



Dated: 09th August 2021

To,
Anoshka Estates Private Limited,
711/32, Green Hill,
Socorro, Porvorim, Bardez, Goa

CERTIFICATE OF TITLE

I 1. Description of the Entire/Larger Property: -

All that landed property known as "VANGOR BATTA" or "BHATI SHIR" or also known as "TEMBEM-BATTA" totally admeasuring 2,489 sq mts approximately situated at Village Plierne, within the limits of the Village Panchayat of Marra-Pilerne, Registration Sub District of Bardez, Taluka Bardez, District North Goa and the State of Goa, which property is not found described in any Land Registration Office, however the same is found registered in the Taluka Revenue Office under No.1469 and shown under the Cadastral Survey No.930 (Old) of the Village of Pilerne ad recently surveyed under new Survey No.148 Sub Division No.18 of the Village Pilerne. The said Larger Property is bounded as follows:

On the East: By the top Moicavaddo Municipal Road leading to Moicavaddo Chapel;

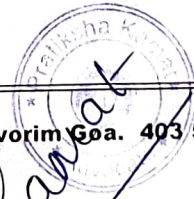
On the West: By the National Road;

On the South: By the property of Leocadia Nazare and others and presently by Sadanand Ganesh Diucar and others and Bapsi Krishna Naik and others;

On the North: By the property of Felicio Francisco Nazare.

2. Description of the Said Property: -

Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim Goa. 403 521
Email: pratiksha.adv@gmail.com





All that said property admeasuring 2325 sq mts known as "VANGOR BATTA" or "BHATI SHIR" or also known as "TEMBEM-BATTA" totally admeasuring 2,489 sq mts approximately situated at Vilage Plierne, within the limits of the Village Panchayat of Marra-Pilerne, Registration Sub District of Bardez, Taluka Bardez, District North Goa and the State of Goa, which property is not found described in any Land Registration Office, however the same is found registered in the Taluka Revenue Office under No.1469 and shown under the Cadastral Survey No.930 (Old) of the Village of Pilerne ad recently surveyed under new Survey No.148 Sub Division No.18 of the Village Pilerne. The said Larger Property is bounded as follows:

On the East: By public road;

On the West: By public road;

On the South: By drain surveyed under Survey No.147/1 beyond which lies the property surveyed under Survey No.147/2;

On the North: By property surveyed under Survey No.148/17.

3. Description of the Said Plot: -

All that said Plot identified as Plot 'A' admeasuring 2275 sq mts forming part of the said property described herein above in turn forming part of the larger property described herein above known as "VANGOR BATTA" or "BHATI SHIR" or also known as "TEMBEM-BATTA" totally admeasuring 2,489 sq mts approximately situated at Vilage Plierne, within the limits of the Village Panchayat of Marra-Pilerne, Registration Sub District of Bardez, Taluka Bardez, District North Goa and the State of



Goa, which property is not found described in any Land Registration Office, however the same is found registered in the Taluka Revenue Office under No.1469 and shown under the Cadastral Survey No.930 (Old) of the Village of Pilerne and recently surveyed under new Survey No.148 Sub Division No.18 of the Village Pilerne. The said Larger Property is bounded as follows:

On the North: By property bearing Survey No.148/17;

On the South: By property bearing Survey No.147/1;

On the East: By 50.00 sq mts area acquired by PWD (Roads) after which lies a public road;

On the North: By Public Road.

