

CERTIFICATE OF TITLE

To,

RAJDEEP BUILDERS,

#708-710, 7th Floor, Gera Imperium Star,

Near Central Library, Panaji-Goa, 403001.



1) Name and Address of the Title Holder :-

- (a) Shri Francis Vegas along with his wife Smt Deepa Kale e Viegas,** resident of Verla Parra, Bardez Goa and
- (b) Shri Romeo Castro along with his wife Smt Nargita D'Souza** both resident of St. Anthony's Waddo Guirim Bardez Goa.

2) Description of the property including complete property address as per title documents, Dimension details as per title documents, Area of property as per title documents, Cadastral Survey No. (if applicable) and the Nature of the Land (Residential / Commercial / Industrial) :-

All that Plot admeasuring an area of **3,642** Sq. mts., which is a part of the property known as "**FIRGUEM BHAT**" also known as "**MODDA CULAGOR**" also known as "**MADA CULAGOR**" also known as "**FIRGUENCHEM BATA**", situated at Gurim Village, Taluka Bardez, District North Goa within the State of Goa, This

property is described in the Land Registration Office of Bardez, under Description No. 30036 at Folio 82V of B-77, falls within the limits of Village Panchayat of Guirim, Bardez, Goa, presently surveyed under Survey No. 86 Sub Division 3 within the limits of the Village Panchayat of Gurim Village, Bardez Taluka, District North Goa, within the State of Goa and bounded as under :-

To the East:-	By Public Road and the Survey No. 86/3-A;
To the West:	By Nalla;
To the North:	By property bearing Survey No. 86/2 ; &
To the South:	By property bearing Survey No, 86/4, 5, 6 & 8.

(Hereinafter referred as "**the said Plot**").

3) A list of documents studied by me is as under:-

- a) Photocopy of English translation of Deed of Purchased and Sale dated 28.01.1930.
- b) Photocopy Inscription and description of the property.
- c) Photocopy Deed of Qualification of Heirs dated 28.11.1967.
- d) Photocopy of Will dated 13.01.2011
- e) Photocopy of Deed of Sale dated 20/03/2004.
- f) Photocopy of Agreement for Sale and Development dated 27.05.2013.
- g) Photocopy of Agreement for Sale and Development dated 29/04/2014.



- h) Photocopy of Deed of Sale dated 06.03.2014.
- i) Photocopy of Inventory Proceeding No. 1 of 2015 before the Civil Judge Senior Division "A" Court Mapusa.
- j) Photocopy of Deed of Sale dated 29.12.2016.
- k) Photocopy of Form I & XIV pertaining to survey no 86/3 of Guirim Village.
- l) Photocopy of the Deed of Succession dated 15.04.2021 recorded at Folio No. 85 to 87v f Book No. 873 drawn before the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Bardez -Mapusa Goa.
- m) Photocopy of the Agreement for Cancellation dated 09.07.2021 of the Agreement for Sale and Development dated 29.04.2014
- n) Photocopy of the Agreement for Cancellation dated 02.07.2021 of the Agreement for Sale and Development dated 27.05.2013.
- o) Photocopy of the Deed of Sale dated 13.12.2021 duly registered before the Sub Registrar, Bardez Taluka at Mapusa at Book 1, Document bearing Registration No. BRZ-1-4626-2021, dated 13.12.2021.

4) History of the property (Flow of Title):-

There exists landed property known as "**FIRGUEM BHAT**" also known as "**MODDA CULAGOR**" also known as "**MADA CULAGOR**" also known as "**FIRGUENCHEM BATA**", admeasuring an area of 4,100 sq. mts., surveyed under Survey No. 86 sub division 3, which measures 4,000 sq. mts., and Survey No. 86 Sub Division 14, admeasuring an area of 100 sq. mtrs. This property is described in the Land Registration Office of Bardez, under Description No. 30036 at Folio 82V of B-77,



falls within the limits of Village Panchayat of Guirim, Bardez, Goa, and is bounded as under:-

To the East:-	By NH 17 highway;
To the West:	By Nallah;
To the North:	By Property bearing Sy. No. 86/2; &
To the South:	By Property bearing Sy. Nos. 86/4, 5, 6 & 8.

