

VISHWESH A. KAMAT,  
Advocate

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India. Pin: 403 001.

Date: 08.12.2022.

**CERTIFICATE OF TITLE**

**I. DESCRIPTION OF THE PROPERTIES:**

(a) ALL that property known as “PONGUERACHO ACCO”, “PAGECHO ACCO”, and “PORSUM” in parts which property is surveyed under Survey Nos. 40/10 admeasuring 600 sq. meters situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property is bounded as under:-

On the North : By Nallah and Survey No. 40/4;

On the South : By Nallah and Survey No. 41/4;

On the East : By Survey No. 40/11;

On the West : By Survey No. 40/9;

The above referred property is herein after referred to as ‘**the Said Property No. A.**’

(b) ALL that property known as “PONGUERACHO ACCO”, “VODLO ACCO”, “DACTO ACCO”, “VHODLO AGOR”, “PAGECHO

  
VISHWESH A. KAMAT  
ADVOCATE

ACCO”, “CURSACHO ACCO” and “PORSUM”, which property is surveyed under Survey Nos. 40/11 admeasuring 900 sq. meters situated at Marra, Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in the Land Registration Office of Ilhas under No. 5005 and enrolled in the Taluka Revenue Office under Matriz Nos. 245 and 254, and bounded as under:-

On the North : By Nallah;

On the South : By Nallah;

On the East : By Survey No. 40/12

On the West : By Survey No. 40/10

The above referred property is herein after referred to as ‘**the Said Property No. B.**’


- (c) ALL that property known as “PONGUERACHO ACCO”, “PAGECHO ACCO”, and “PORSUM” in parts which properties are surveyed under Survey No. 40/12 admeasuring 1475 sq. meters situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property is bounded as under:-

On the North : By Nallah;

On the South : By Nallah;

On the East : By Nallah;

On the West : By Survey No. 40/11

  
VISHWESH A. KAMAT  
ADVOCATE.

The above referred property is herein after referred to as '**the Said Property No. C.**'

WHEREAS, the '**the Said Property No. A**', '**the Said Property No. B**' and '**the Said Property No. C**' (herein after jointly referred to as 'the Said Properties'), form part of a bigger property described under No. 5005 at Folio 302 of Book B-13 New in the Land Registration office of Bardez, and enrolled under Matriz Nos. 245, 254, 301, 302, surveyed under Old Cadastral No. 1570, a comparison of the Old Cadastral number 1570 with the new survey plan prepared by the Government under the Land Revenue Code 1968, reveal that old Cadastral No. 1570 corresponds to Survey Nos. 40/1, 40/2, 40/3, 40/4, 40/5, 40/6, 40/8, 40/9, 40/10, 40/11, 40/12, 41/1, 41/2, 41/3, 41/4, 41/5 and 41/6 of Revenue Village Marra, Pilerne of Bardez Taluka, Goa.

## **II. DOCUMENTS EXAMINED:**

Following documents provided by the party:-

### **COMMON DOCUMENTS FOR THE SAID PROPERTIES**


- (a) Description certificate bearing no. 5005 at Folio 302 of Book B-13 New, with English Translation.
- (b) Inscription certificate bearing No. 2869 of Book G-4 at Folio 394, with English Translation.

  
**VISHWESH A. KAMAT**  
ADVOCATE.

- (c) Certificate with respect to an Inventory Proceedings initiated upon the death of Agnela Consolacao Carolina de Noronha, wife of Antonio Joao Batista Jacob Fernandes.
- (d) Old cadastral No. 1570 and certificate of Registo De Agrimensor, with English Translation.
- (e) Deed of Sale dated 3/2/1948 drawn and executed at Bombay on 3/12/1948 at folio 267, before the Consulate General of Portugal at Bombay, with English Translation.
- (f) Judgement and Order dated 01.02.2001 passed by the Dy Collector, & S. D. O. Panaji, in Case No: 18/178/2000/LRC/MISC/858.