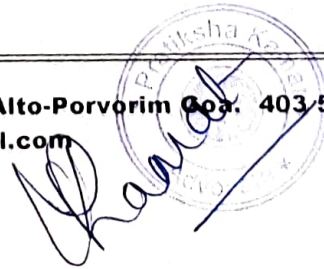
II Description of documents scrutinized: -

1. Registo Do Agrimensor for Village Pilerne in Portuguese along with translation
2. Old Cadastral Plan
3. Public Deed of Gratuitous Assignment of Undivided Illiquid Inheritance dated 02/06/1941 executed in the Judicial Division of Bardez at Mapusa
4. Public Deed of Gratuitous Assignment of Undivided Illiquid Inheritance dated 28/04/1943
5. Public Deed of Declaration of Heirship dated 19/07/1945,
6. Deed of Sale dated 29/06/1976 duly executed and registered on 02/07/1976 before the Sub Registrar of Ilhas at Panaji, Goa under No.541 at Pages 108 to 113 of Book No.I Vol No.104,

Pratiksha Kamat



7. Corresponding Certificate dated 29/03/2005 under Ref No.9-128(2)DSLRL/05 issued by the Superintendent of Survey and Land Records Panaji, Goa
8. Nil Encumbrance Certificate dated 28/02/2019.
9. Land Zoning Information dated 15/03/2019 under No.TPBZ/ZON/6186/PIL/TCP-19/1780 issued by the Office of the Town and Country Planning Department at Mapusa, Bardez, Goa
10. Land Zoning Information dated 10/11/2020 under No.TPBZ/ZON/8045/PIL/TCP-19/4112 issued by the Office of the Town and Country Planning Department at Mapusa, Bardez, Goa
11. Nil Encumbrance Certificate dated 02/11/2020
12. Nil Encumbrance Certificate dated 10/11/2020
13. No Objection Certificate dated 15/12/2020 under No.NOC/49(6)/1308/PILERNE/TCP-20/4623 issued by the Office of the Senior Town Planner, Town and Country Planning Department, at Mapusa Bardez, Goa
14. Conversion Sanad dated 06/01/2021 under No.4/101/CNV/AC-III/2019/34 issued by the Office of the Additional Collector III, North Goa District, Mapusa, Goa.
15. Deed of Sale dated 13/01/2021 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-206-2021 dated 15/01/2021
16. Form I and XIV dated 07/04/2021
17. Power of Attorney dated 07/04/2021, executed before Notary Ujwala T. Kouthankar at Panaji, Goa and registered under Reg No.859/POA/2021 dated 07/04/2021,
18. Agreement for Joint Venture Development dated 31/05/2021





19. Technical Clearance Order dated 05/07/2021 under No.TPB/5822/PIL/TCP-21/2659 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa

Note: All the documents scrutinised by me are originals.

III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title: -

There exists a property known as "VANGOR BATT" or "BHATI SHIR" or also known as "TEMBEM-BATT" totally admeasuring 2,489 sq mts approximately situated at Village Plierne, within the limits of the Village Panchayat of Marra-Pilerne, Registration Sub District of Bardez, Taluka Bardez, District North Goa and the State of Goa, which property is not found described in any Land Registration Office, however the same is found registered in the Taluka Revenue Office under No.1469 and shown under the Cadastral Survey No.930 (Old) of the Village of Pilerne ad recently surveyed under new Survey No.148 Sub Division No.18 of the Village Pilerne.

The said Larger Property originally belonged to Faustino Ermenegildo de Souza, which fact was confirmed by an entry in the Registo do Agrimensor wherein in the column of land owners, the name of Faustino Ermenegildo de Souza is found recorded therein.

The said Faustino Ermenegildo de Souza was also known as Faustino Hermenegildo De Souza and was married to Blandina Estelita de Souza under the Regime of



Communion of Assets and accordingly both of them were the owners of the said Larger Property.

As per the Public Deed of Declaration of Heirship dated 19/07/1945, it is confirmed that the said Faustino Ermenegildo de Souza also known as Faustino Hermenegildo De Souza and his wife Blandina Estelita de Souza expired on 19/05/1935 and 04/09/1940, respectively, intestate, leaving behind their three children as their sole and universal heirs namely:

20. Mr. Jose Egidio Fruto Fideles De Souza alias Joseph Fruto De Souza married to Mrs. Amelia Benedita de Mello
21. Mrs. Elalina Erzilia de Souza alias Ella de Souza married to Eduardo Damiao Zeferino Fernandes alias Eddy Fernandes
22. Mother Vallie (Unmarried) alias Wredea alias Wereda Elvira Conigunda de Souza, Religious Nun.