(Hereinafter referred as "**the said property**")

The vide Deed of Purchased and Sale dated 28.01.1930 one Mr. Napoleao Januario Duarte and his wife Mrs. Fremiota Felecidade Brito e Duarte sold their rights, title and interest in the **said property** to one **Maria Adelina Castro**. Accordingly **the said property** came to be inscribed at Inscription No. 23035 at folios 147 of Book G-29 of the inscriptions of transfer and described under description No. 30036 at fls 82v of B-77 in the Land Registration Office of the Judicial Division of Bardez in favour of the said **Maria Adelina Castro**.

That the said **Maria Adelina Castro** was married to **Lourenco Miguel Rodrigues**.

That the said **Lourenco Minguel Rodrigues** and **Maria Adelina e Castro e Rodrigues** expired on 15.09.1963 and 15.03.1947 respectively leaving behind them their only son **Mr. Mathew Rodrigues** also known as **Matheo Rodrigues** also known as **Mateus Rodrigues** as their sole heir. That said facts are confirmed vide Deed of Qualification of Heirs dated 28.11.1967 duly executed before the



Notorial Office of Judicial Division of Bardez and Registered at folios 29(V) onwards of Book No. 690, said Mr. Mathew Rodrigues also known as Matheo Rodrigues also known as Mateus Rodrigues was declared as the sole and universal heir of the said Maria Adelina de Castro e Rodrigues and her husband said Lourenco Minguel Rodrigues. Therefore the said property came to be devolved to Mr. Mathew Rodrigues also known as Matheo Rodrigues also known as Mateus Rodrigues.

That said **Mr. Mathew Rodrigues** was married to **Mrs. Gracy Rodrigues alias Felecia Garacialdalina Fernandes e Rodrigues**, therefore both became the owners of **the said Property**.

That said Mathew Rodrigues expired on 22.02.2004, without any testamentary disposition and the said Mrs. Gracy Rodrigues alias Felecia Garacialdalina Fernandes e Rodrigue expired on 29.01.2011 executing a **'Will' dated 13.01.2011**, bequeathing her share of her disposal quota in **the said property** to her three grandchildren viz:-
(1) **Miss Michelle Rodrigues**, (2) **Miss Melana Rodrigues** and (3) **Master Melroy Rodrigues**.



That the above said Mischelle Rodrigues expired on 27.10.2014 and as such her share in **the said property** came to be devolved on to her parents **Mr. Michael Agnelo Guilherme Rodrigues** and **Mrs. Connie Rodrigues**.

That said Mr. Mathew Rodrigues and his wife Mrs. Gracy Rodrigues alias Felecia Garacia Idalina Fernandes e Rodrigues out of their marriage had three (3) children viz:-

- (1) Eldest daughter, Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas, married to Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio alias Valentino Manuel Silveiro Vas alias VelentinoVaz alias ValantinoVaz,
- (2) Second son, Mr. Michael Agnelo Guilherme Rodrigues, married to Mrs. Connie Rodrigues and;
- (3) Third daughter, Mrs. Merline Rodrigues e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas; as their heirs.

That a part of the said property bearing Survey No. 86/14 admeasuring 100 sq. mts., originally was a mundkarial house of one late Gajanan Sawant who is succeeded by his wife Smt. Bandini Sawant and their son Jeetendra Gajanan Sawant and daughter-in-law Rajeshree Sawant.