**“DOCUMENTS WITH RESPECT TO THE SAID PROPERTY A”**

- (g) Deed of Sale dated 19/11/1999 registered under No. 1911 at pages 461 to 476, Book No. I Vol. No. 808 dated 26/11/1999, before the sub Registrar of Ilhas.
- (h) Deed of Sale dated 23/01/2002, registered under No. 323 of Book No.I, Vol. 1041 at pages 244 to 256 on 06/02/2002 before the Sub Registrar of Ilhas.
- (i) From III, Form IX, and Handwritten Form I & XIV.
- (j) Digital Form I & XIV of Survey No. 40/10 of Village Marra Pilerne.
- (k) Survey Plan of Survey No. 40/10 of Village Marra Pilerne.
- (l) Sanad with respect to the property under survey no. 40/10 of Village Marra, Pilerne, under reference no. 4/350/CNV/AC-III/2021/320 dated 11.03.2022.

  
**VISHWESH A. KAMAT**  
ADVOCATE.

**“DOCUMENTS WITH RESPECT TO THE SAID PROPERTY B”**

- (m) Deed of Sale dated 22/8/1975 registered under No. 599 at pages 314 to 319 of Book I Volume 93 on 30/8/1975 before the Sub-Registrar of Ilhas.
- (n) Deed of Sale dated 31/8/1999, registered under No. 1484 at pages 486 to 503 of Book No. I Vol. 792 on 07/09/1999 before the Sub Registrar of Ilhas.
- (o) Agreement for Sale dated 01.03.2002 executed between (i) Mr. Cosmos Francis Anthony Fernandes, and his wife (ii) Mrs. Perpetua Fernandes; (iii) Paul Fernandes, and his wife (iv) Jackeline Antonette Fernandes.
- (p) Deed of Sale dated 07/11/2016 registered under Book I Document Registration Number BRZ-BK1-05140-2016, CD Number BRZD784 on 21/12/2016.
- (q) From III, Form IX, and Handwritten Form I & XIV.
- (r) Digital Form I & XIV of Survey No. 40/11 of Village Marra Pilerne.
- (s) Survey Plan of Survey No. 40/11 of Village Marra Pilerne.
- (t) Sanad with respect to the property under survey no. 40/11 of Village Marra, Pilerne, under reference no. 4/87/CNV/AC-III/2020/279 dated 07.03.2022.

**“DOCUMENTS WITH RESPECT TO THE SAID PROPERTY C”**


- (u) Deed of Sale dated 07/08/1982 registered under No. 535 at pages 75 to 80 of Book No. I Vol. 185 on 9/8/1983 before the Sub Registrar of Ilhas.

  
VISHWESH A. KAMAT  
ADVOCATE

- (v) Succession Deed was executed on 15/9/1995 before the Notary Ex-Officio of Ilhas and Panaji in his book No. 652 at pages 92 Reverse onwards.
- (w) Deed of Sale dated 08.01.2002 duly registered before the Sub Registrar of Bardez, under registration no. 150, at pages 116 to 134 of Book No. I, volume no. 1034 dated 17.1.2002.
- (x) From III, Form IX, and Handwritten Form I & XIV.
- (y) Judgment and Order dated 28.10.2019 passed by the Court of Joint Mamlatdar V of Bardez Taluka at Mapusa, Goa, in case no. JM-V/TNC/NEG/27/2018.
- (z) Digital Form I & XIV of Survey No. 40/12 of Village Marra Pilerne.
- (aa) Survey Plan of Survey No. 40/12 of Village Marra Pilerne.
- (bb) Sanad with respect to the property under survey no. 40/12 of Village Marra, Pilerne, under reference no. 4/119/CNV/AC-III/2020/278 dated 07.03.2022.

**“DOCUMENTS WITH RESPECT TO PERMISSIONS GRANTED BY  
THE AUTHORITIES FOR CARRYING OUT CONSTRUCTION”**

- (cc) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6422/MARRA/TCP-21/1224 dated 16.03.2021.
- (dd) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6429/MARRA/TCF-21/1699 dated 22.04.2021.

  
VISHWESH A. KAMAT  
ADVOCATE.

