

# SUDESH N. BORKAR

M.Com. L.L.B

Advocate

Off: S-08, 'D' Bldg, Apna bazaar Complex, Behind Old Collector  
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Ref No

Date: 10/06/2018

## TO WHOMSOEVER IT MAY CONCERN

### CERTIFICATE OF TITLE

#### DESCRIPTION OF THE PROPERTY

All that immoveable property being a residential premises along with the proportionate share of landed property therein, under construction of the building complex known as "RADIANCE EDEN" constructed in the said property being a plots bearing Plot No. 27 admeasuring an area of 394 sq. mts, forming a part of the property known as "GOGOLA" (third lote), situated at Amrutnagar, Gogol, within the limits of Margao Municipal Council under ward No. XII, Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of salcete under No. 28636 of Book B no. 73 of new series, and represent one fourth part of the property already described under description no. 8643 at folio 111 overleaf of Book B No. 33 of Old series, not enrolled in the land revenue office of salcete for the purpose of Matriz and the entire property of which the above said two plots form a part is surveyed in common under Chalta No. 3 and 6 of P. T. Sheet No. 50 and 54 of Margao city survey together having an area of 32547 sq. mts. and the said plot is bounded as follows:

On the East : by Plot no. 36;  
On the West : by Plot no. 17;  
On the North : by open space; and;  
On the South : by 10 mts. wide road;

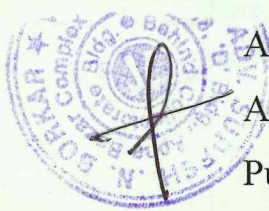




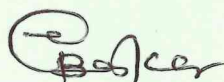
### **DOCUMENTS SCRUTINIZED**

1. Sanad dated 24/11/1999
2. Deed of Amicable Family Settlement and Partition dated 16/12/2010
3. Partnership Deed dated 05/07/2016
4. Certificate of registration of Firm dated 04/08/2016
5. Form D of Chalta No. 3 of P. T. Sheet No. 50 dated 13/10/2016
6. Form D of Chalta No. 6 of P. T. Sheet No. 54 dated 13/10/2016
7. Deed of Sale dated 18/04/2017
8. Development Permission dated 06/11/2017
9. NOC from Health Department dated 14/11/2017
10. Construction Licence dated 08/12/2017
11. Nil Encumbrance Certificate dated 13/12/2017

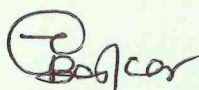
### **SEARCH AND INVESTIGATION**



The said property known as "GOGOLA" (third lote), situated at Amrutnagar, Gogol was in possession of Fr. Cirilo Martinho Mendes, Mr. Antonio Caetano Mendes and Mr. Nazareth Francisco Mendes by virtue of Public deed drawn on 31/10/1944 before Notary, Furtado of Salcete Comarca, at folio 18 onwards of Book No. 584 and since then the said property is with them as ancestral property. By virtue of Deed of Succession drawn on 25/11/1997 recorded at folio 8 to 9v of deeds/will book no. 1390 duly registered before the Notary Ex-officio of Salcete at Margao, Goa, which shows that Mr. Nazareth Francisco Mendes alias Francisco Nazareth Mendes alias Nazareth F. Mendes alias Nazareth Francisco Mendes who expired on 24/10/1994 leaving behind his widow Mrs. Piedade Hermenegilda Fernandes alias Piedade H. Mendes alias Piedade Hermenegilda Mendes as his moiety sharer and his two children as sole and universal heirs namely: Mr. Ian Paul Mendes and Ms. Ieu Paula Mendes. The said property was purchased and in possession of Fr. Cirilo Martinho Mendes, Mr. Antonio Caetano Mendes and late Mr. Nazareth Francisco



