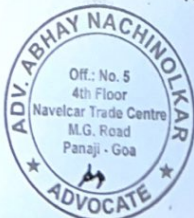
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14. By Certificate dated 21/11/2020 of M/s Vernecar Properties through its proprietor Shri Gopal Pai vernekar has confirmed that the said Plot No 18 of Survey No. 21/2 was allotted to Mirabai Poi Vernencar, Sandeep Pai Vernekar and the said Meena Sandeep Pai Vernekar.

15. By an Agreement for Sale dated 03/06/2021 executed and registered before the office of the sub registrar of Ilhas on 15/06/2021 under Registration No.PNJ-1-1331-2021 the said Sandeep Pai Vernekar and the said Meena Pai Vernekar agreed to sell to M/S. PRIORITY CONSTRUCTIONS a Partnership firm, duly constituted under the Indian Partnership Act, 1932, having its office at "Priority Signature", 2nd Floor, Above Honda Showroom, New Taleigao Bypass Road, Taleigao, Tiswadi – Goa the said Plot no. 18 admeasuring 2434 sq. mtrs. of survey no. 21/2 of Village Cujira with M/s Vernencar Properties, a proprietary concern of Mr. Gopal Pai Vernekar as Confirming Party confirming that the said Plot No. 18 has been allotted to the said Sandeep Pai Vernekar and Meena Pai Vernekar in terms of the Agreement for Development dated 15/07/1998.

16. Further by the Agreement for Sale dated 03/06/2021, the said Sandeep Pai Vernekar and Meena Pai Vernekar have delivered the possession of the said Plot unto M/S. PRIORITY CONSTRUCTIONS and have issued a power of Attorney in favour of one of its partner Shri. Swapneel Ulhas Prabhu Nachinolcar so as to develop the said Plot No.18.



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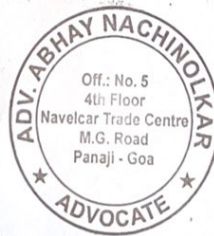
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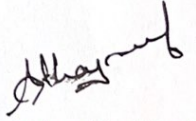
➤ **OPINION**

On the basis of documents produced for my perusal and unless anything found contrary, the title of late Vamona Bogvonta Poi Vernencar and late Mirabai Poi Vernencar to the said Plot No.18 can be traced for last more than seventy years, which has legally devolved upon Shri. Sandeep Pai Vernekar and his wife Meena Pai Vernekar and as such they hold good and marketable title to the Plot No.18 having an area of 2434 sq. mts. which Plot No. 18 form part of the said property surveyed under Survey No. 21/2 of village Cujira, Taluka Tiswadi, Goa and who have delivered the possession of the said Plot No.18 with rights to develop the said Plot No. 18 under a registered Agreement for Sale unto M/S. PRIORITY CONSTRUCTIONS.

This opinion is purely based on the documents produced for my perusal and subject to the correct translations of Portuguese documents supplied. This opinion/ Certificate is given at the request of M/s Priority Constructions.

Dated: 22/12/2022




Adv. Abhay Nachinolkar