- (ee) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6422/MARRA/TCP-2022/1825 dated 08.04.2022.
- (ff) NOC issued by Office of Asst. Engineer Sub Div IV, WDXVII (PHE-N) PWD-Porvorim-Goa under reference no. PWD/SDIV/PHE-N/F.13/38/2022-23 dated 20.04.2022.
- (gg) No objection issued by Office of Sub Divisional Engineer, Electricity Dept., O&M, Sub-Division II, Porvorim Goa, under reference no. 1/10/TECH/O&M/SD II/POR/2022-23/118 dated 25.04.2022.
- (hh) Construction Licence issued by Village Panchayat Pilerne Marra, Bardez, Goa, under ref no. VP/PM/F.4/Bldgs/Com-wall/2021-22-23/584 dated 10.08.2021 granted to Models Construction Pvt. Ltd.
- (ii) Construction Licence issued by Village Panchayat Pilerne Marra, Bardez, Goa, under ref no. VP/PM/F.5/Bldgs/2021-22-23/604 dated 11.08.2021 granted to Models Construction Pvt. Ltd.
- (jj) Construction Licence issued by Village Panchayat Pilerne Marra, Bardez, Goa, under ref no. Revised VP/PM/F.13/Res-Villas/Com-wall/Swim-Pools/2022-23/517 dated 12.05.2022 granted to Models Construction Pvt. Ltd.
- (kk) No Objection issued from sanitary point of view by Directorate of Health Service, Primary Health Centre, Saligao, under reference no. PHCS/NOC//2022-23/119 dated 26.05.2022.

  
VISHWESH A. KAMAT  
ADVOCATE.

**III. DESCRIPTION OF DOCUMENT AND TRACING OF TITLE:****WITH RESPECT TO THE SAID PROPERTIES**

- (a) Description certificate under No. 5005 at Folio 302 of Book B-13 New, with English Translation, reflects that the Said Properties are commonly denominated 'Ollo Acco', 'Dacto Acco', 'Pagicho Acco', 'Cuvcacho Acco', 'Possrem', and 'Ponguacacho Acco', situated in the village Marra, Parish of Pilerne, and is bounded on the East by the field Dacti galle and by that of the saltpan Figueacho Agor of the heirs of Francisco Manuel de Souza, on the West by the part of the field allotted to Jose Manuel Vas, and field Tondem Xeta of Pedro Domingos de Noronho, on the North by the coconut grove Curçachilir of Quessoa Sinai Bobo and Casorem Fondu Batta of Hari Poi and Domingos Xavier de Souza and on the South by the Saltpan Alló Agor of the presenter Antonio Joao Batista Jacob Fernandes, Joaquim Maria Maurilio Jacob Fernandes and others.
- (b) Inscription certificate (dated 17.09.1892) bearing No. 2869 of Book G-4 at Folio 394, with English Translation, reflects that the whole property under description No. 5005 at Folio 302 of Book B-13 New, is inscribed in the name of Antonio Joao Batista Jacob Fernandes (the presenter). The document referred here also mentions that the whole property under the description no. 5005 at Folio 13 of Book B-2 New has been allotted to the presenter in the amicable division and allotment made by the same deed between the presenter, his wife,

  
VISHWESH A. KAMAT  
ADVOCATE.



Angela Carolina Consolacao de Noronha; his brother Joaquim Maria Aurelio Jacob Fernandes, widower, residents of Calangute; Sebastiao Antonio Pinto do Rosario and his wife, Maria Piedade Valeria Antonilla de Gama Pinto, residents of Socorro; Luciana Isabel de Souza, widow of Simao Bernardino do Rozario, and her son Antonio Sebastiao Agostinho do Rozario, unmarried, Jose Manoel Vas and his wife Maria Severina de Siqueira, residents of Candolim, Diogo Marcos Fernandes and his wife, Mariana Mendes, residents of Orda of Candolim, and Angelo Zeferino de Siqueira and his wife Maria Augusta Paes, resident of Mapusa, of the assets which they possess in communion or 'mistiguidade' (common and undivided ownership) among themselves, and divided them and allotted to each one in the manner stated in the said public deed.

