

DILIP S. GAONKAR

B.Com., LLB.

ADVOCATE

**Off: A-306, 3rd Floor, Pereira Plaza, Opp. Hospicio Hospital
Margao Goa
Mob. No.9823516537**

Date:- 15-12-2020

TO WHOMSOEVER IT MAY CONCERN

CERTIFICATE OF TITLE

DESCRIPTION OF THE PROPERTY

All that property known as "OLLY MORODY" by other names "FIRGUEM MURDY" or "MANDOPA" or "MUDDI", situated at Dramapur village, within the jurisdiction of village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa described in the land Registration Office of Salcete Judicial Division under no.43074, New and and bounded as under:-

On the East : by the boundaries of the village of Aquem and Dicarpale and others;

On the West :- by FranciscoMonte da Silva Miranda and others

On the North : by Conceicao Mariano Benedita Esperanca and others; and;

On the South : by Jose da Costa and Benedita Esperanca



Dilip S. Gaonkar

The Plot No.13 admeasuring an area of 1025 sq. mts. is a distinct and independent plot, surveyed under survey no.186/5 of village Dramapur, and is as bounded as under:

On the East : by plot No.14;

On the West : by Plot no.12;

On the North : by property of Mariano Colaco and brother; and;

On the South : by reserved road;

DOCUMENTS SCRUTINIZED

1. Land Registration Description No. 43074
2. Register of transfer under Inscription No.45656
3. Deed of Sale dated 23-10-1970
4. Statement of Oath of Cabeça De casal, List of Assets, final List of Assets, Terms of settlements, Consent Decree dated 16-3-2017 in Reg. Inventory Proceeding no.105/2014/III
5. Deed of Sale dated 06-5-2019
6. Form I and XIV dated 20-01-2020
7. Survey Plan dated 21-1-2020
8. Technical Clearance Order dated 25-2-2020
9. NOC from Health Department dated 06-302020
10. Construction Licence dated 17-3-2020
11. Nil Encumbrance Certificate dated 13-7-2020



Pranbar

SEARCH AND INVESTIGATION

The said property known as "OLLY MORODY" or "MUDDI", " by other names "FIRGUEM MURDY" or "MANDOPA" or "MUDDI", described in the Land Registration office under No. 43074 under inscription no. 45656. The said property was owned by Mr. Conceicao Mariano Barreto. That by virtue of Deed of Sale dated 23-10-1970 duly registered in the office of the Sub-Registrar of Salcete under Registered No.1217 at pages 96 to 99 of Book I, Vol. 70 dated 30-10-1970 Mr. Conceicao Mariano Barreto, and his wife Mrs. Esmeralda Perpetua Gonsalves sold to Mr. Caetano Rosario Fernandes and his wife Mr. Mariazinha De Sa a Plot No.13 admeasuring an area of 1094.50 sq. mts. the property known as "OLLY MORODY" " by other names "FIRGUEM MURDY" or "MANDOPA" or "MUDDI", described in the Land Registration office under No. 43074 under inscription no. 45656.

That Caetano Rosario Fernandes alias Caitano Rosario Fernandes, expired on 03-9-2012 leaving behind his wife Mariazinha De Sa and his three children was filed Regular Inventory Proceeding No.105/2014/III before the Civil Judge Senior Division Margao Goa , the said inventory proceeding disposed off by the Hon'ble Court by virtue of Consent Decree and Consent terms dated 16-3-2017, wherein the Plot No.13 admeasuring an area of 1094.50 sq. mts. of the property known as "OLLY MORODY" other names "FIRGULEM MURDY" or "MANDOPA" or "MUDDI", under survey no.186/5 of village Dramapur have been allotted to Mr. Placido Fernandes and his wife Ms. Fatima Fernandes and as per Form I & XIV under survey no.186/5 of village Dramapur the area is 1025 sq. mts..

Pranika

The said Mr. Placido Fernandes and his wife Ms. Fatima Fernandes have sold Plot No.13 admeasuring an area of 1025 sq. mts. of the property known as "OLLY MORODY" or "MUDDI", under survey no.186/5 of village Dramapur to M/S Radiance Estates, a Partnership firm, by Deed of Sale dated 09-5-2019 duly registered before the Sub-Registrar of Salcete under Registration No. MGO-1-1122-2019 dated 2019 and M/S Radiance Estates became the owner of the said plot No.13.


The name of M/S Radiance Estates is shown in the occupant column in form I and XIV of Survey No. 186/5 of village Dramapur, Salcete, Goa under Mutation No. 80522. The office of Survey and Land records has issued Survey Plan of Survey No. 186/5 of village Dramapur, Salcete, Goa.

The office of Town and Country Planning Department has issued Technical Clearance Order vide its letter No. TPM/31659/Dramp/186/5/2020/1105 dated 25/2/2020.

The office of Primary Health Centre, Navelim has issued No Objection for construction of Residential Row Houses vide its letter No. PHCN/NOC/Sonst/2019-20/1403 dated 06/03/2020.

The office of Village Panchayat of Navelim has issued construction license for construction of residential Row houses which construction license bearing No. VP/N/Const.L.52/2019-20 dated 17/3/2020.

The office of sub registrar of Salcete as issued Nil encumbrance certificate bearing No. 856/2020 in respect of said Plot certifying the said Plot is free from encumbrances for 06-5-2019 to 08-7-2020 by virtue of certificate dated 13/7/2020.



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That conversion of said Plot is under process before the Collector south Goa and necessary Sanand to be obtained from the competent Authority.

That in my opinion the proposed borrowers/purchasers along with their spouses (as the case may be) who may purchased Apartments/Bungalows in the proposed building to be constructed in the said Plot no. 13 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 holds absolute clear, valid and marketable title to the said land and to do construction of residential Project "RADIANCE THE MEADOWS" therein. The certificate is issued upon the request of M/s Radiance Estates, a partnership firm having its office at Shop No.6, Coelho Appt. Opp. Pandava Chapel Church, Aquem, Margao Goa.

Yours faithfully



Adv. Dilip S. Gaonkar