That Vide Deed of Sale dated 20/03/2004 duly registered before the Sub Registrar of Bardez, under Registration No. BRZ-BK1-01340-2014, CD. No. BRZD654 on 01/04/2014 executed in favour of the said Mundkar sold an area of **458** sq. mts., (i.e.) Sy. No. 86/14, admeasuring 100 M2 and Sy. No. 86/3 admeasuring 358 Sq. mts., (total 458 sq. mts.) of the said property to the said Mundkar, the Sawant family.

Therefore the balance remaining area of the said property is **3642 sq. mts.** which is presently surveyed under Survey No. 86 Sub Division 3 within the limits of the Village Panchayat of Gurim Village, Bardez Taluka, District North Goa, within the State of Goa. hereinafter shall be referred as "**the said Plot**" for the sake of brevity.

THAT, vide **Agreement for Sale and Development dated 27.05.2013**, duly registered before the Notary Adv. D. S. Petkar and registered under Serial No. 13610/2013, said **Merlin Rodrigues e Mascarenhas** agreed to sell their share in the said plot to the **Mr Romeo Castro** Resident of St. Anthony's Waddo Guirim Bardez Goa on the terms mentioned therein, therefore said Romeo Castro created his interest in the said property .

That vide **Deed of Sale dated 06.03.2014** duly registered under Registration No. BRZ-BK1-01089-2014, CD Number BRZD644 on



dated 20/03/2014, said Mr. Valentino Sylvester Vaz, husband of the said **Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas** sold transferred alienated his individuals share, title and interest of undivided share/ right / interest in the in the **said plot**, to one **Francis Vegas** resident of Verla Parra, Bardez Goa and **Romeo Castro** resident of St. Anthony's Waddo Guirim Bardez Goa. Therefore said **Francis Vegas along with his wife** and **Romeo Castro along with his wife** became co owners of **the said plot**.

That subsequently Mr Michael Agnelo Guilherme Rodrigues and Mrs Connie Rodrigues along with their three children namely (1) Miss Mischelle Rodrigues, (2) Miss Melana Rodrigues and (3) Master Melroy Rodrigues have put Mr Francis Vegas and Romeo Castro in possession of the said property on 29/04/2014 vide Agreement for Sale and Development dated 29/04/2014 duly registered before the Notary Adv. D. S. Petkar.

That upon the death of Mr. Mathew Rodrigues and Mrs. Gracy Rodrigues an Inventory Proceeding No. 1 of 2015 before the Civil Judge Senior Division "A" Court Mapusa by said Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas.



That during the pendency of the said Inventory Proceeding No. 1/15/A, said vide **Deed of Sale dated 29.12.2016** duly registered under Registration No. BRZ-BK1-00007-2017, CD Number BRZD784 on dated 02.01.2017, said Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vasthe wife of said Valentino Sylvester Vaz as Vendor , sold her undivided 1/8th share/ right in the "**Said Plot** to said **Fransis Vegas**. As purchaser, which deed was confirmed as confirming parties by Michael Agnelo Guilherme Rodrigues and his wife Connie Rodrigues, Mr. Valentino Sylvester Vaz, Valerian Doris Vaz (son of said Valentino Sylvester Vaz), Vargino R Vaz (son of said Valentino Sylvester Vaz) as confirming parties thus said Fransis Vegas became the co owner of the said plot.

That the whatsoever remaining portion of **the said Plot** was purchased by Michael Agnelo Guilherme Rodrigues and his wife Connie Rodrigues, in an auction in the said Inventory Proceeding bearing number 1/2015/A vide Minutes of Auction dated 18.01.2020.

That the said Inventory was concluded vide Judgement and Decree dated 14.08.2020, and as such Mr Michael Agnelo Guilherme Rodrigues and his wife Smt Connie Rodrigues were allotted **the said plot**.