- (c) Certificate with respect to an Inventory Proceedings initiated upon the death of Agnela Consolacao Carolina de Noronha, wife of Antonio Joao Batista Jacob Fernandes, establishes that the legal heirs of late Agnela Consolacao Carolina de Noronha are, Jose Antonio Trindade Jacob Fernandes, unmarried, expired; Andre Ismail Jacob Fernandes; Ana Joaquim Jacob Fernandes; Maria Antonia Artimisia Jacob Fernandes; Valente Jacob Fernandes. (In the Inventory referred here, the property description No. 5005 at Folio 302 of Book B-13 New is not included.)
- (d) As per Report of Demarcation drawn on 19<sup>th</sup> January 1935 with respect to Old Cadastral No. 1570, with English Translation, reflects that in the Village of Pilerne of Taluka of Bardez and at the site of the

  
 VISHWESH A. KAMAT  
 ADVOCATE.

property denominated 'Pagichó-ar' belonging to Andre Ismail Jacob Fernandes, Ana Joaquim Jacob Fernandes, Maria Antonia Artimisia Jacob Fernades, Valente Jacob Fernandes, (all above persons being heirs of late Agnela Consolacao Carolina de Noronha as per the Inventory document referred under Item (c) above), and Dotú Malbú Borcar. It is found in the said document that the surveyor, Mr. Francisco Xavier de Spinola Correia, has verified the boundaries and therefore, demarcation was carried out, with the presence and agreement of the respective interested parties. As per this document, it is evident that the original owners have accepted demarcation of the property of Dotú Malbú Borcar under Old Cadastral No. 1570 and also, in the inventory referred under para (d) above, the said property is not included).

- (e) Deed of Sale dated 3/2/1948 drawn and executed at Bombay on 3/12/1948 at folio 267, before the Consulate General of Portugal at Bombay, with English Translation, reflects that Dotu Mablú Sinai Borcar, Xencora Dotu Sinai Borcar, Monorama Dotu Borcar, Jayabai Sahrsha Bhawani Sunkhtancar, Harsha Bhawani Sunkhtancar, all native of Bombay, sold to Maria Angelica Estefania Fernandes, all their rights over properties situated in village Marra, Parish of Pilerne, Bardez, one of the property being, additions commonly known as Voddlo Aco, Dacto Aco, Pagecho Aco, Khursacho Aco, Porsum, Panguereacho Aco, which additions jointly form one property paddy field situated at village Marra of said Parish Pilerne, and the property


  
**VISHWESH A. KAMAT**  
 ADVOCATE.

described in the Land Registration office of Ilhas under number 5005 at folio 302 of Book B-13 new.

- (f) By Judgement and Order dated 01.02.2001 passed by the Dy Collector, & S. D. O. Panaji, in Case No: 18/178/2000/LRC/MISC /858, the Id. Dy. Collector has ordered that with respect to the properties under the survey no. 40/1, 40/2, 40/4, 40/5, 40/8, 40/10, 40/11, 41/2, 41/4 and 41/5, the name of the applicant (Maria Angelica Estefania Fernandes shall be recorded in the occupants column of Form I & XIV of Village Marra in Bardez Taluka, and the name of Shri. Albino Fernandes appearing therein shall be deleted. Although, in the said order dated 01.02.2001, survey no. 40/12 is found omitted, based on the case as set out by the parties to the said proceeding as found discussed in the body of the said judgment and other documents relied upon by the parties before the said Authority, and based on the findings of the said court in the said Judgment that the properties were purchased by Shri. Albino Fernandes for his sister i.e. the present applicant as her Power of Attorney holder, it is clear that survey no. 40/12 has been omitted by mere oversight.

**“WITH RESPECT TO THE SAID PROPERTY A”**


- (g) Deed of Sale dated 19/11/1999 registered under No. 1911 at pages 461 to 476, Book No. 1 Vol. No. 808 dated 26/11/1999, reflects that Maria Angelica Estefania Fernandes and her husband, Joaquim Martinho Fernandes sold to Mr. Cosmas Francis Anthony Fernandes, and Mr.

  
VISHWESH A. NAMAI  
ADVOCATE.

Paul Fernandes, properties under survey no. 40/1 and 40/10 of Village Marra, Bardez, Goa.

(Note: the above referred Deed of Sale covers property under survey no. 40/10 of village Marra, Bardez, Goa.)