Mendes by virtue of Public deed drawn on 31/10/1944 before Notary, Furtado of Salcete Comarca, at folio 18 onwards of Book No. 584 and since then the said property is with them as ancestral property. By virtue of General power of attorney was executed on 06/06/1992 by Shri Antonio Caetano Mendes in favour of Fr. Cyril Martin Mendes and by which General power of attorney was executed before Notary Leo Velho under No. 3234 dated 06/06/1992. The said Fr. Cirilo Martinho Mendes and Mr. Antonio Caetano Mendes and heirs of late Nazareth Francisco Mendes have divided the said property into small developed plots after doing conversion of the said property for non agricultural purpose by conversion Sanad No. SDO/SAL/CONV-233/97/480 dated 24/11/1999 issued by Dy. Collector, South, Sub Division, Margao and which Sub Division has been approved by the South Goa Planning and Development Authority Margao under ref. no. SGPDA/P/2753/647/05-06 dated 24/02/2006. By virtue of Special power of attorney was executed on 21/01/2002 by Mrs. Piedade Hermengilda Mendes in favour of Fr. Cyril Martino Mendes and by which special power of attorney was executed before Notary Mohan A. Redkar under No. 686/2002 dated 21/01/2002. By virtue of Special power of attorney was executed on 25/08/2004 by Mr. Ian Paul Mendes and Mrs. Salmina Mariana Mendes in favour of Fr. Cyril Martino Mendes and by which special power of attorney was executed before Notary Mohan A. Redkar under No. 6189/2004 dated 25/08/2004. By virtue of Special power of attorney was executed on 09/10/2004 by Mrs. Ien Paula Mendes e Fernandes and Mr. Edward John Caitan Fernandes in favour of Fr. Cyril Martino Mendes and by which special power of attorney was executed before Notary Ashok M. Pandya at Mumbai. By virtue of Deed of Amicable Family Settlement and partition dated 16/12/2010 duly registered in the office of sub registrar of salcete under no. MGO-BK1-06393-2010 CD NUMBER MGOD41 on 17/12/2010 between Fr. Cyril Martinho Mendes as first party, Mr. Antonio Caetano Mendes and Mrs. Lazera Listentina Mendes as second party and Mrs. Piedade Hermengilda Mendes, Mr. Ian Paul Mendes and his wife Mrs.



Salmina Mariana Mendes, Mrs. Ien Paula Mendes e Fernandes and her husband Mr. Edward John Caitan Fernandes as third party. The said Mrs. Piedade Hermengilda Mendes was allotted plot No. 14, 27 and 53 of the said property, Mr. Ian Paul Mendes and his wife Mrs. Salmina Mariana Mendes was allotted plot No. 25, 38, 39 and 49 of the said property, Mrs. Ien Paula Mendes e Fernandes and her husband Mr. Edward John Caitan Fernandes was allotted plot No. 16, 37, 48 and 54 of the said property. By virtue of Partnership Deed dated 05/07/2016 duly executed before Notary Adv. Villas Anant Naik Mr. Arshad Shaik Muzavor as first party and Mr. Mehboob Alam Khan as second party. The said Partnership firm is duly name and style as Radiance Estate. The office of Registrar of firms of Salcete has issued Certificate of Registration of Firm under register No. MGO-F217-2016 dated 04/08/2016. The office of Goa Land Revenue of City Survey has issued Form D of Chalta No. 3 of P. T. Sheet No. 50 and Chalta No. 6 of P. T. Sheet No. 54 of City Survey Margao. By virtue of Deed of Sale dated 18/04/2017 duly registered before the Sub Registrar of Salcete at Margao, Goa under Book-I, document, Registration No. MGO-BK1-02236-2017 CD NUMBER MGOD112 on 19/05/2017 Mrs. Piedade Hermengilda Mendes alias Piedade H. Nazareth Mendes alias Piedade H. Mendes in the status of widow sold Plot no. 27 admeasuring an area of 394 sq. mts. forming a part of the property known as "GOGOLA" (third lote) to M/s Radiance Estates, a partnership firm, and became the owner of the said plot. M/s Radiance Estates, a partnership firm have proposed to construct a multi-storied building in the said property with name the said complex as "**RADIANCE EDEN**". The office of South Goa Planning and Development Authority Margao, Goa has issued Development permission under No. SGPDA/P/5979/1160/17-18 dated 06/11/2017 for the construction of the building in Plot no. 27 of the said property. The office of Urban Health Centre, Margao has issued No Objection Certificate for the construction of residential cum commercial building under No. UHMC/NOC/17-18/1611 dated 14/11/2017. The office of Margao Municipal Council has issued

  
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Construction Licence dated 08/12/2017 bearing No. A/53/17-18/7515 along with the approved plans has been issued by for the construction of residential cum commercial building comprising stilt floor + 4 floor and compound wall in Plot no. 27 of the said property. The office of Sub Registrar of Salcete as issued nil encumbrance certificate bearing No. 2275/2017 in respect of said plot certifying the said plot is free from encumbrances by virtue of certificate dated 13/12/2017. That in my opinion the proposed borrowers/purchasers along with their spouses (as the case may be) who have agreed to purchase flats/shops/garages and other premises in the proposed building to be constructed in the said Plot of Land shall have subsisting interest over the schedule property after execution and registration of Agreement for Sale in the office of Sub Registrar of Salcete on the terms and condition mentioned therein

#### **CERTIFICATE OF TITLE**

From the above documents produced as whereas I am of the opinion that M/s Radiance Estates, a partnership firm shall holds absolute clear, valid and marketable title over the said land and to do construction of premises residential/commercial in the complex therein identified as "RADIANCE EDEN". The certificate is issued upon the request of M/s Radiance Estates, a partnership firm, having its office at Shop No. 6, Coelho Appts. Opp. Pandava Chapel Church, Aquem, Margao, Goa.

Yours faithfully

  
(Sudesh N. Borkar)  
Advocate

**ADV. SUDESH .N. BORKAR**  
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