



Date: 14/01/2022

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **Mr. WILLIAM JOHN DIAS**, in his individual capacity and as partner of **CORNERSTONE HOMES**, a partnership firm, with address at 22/B1, Serenity, Duncolim, Seraulim, Salcete, Goa, in respect of Property known as "BAIDA" admeasuring 505.00 Sq. meters, surveyed under Survey No. 17/1-K of Nuvem Village, Quirbatta, Salcete, Goa.

With reference to the above referred Plot, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is the Plot of land admeasuring 505.00 Sq. meters now forming an independent and separate property in itself surveyed under Survey No. 17/1-K of Nuvem Village with name BAIDA erstwhile identified as Plot No. 19 of the Estate "Damodar Nagar" and erstwhile forming part of the property known as "BAIDA" surveyed under Survey No. 16/2, Survey No. 16/6 and Survey No. 17/1(part) of Village Nuvem, situated at Quirbatta, Nuvem, within the limits of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

The Plot 'BAIDA' under Survey No. 17/1-K of Nuvem Village is hereinafter referred to as "SAID PLOT" while the Property "BAIDA" surveyed under Survey No. 16/2, Survey No. 16/6 and Survey No. 17/1(part) of Village Nuvem is hereinafter referred to as "SAID PROPERTY".

B) Location:

The Said Property is situated at Quirbatta of the parish of Nuvem Village, within the limits of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of Said Property:

The Said Property is not described in the Land Registration Office of Salcete but is enrolled under Land Revenue No. 620.

D) Survey Number of the Plot as per new Land Revenue Code:

The Said Plot is surveyed under Survey No. 17/1-K of Village Nuvem.

E) Boundaries of the Said Property and of the Said Plot:

Of the Said Property

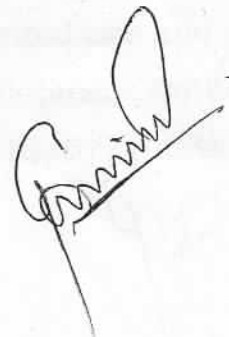
On the East : by Nullah;
On the West : by property of heirs of Joao Manuel Pacheco and paddy fields;
On the North : by property under Survey No. 256 of Village Nuvem; and
On the South : by remaining portion of Survey No. 17/1 of Nuvem Village

Of the Said Plot

On the East : by Plot No. 18;
On the West : by 8.00 meters wide road;
On the North : by Plot No. 8;
On the South : by 8.00 meters wide road.

F) Area of the Said Plot:

The Said Plot admeasures 505.00 Sq. Mts.



II. Scrutiny of Documents and Flow of Title:

I have verified the following documents:

Title Documents

- (i) Deed of Sale dated 29/05/1990
- (ii) Conversion Sanad dated 14/12/1987
- (iii) Deed of Sale dated 04/07/2012
- (iv) Judgment and order dated 30/09/2016 in Partition Case No. LRC/PART/Nuvem/215/2014/III/749
- (v) Corrigendum dated 10/01/2020 in Case No. LRC/POART/Nuvem/215/2014/III
- (vi) Deed of Sale dated 21/10/2019
- (vii) Deed of Rectification dated 18/03/2021
- (viii) Partnership Deed dated 22/04/2021
- (ix) Deed of Addendum to Partnership Deed dated 10/08/2021
- (x) Agreement for Development dated 14/01/2022

Misc. Documents

- (xi) Technical Clearance Order dated 01/12/2021
- (xii) Construction Licence dated 04/01/2022

From the perusal of above documents the flow of title can be narrated as under:

The SAID PROPERTY was owned by Mr. Luis Guilherme Dias Colaco and others, who through M/s Bharat Real Estates got the Said Property sub-divided into several plots of unequal in area after obtaining Conversion Sanad thereby converting an area admeasuring 32,653.00 Sq. meters of the Said Property for residential use and after obtaining permission from South Planning and Development Authority under its Order No. SPD/P/4629/876/88-89 dated 12/07/1988.

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Vide Deed of Sale dated 29/05/1990, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 1104 at pages 126 to 136 of Book No. I, Vol. No. 146 dated 21/06/1990, the erstwhile owners of the Said Property with intervention of M/s Bharat Real Estates, sold unto Mr. Norman Fernandes, one of such sub-divided plot being Plot No. 19 admeasuring 505.00 Sq. meters, then forming part of the Survey No. 17/1 of the Said Property.

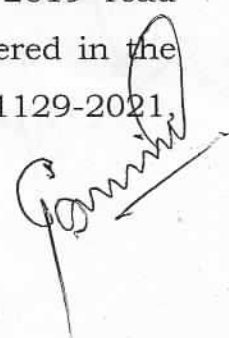
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Vide Deed of Sale dated 04/07/2012, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-03774-2012, said Mr. Norman Fernandes along with his wife Maryanne Helen Pinto sold the Said Plot No. 19 unto Mr. Anil Maruti Sawant and Mrs. Anuradha Anil Sawant.

Upon the purchase thereof, Mr. Anil Maruti Sawant and Mrs. Anuradha Anil Sawant applied for partition of the Said Plot No. 19 from the Said Property and vide Judgment and Order dated 30/09/2016 read with Corrigendum dated 10/01/2020 passed by Dy. Collector and SDO, Margao in Case No. LRC/PART/Nuvem/215/2014/III, the Said Plot No. 19 was partitioned from the Said Property and is allotted Survey No. 17/1-K of Nuvem Village.

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Vide Deed of Sale dated 21/10/2019, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-2997-2019 read with Deed of Rectification dated 18/03/2021, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-1129-2021.



said Mr. Anil Maruti Sawant and Mrs. Anuradha Anil Sawant sold the Said Plot No. 19 unto Mr. William John Dias.

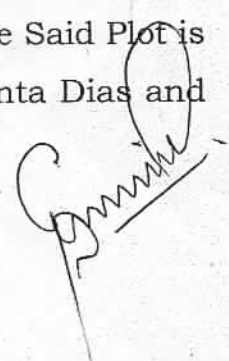
That Mr. William John Dias and his wife Mrs. Karen Jacinta Fernandes formed a partnership firm in the name and style of Cornerstone Homes vide Deed of Partnership dated 22/04/2021 read withy Deed of Addendum dated 10/08/2021, which partnership firm is duly registered with the Registrar of Firms, Salcete at Margao under Reg. No. MGO-F53-2021.

That Vide Technical Clearance Order dated 01/12/2021 under Ref. No. 33566/Const/Nuvem/17/1-K/2021/5997 issued by Town and Country Planning Department, South Goa, Margao and vide Construction License No. VP/NUV/BL/2021-22/23 dated 04/01/2022 issued by Village Panchayat of Nuvem, permission has been granted to Mr. William John Dias to construct two residential Bungalows and Compound wall in the Said Plot.

That Mr. William John Dias and Mrs. Karen Jacinta Fernandes entered into an Agreement dated 14/01/2022 with Cornerstone Homes, seen wherefrom that Mr. William Dias and Mrs. Karen Dias has brought in as capital in the said firm the SAID PLOT and construction shall be done under the name of the SECOND PARTY.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that the Said Plot is owned by Mr. William John Dias and his wife Mrs. Karan Jacinta Dias and the title thereof is clean and clear.



This Title Report which is issued at the request of Mr. William John Dias is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Gaurish M. Kudchadkar
B.Com., LL.M.
ADVOCATE, HIGH COURT
Kamal Commercial
Adv. Gaurish M. Kudchadkar
Second Floor, Margao - 403601