- (h) By another Deed of Sale dated 23.01.2002 registered under registration no. 323, at pages 244 to 256 of Book-1, volume no. 1041, registered on 06/02/2002, reflects that Mr. Cosmas Francis Anthony Fernandes and his wife, Mrs. Perpetual Fernandes, and Mr. Paul Fernandes and his wife, Mrs. Jackeline Antonette Fernandes, sold to M/S Models Construction Pvt. Ltd. properties under survey no. 40/1 and 40/10 of Village Marra, Bardez, Goa.
- (Note: the above referred Deed of Sale covers property under survey no. 40/10 of village Marra, Bardez, Goa).
- (i) From III, Form IX, and Handwritten Form I & XIV. In Form III, Form IX and Form I & XIV (handwritten) name of Albino Fernandes is found recorded with no entry in the tenant's column or other rights column. As mentioned under item no. (f) above, by judgment and order dated 01.02.2001, name of Albino Fernandes is found deleted.
- (j) Digital Form I & XIV of Survey no. 40/10 of Village Marra Pilerne, shows that name of M/s Models Construction Pvt Ltd is found recorded in occupants' column without there being any entry in either the Tenant's or other rights column.
- (k) Survey Plan of Survey no. 40/10, of Village Marra Pilerne, establishes that the said property under survey no. 40/10 touches the property

  
 VISHWESH A. KAMAT  
 ADVOCATE.

under survey no. 40/9 on the West and property under survey no. 40/11 on the East, beyond which is the property under survey no. 12.

- (l) Sanad with respect to the Said Property under survey no. 40/10, having an area of 600 sq. mtrs. of Village Marra, Pilerne, establishes that the Said Said Property is allowed conversion from Agricultural use to Non-Agricultural use as per the provisions of Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968.

**“WITH RESPECT TO THE SAID PROPERTY B”**

- (m) Deed of Sale dated 22/8/1975 registered under No. 599 at pages 314 to 319 of Book 1 Volume 93 on 30/8/1975 before the Sub-Registrar of Ilhas, reflects that Maria Angelica Estefania Fernandes and her husband, Joaquim Martinho Fernandes sold to Sebastian Lawrence Viegas properties falling under survey nos: 40/2, 40/8, 41/2, 40/5, 40/11, and 41/5, of Village Marra, Pilerne, Bardez Taluka.

(Note: the above referred Deed of Sale covers property under survey no. 40/11 of village Marra, Bardez, Goa.)

- (n) Deed of Sale dated 31/8/1999, registered under No. 1484 at pages 486 to 503 of Book No. 1 Vol. 792 on 07/09/1999 before the Sub Registrar of Ilhas, reflects that Sebastian Lawrence Viegas and his wife, Mrs. Joanita Estella Goes E. Viegas sold to Mr. Cosmas Francis Anthony Fernandes, and Mr. Paul Fernandes, properties under survey no. 40/2, 40/8, 41/2, 40/5, 40/11, and 41/5, totally admeasuring an area of 6350 sq mtrs.



VISHWESH A. KAMAT  
ADVOCATE

(Note: the above referred Deed of Sale covers property under survey no. 40/11 of village Marra, Bardez, Goa.)

- (o) By an Agreement for Sale dated 01.03.2002, duly executed before Adv. Emerico Afonso, Notary, Panaji, Goa, and registered under no 3720(I) dated 27.02.2002, (i) Mr. Cosmos Francis Anthony Fernandes, and his wife (ii) Mrs. Perpetua Fernandes; (iii) Paul Fernandes, and his wife (iv) Jackeline Antonette Fernandes, agreed to sell to Models Construction Pvt. Ltd. properties bearing survey nos. 40/5, 41/5, 40/11, and 42/01 of village Marra, Pilerene, Bardez, Goa.
- (p) Deed of Sale dated 07/11/2016 registered under Book 1 Document Registration Number BRZ-BK1-05140-2016, CD Number BRZD784 on 21/12/2016, reflects that Mr. Cosmas Francis Anthony Fernandes and his wife, Mrs. Perpetual Fernandes, and Mr. Paul Fernandes and his wife, Mrs. Jackeline Antonette Fernandes, sold to M/S Models Construction Pvt. Ltd. properties under survey no. 40/5 and 40/11 of Village Marra, Bardez, Goa.

(Note: the above referred Deed of Sale covers property under survey no. 40/11 of village Marra, Bardez, Goa.)