That SAID MUNDCARS, said Sawant family filed partition proceeding as per the provisions of Land Revenue Code before the Deputy Collector & S.D.O., Bardez at Mapusa, which came to be registered in Partition Application bearing No. 15/74/2016/PART/LAND/II. That in the said proceedings, the above said mundkars got their area of 458 sq. mts., partitioned and separated, and as such, the said Plot is presently shown to admeasuring area of 3648 Sq. mts., and bears Survey No. 86/3 of Village Guirim. **(the said plot)**

That as the share of the said Mrs. Merline Rodrigues e Mascarenhas, and her husband Mr. Joseph Ferdinand Mascarenhas, was purchased in auction dated 14.08.2020 in the above said Inventory Proceedings No. 1/2015/A Court, Mapusa, Goa.

That Vide Agreement dated 27.05.2013, said Mrs. Merline Rodrigues e Mascarenhas, and her husband Mr. Joseph Ferdinand Mascarenhas agreed to sell their share in **the said plot** on the terms and conditions mentioned therein to said Rameo Castro.

To sumup, the said Plot was originally owned and possessed by **Maria Adelina Castro** and her husband **Lourenco Miguel Rodrigues**. **That upon their death the said plot came to be devolved to Mr. Mathew Rodrigues** (their only son).



That said **Mr. Mathew Rodrigues** was married to **Mrs. Gracy Rodrigues alias Felecia Garacialdalina Fernandes e Rodrigues. Out of their marriage** they had three children namely (1) Eldest daughter, Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas, married to Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio alias Valentino Manuel Silveiro Vas alias VelentinoVaz alias ValantinoVaz,
(2) Second son, Mr. Michael Agnelo Guilherme Rodrigues, married to Mrs. Connie Rodrigues and;
(3) Third daughter, Mrs. Merline Rodrigues e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas; as their heirs.

That said **Mr. Mathew Rodrigues** expired on 22.02.2004, without any testamentary disposition and the said Mrs. Gracy Rodrigues alias Felecia Garacialdalina Fernandes e Rodrigue expired on 29.01.2011 executing a '**Will**' dated **13.01.2011**, bequeathing her share of her disposal quota in **the said property** to her three grandchildren viz:-
(1) **Miss Mischelle Rodrigues**, (2) **Miss Melana Rodrigues** and (3) **Master Melroy Rodrigues**.

Therefore **50%** of the rights, share in **the said plot** came to be devolved among their three children of Mr. Mathew Rodrigues and his



wife Mrs. Gracy Rodrigues alias Felecia Garacialdalina Fernandes e Rodrigue namely said (1) Mrs. Margaret Adline Angela Vaz married to Mr. Valentino Sylvester Vaz, (2) Mr. Michael Agnelo Guilherme Rodrigues, married to Mrs. Connie Rodrigues, (3) Mrs. Merline Rodrigues e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas & other **50% share** in **the said plot** came to be devolved to (1) **Miss Mischelle Rodrigues**, (2) **Miss Melana Rodrigues** and (3) **Master Melroy Rodrigues**.

That the above said **Mischelle Rodrigues** expired on 27.10.2014 and as such her share in **the said Plot** came to be devolved on to her parents **Mr. Michael Agnelo Guilherme Rodrigues** and **Mrs. Connie Rodrigues**. Therefore her 16.66% share in the said plot came to be devolved to said **Mr. Michael Agnelo Guilherme Rodrigues (second child of Mathew Rodrigues)** and **Mrs. Connie Rodrigues**. Thus said **Mr. Michael Agnelo Guilherme Rodrigues** and **Mrs. Connie Rodrigues** became owner to the extent of **33.33 %** share of undivided rights, title and share **in the said plot** (16.666% being their share after the death of Mr. Mathew Rodrigues and 16.666% share after the death of said Mischelle Rodrigues).



That said **Miss Melana Rodrigues** as per the Will dated 13.01.2011 became owner to the extend of 16.66 % share of undivided right, title and share in **the said plot**.

That **Melroy Rodrigues** as per the Will dated **13.01.2011** became owner to the extend of 16.66 % share of undivided right, title and share in **the said plot**.