By Public Deed of Gratuitous Assignment of Undivided Illiquid Inheritance dated 02/06/1941 executed in the Judicial Division of Bardez at Mapusa, said Mrs. Elalina Erzilia de Souza alias Ella de Souza and her husband Eduardo Damiao Zeferino Fernandes alias Eddy Fernandes relinquished and ceded gratuitously in favour of their brother the said Mr. Jose Egidio Fruto Fideles De Souza alias Joseph Fruto De Souza married to Mrs. Amelia Benedita de Mello, all their rights which they had to the inheritance of their parents/parents in law.

By Public Deed of Gratuitous Assignment of Undivided Illiquid Inheritance dated 28/04/1943 the said Mother Vallie (Unmarried) alias Wredea alias Wereda Elvira Conigunda de Souza, Religious Nun relinquished and ceded gratuitously in favour



of their brother the said Mr. Jose Egidio Fruto Fideles De Souza alias Joseph Fruto De Souza married to Mrs. Amelia Benedita de Mello, all her rights which shee had to the inheritance of her parents.

Accordingly in view of the aforesaid Public Deed of Gratuitous Assignment of Undivided Illiquid Inheritance dated 02/06/1941 and 28/04/1943 and the Public Deed of Declaration of Heirship dated 19/07/1945, the said Mr. Jose Egidio Fruto Fideles De Souza alias Joseph Fruto De Souza and his wife Mrs. Amelia Benedita de Mello acquired absolute ownership. Right, title and interest in the said Larger Property described herein above.

By Deed of Sale dated 29/06/1976 duly executed and registered on 02/07/1976 before the Sub Registrar of Ilhas at Panaji, Goa under No.541 at Pages 108 to 113 of Book No.I Vol No.104, the said Mr. Jose Egidio Fruto Fideles De Souza alias Joseph Fruto De Souza along with his wife Mrs. Amelia Benedita de Melo E De Souza sold the said larger property described herein above to Mr. Jose Venancio De Souza and his wife Mrs. Joanita Lourdes de Souza.

By virtue of the above Deed of Sale dated 29/06/1976, said Mr. Jose Venancio De Souza and his wife Mrs. Joanita Lourdes de Souza became the absolute owners in possession of the said Larger Property described herein above and accordingly they carried out mutation process, consequently their names appeared in the Occupants Column of Form I and XIV maintained for the purpose of records of rights pertaining to the said Larger Property as described herein above.

After undertaking the exercise of super imposition, it has come to the light that an area of 125 sq mts on the southern side of the said Larger Property is separately surveyed under Survey No.147/1 of Village Pilerne and an area of 39



sq mts has been consumed by the road situated on the eastern side of the said larger property during the new survey operations and accordingly the balance area of 'Said Larger Property' is now admeasuring 2325 sq mts, which is presently apparent as per Form I and XIV of said property bearing Survey No.148 Sub Division 18 of Village Pilerne. Said balance area 2325 sq mts is more particularly described herein above and hereinafter shall be referred to as the Said Property.

As per Notification bearing No.10/187/87/LAO/PWD dated 29/12/1992 of the PWD Department of the Government of Goa, an area admeasuring 50 sq mts has been acquired by the PWD for improvement of road and the possession of the same was confirmed of having taken over by the Land Acquisition Officer as confirmed by the Certificate of taking over possession dated 29/12/1992 and accordingly the name of the Government of Goa is also found mutated in the Occupants Column of Record of Rights/Form I and XIV vide mutation entry No.1358.

Nil Encumbrance Certificate dated 28/02/2019 shows that there are no encumbrances on the said property for the period from 05/05/2005 to 28/02/2019.

Land Zoning Information dated 15/03/2019 under No.TPBZ/ZON/6186/PIL/TCP-19/1780 was issued by the Office of the Town and Country Planning Department at Mapusa, Bardez, Goa stating that the said property falls in the Settlement Zone.