- (q) From III, Form IX, and Handwritten Form I & XIV. In Form III, Form IX and Form I & XIV (handwritten) name of Albino Fernandes is found recorded with no entry in the tenant's column or other rights column. As mentioned under item no. (f) above, by judgment and order dated 01.02.2001, name of Albino Fernandes is found deleted.
- (r) Digital Form I & XIV of Survey No. 40/11 of Village Marra Pilerne, shows that name of M/s Models Construction Pvt. Ltd is found


  
VISHWESH A. KAMAT  
ADVOCATE

recorded in occupants' column without there being any entry in either the Tenant's or other rights column.

- (s) Survey Plan of Survey no. 40/11, of Village Marra Pilerne, establishes that the said property under survey no. 40/11 touches the property under survey no. 40/10 on the West and property under survey no. 40/12 on the East.
- (t) Sanad with respect to the Said Property under survey no. 40/11 of Village Marra, Pilerne, establishes that the Said Property is allowed conversion from Agricultural use to Non-Agricultural use as per the provisions of Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968.


**"WITH RESPECT TO THE SAID PROPERTY C"**

- (u) Deed of Sale dated 07/08/1982 registered under No. 535 at pages 75 to 80 of Book No. 1 Vol. 185 on 9/8/1983 before the Sub Registrar of Ilhas, reflects that Maria Angelica Estefania Fernandes and her husband, Joaquim Martinho Fernandes sold to Shri. Krishnanath Vassu Malvankar, properties under Survey no. 40/12, 40/6 and 41/6 of Village Marra, Bardez, Goa.
- (Note: the above referred Deed of Sale covers property under survey no. 40/12 of village Marra, Bardez, Goa).
- (v) Succession Deed was executed on 15/9/1995 before the Notary Ex-Officio of Ilhas and Panaji in his book No. 652 at pages 92 Reverse onwards, is drawn up upon death of Shri. Krishnanath Vassu Malvankar.

  
VISHWESH A. KAMAT  
ADVOCATE.

As per the said Deed of Succession, his widow, Mrs. Radhabai Krishnanath Malvankar, is the moiety holder, and Mrs. Bharati Vithu Goankar, Mr. Vithu Sabaji Gaonkar, Mrs. Jayanti Sudesh Vadkar, Mr. Sudesh Vasudev Vadkar, Mrs. Sarita Santosh Haldankar, Mr. Santosh Tukaram Haldankar, Mrs. Tanuja Rajaram Goankar, Mr. Rajaram Arjun Gaonkar, Mr. Hemant alias Hanumant Krishnanath Malvankar, as legal heirs of late Krishnanath Vassu Malvankar.

- (w) The above persons sold to M/S Models Construction Pvt. Ltd properties bearing Survey Nos. 40/6, 41/12 and 41/6 of village Marra, Bardez, Goa, which Deed of Sale is dated 08.01.2002, duly registered before the Sub-Registrar of Bardez at Mapusa, under no. 150 at pages 116 to 134 of Book No. I volume No. 1034, dated 17.1.2002.
- (Note: the above referred Deed of Sale covers property under survey no. 40/12 of village Marra, Bardez, Goa).
- (x) From III, Form IX, and Handwritten Form I & XIV. In Form III, Form IX and Form I & XIV (handwritten) name of Albino Fernandes is found recorded in occupants' column. The circumstance under which the name of Albino Fernandes is deleted is already explained under item no. (f) above. However, in the Tenant's column, name of Maria Augusta Pinto appeared in the tenant's column.
- (y) Judgment and Order dated 28.10.2019 passed by the Court of Joint Mamlatdar V of Bardez Taluka at Mapusa Goa, shows that proceeding for negative declaration was filed being case no. JM-V/TNC/NEG/27/2018, and by the said order, a negative declaration is given that Maria Augusta

  
VISHWESH A. KAMAT  
ADVOCATE.



Pinto is found deleted from the tenant's column by virtue of the said Judgment.

(z) Digital Form I & XIV of Survey No. 40/12 of Village Marra Pilerne, shows that name of M/s Models Construction Pvt Ltd is found recorded in occupants' column without there being any entry in either the Tenant's or other rights column.

(aa) Survey Plan of Survey no. 40/12, of Village Marra Pilerne, touches the property 40/11 on the western side, beyond which lies the property under survey no. 40/10.

(bb) Sanad with respect to the Said Property under survey no. 40/12 of Village Marra, Pilerne, establishes that the Said Property is allowed conversion from Agricultural use to Non-Agricultural use as per the provisions of Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968.