That Third child **Mrs. Merline Rodrigues e Mascarenhas** and her husband **Mr. Joseph Ferdinand Mascarenhas** became owner of 16.66 % of undivided share in **the said plot** upon the death of said **Mr. Mathew Rodrigues**. That the share of **Mrs. Merline Rodrigues e Mascarenhas** and her husband **Mr. Joseph Ferdinand Mascarenhas** was purchased in an auction in the said inventory proceeding by **Mr. Michael Agnelo Guilherme Rodrigues**, and his wife **Mrs. Connie Rodrigues**. Therefore said **Mr. Michael Agnelo Guilherme Rodrigues**, and his wife **Mrs. Connie Rodrigues** became the owner of 49.99%(33.33% as aforesaid and 16.66% the share of **Mrs. Merline Rodrigues e Mascarenhas** and her husband **Mr. Joseph Ferdinand Mascarenhas**).

That the share of **Mrs. Margaret Adline Angela Vaz** and her husband **Mr. Valentino Sylvester Vaz** was purchased by **Francis**



Vegas and Romeo Castro vide **Deed of Sale dated 06.03.2014** and **Deed of Sale dated 29.12.2016**. Thus said **Francis Vegas and Romeo Castro** became co owners of the said plot to the extend of **16.66 % in the said plot**).

As per **Deed of Succession dated 15.04.2021** drawn before the office of the civil Registrar Cum Sub Registrar & Notary Ex Officio, Bardez Mapusa Goa at folio 85 to 87v of Boo No. 873, said **Mr. Michael Agnelo Guilherme Rodrigues** expired as on 03.03.2021 leaving behind his moiety holder his wife **Mrs Connie Rodrigues** and their two children namely **Ms Milena Rodrigues and Mr Melroy Margelino Rodrigues**.

As per the Agreement of Cancellation dated 02.07.2021 the parties thereto cancels the Agreement for Sale and Development dated 27.05.2013.

As per the Agreement of Cancellation dated 09.07.2021 the parties thereto cancels the Agreement for Sale and Development dated 29.04.2014.

Further vide **Deed of Sale dated 13.12.2021**, said **Mrs Connie Rodrigues, Miss Milena Rodrigues and Mr Melroy Rodrigues** sold,



alienated transferred all their rights, title and interest in the **said plot to said Mr Francis Viegas and Mr Romeo Crasto**. Thus said **Mr Francis Viegas along with his wife Mrs Deepa Kale e Viegas and Mr Romeo Crasto along with his wife Nargita D'Souza e Castro** became absolute owners and in possession of **the said plot**.

5)Based on the documents produced for my perusal which are enlisted herein above and the certification regarding the said property is made by me entirely on documents produced to me, I hereby declare that.

a. I have perused the documents enlisted and Confirm purely on document produced to me, that said **Mr Francis Viegas along with his wife Mrs Deepa Kale e Viegas and Romeo Castro along with his wife Mrs Nargita D'Souza E Castro** became **co-owners of the said plot** and they **jointly and severally** have & holds absolute, valid and marketable title to **the said Plot**.

b. I further confirm that the said **Mr Francis Viegas along with his wife Mrs Deepa Kale e Viegas and Romeo Castro along with his wife Mrs Nargita D'Souza E Castro** have acquired valid title to **the said Plot**.

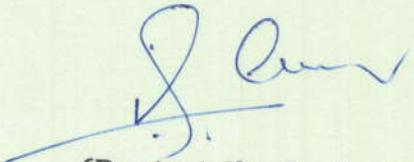


c. I hereby ascertain that there are no pending tenancy disputes and that there are no compensation claims payables in respect of **the said Plot** to be mortgaged.

d. I hereby certify that the Land Ceiling Act, Minor interest in property does not apply the property in question.

Place: Panaji.

Date: 11.01.2022


(Raviraj Chodankar)

Advocate

Raviraj Chodankar
Advocate
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