Land Zoning Information dated 10/11/2020 under No.TPBZ/ZON/8045/PIL/TCP-19/4112 was issued by the Office of the Town and Country Planning Department



at Mapusa, Bardez, Goa stating that the said property falls in the Settlement Zone.

Nil Encumbrance Certificate dated 02/11/2020 shows that there are no encumbrances on the said property for the period from 29/06/1976 to 04/05/2005.

Nil Encumbrance Certificate dated 10/11/2020 shows that there are no encumbrances on the said property for the period from 01/03/2019 to 04/11/2020.

No Objection Certificate dated 15/12/2020 under No.NOC/49(6)/1308/PILERNE/TCP-20/4623 was issued by the Office of the Senior Town Planner, Town and Country Planning Department, at Mapusa Bardez, Goa for registration of Sale Deed in respect of the property bearing Survey No.148/18 of Village Pilerne admeasuring 2275 sq mts.

Conversion Sanad dated 06/01/2021 under No.4/101/CNV/AC-III/2019/34 was issued by the Office of the Additional Collector III, North Goa District, Mapusa, Goa.

By Deed of Sale dated 13/01/2021 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-206-2021 dated 15/01/2021 said Mr. Jose Venancio De Souza and his wife Mrs. Joqnita Lourdes de Souza sold and conveyed Plot 'A' admeasuring 2275 sq mts forming part of the said property described herein above in turn forming part of the larger property described herein above known as "VANGOR BATTa" or "BHATI SHIR" or also known as "TEMBEM-BATTa" totally admeasuring 2,489 sq mts approximately situated at Vilage Plierne, within the limits of the Village Panchayat of Marra-



Pilerne, Registration Sub District of Bardez, Taluka Bardez, District North Goa and the State of Goa, which Plot is more particularly described herein above to Smt. Marisha Ann Dutt as the Purchaser.

By virtue of the above Deed of Sale dated 13/01/2021 said Mrs. Marisha Ann Dutt became the exclusive owner in possession of the said Plot 'A' admeasuring 2275 sq mts forming part of the said property described herein above in turn forming part of the larger property described herein above known as "VANGOR BATT A" or "BHATI SHIR" or also known as "TEMBEM-BATT A" totally admeasuring 2,489 sq mts approximately situated at Vilage Plierne, within the limits of the Village Panchayat of Marra-Pilerne, Registration Sub District of Bardez, Taluka Bardez, District North Goa and the State of Goa.

Form I and XIV dated 07/04/2021 in respect of Survey No.148/18 shows the name of Govt of Goa PWD 50 sq mts and Mrs. Marisha Ann Dutt in the Occupants Column.

By Power of Attorney dated 07/04/2021, executed before Notary Ujwala T. Kouthankar at Panaji, Goa and registered under Reg No.859/POA/2021 dated 07/04/2021, said Mrs. Marisha Ann Dutt appointed her husband Mr. Steven Gutkins to do all the process regarding documentations/approvals in respect of the said Plot.

Agreement for Joint Venture Development dated 31/05/2021 was executed between Anokha Estates Private Limited, a Pvt. Ltd. Company represented by its Director Mr. Steven Jay Gutkin as the First Party and Mrs. Marisha Ann Dutt as the Second Party for the purpose of development of the said property.



Technical Clearance Order dated 05/07/2021 under No.TPB/5822/PIL/TCP-21/2659 was issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa for proposed construction of residential building Block A, B, C and swimming pool.

V. Opinion: -

Based upon the documents produced and the searches conducted, I opine that Mrs. Marisha Ann Dutt is the exclusive owner in possession of the said Property described in detail herein above and has a clear and marketable title to the same and said Anokha Estates Private Limited, a Pvt. Ltd. Company represented by its Director Mr. Steven Jay Gutkin has development powers over the said property.

Pratiksha Kamat
Advocate