**“DOCUMENTS WITH RESPECT TO PERMISSIONS GRANTED BY THE  
AUTHORITIES FOR CARRYING OUT CONSTRUCTION”**

(cc) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6422/MARRA/TCP-21/1224 dated 16.03.2021, for proposed construction of residential bungalow, servant room on amalgamation of Plots, as per the enclosed approved plan in the property zone as Settlement Zone in Regional Plan for Goa 2021 situated in survey no.

  
**VISHWESH A. KAMAT**  
ADVOCATE.

40/5, 40/11 and 41/5 at Marra Village Taluka Bardez, Goa, as shown in the approved plan.

(Note: the above referred Technical clearance covers property under survey no. 40/11 of village Marra, Bardez, Goa).

- (dd) Technical clearance order Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6429/MARRA/TCP-21/1699 dated 22.04.2021, for proposed amalgamation of Plots and construction of residential bungalow as per the enclosed approved plan in the property zone as Settlement Zone in Regional Plan for Goa 2021 situated in survey no. 40/6, 40/12 and 41/6 at Marra Village Taluka Bardez, Goa, as shown in the approved plan.

(Note: the above referred Technical clearance covers property under survey no. 40/12 of village Marra, Bardez, Goa).

- (ee) The Technical clearance order from Office of the Senior Town Planner, Town & Country Planning Dept, North Goa District, office, Mapusa, under ref no. TPB/6422/MARRA/TCP-2022/1825 dated 08.04.2022 for “proposed amalgamation of Plots and construction of residential Villas (3 Nos.), swimming pool and compound wall (part) (revised plan) as per the enclosed approved plan in the property zone as Settlement Zone in Regional Plan for Goa 2021 situated at Marra Village Taluka Bardez, Goa bearing survey no. 40/10, 40/11 and 40/12, shows that there is amalgamation of the said properties and the TCP has granted Technical Clearance Order for construction of 3 nos



VISHWESH A. KAMAT  
ADVOCATE.


of Residential Villas, swimming pool, and compound wall (part) as shown in the approved plan.

- (ff) NOC issued by Office of Asst. Engineer Sub Div IV., WD.XVII (PHE-N)-PWD-Porvorim-Goa, under reference no. PWD/SDIV/PHE-N/F.13/38/2022-23 dated 20.04.2022 stating that there is no objection from water supply point of view for proposed amalgamation of Plots and Construction of Residential Villas (3 nos.) and compound wall (part) (revised plan) bearing survey no. 40/10, 40/11 and 40/12 situated at Marra Village Taluka Bardez, Goa.
- (gg) No objection is issued by Office of Sub Divisional Engineer, Electricity Dept., O&M, Sub-Division II, Porvorim Goa, under reference no. 1/10/TECH/O&M/SD.II/POR/2022-2023/118 dated 25.04.2022 stating that there is no HT/LT overhead line passing through the said property bearing survey no. 40/10, 40/11 and 40/12 in Village Panchayat Pilerne, Bardez, Goa.
- (hh) Construction Licence under ref no. V.P./PM/F.4/Bldgs/Com-wall/2021-22-23/584 dated 10.08.2021 granted to Models Construction Pvt. Ltd., r/o 7<sup>th</sup> Floor, Karim Mansion, Behind Goa Medical College of Pharmacy, Panaji, Goa, for carrying out the construction of residential building, servant room, on amalgamation of Plots in survey no. 40/5, 40/11 and 41/5 at Marra, Village Pilerne, Bardez Taluka.

(Note: the above referred construction licence covers property under survey no. 40/11 of village Marra, Bardez, Goa)..

  
VISHWESH A. KAMAT  
ADVOCATE.

- (ii) Construction Licence under ref no. V.P./PM/F.5/Bldgs/2021-22-23/604 dated 11.08.2021 granted to Models Construction Pvt. Ltd., r/o 7<sup>th</sup> Floor, Karim Mansion, Behind Goa Medical College of Pharmacy, Panaji, Goa, for carrying out the proposed amalgamation of plots and construction of residential building, in survey no. 40/6, 40/12 and 41/6 at Marra, Village Pilerne, Bardez Taluka.
- (Note: the above referred construction licence covers property under survey no. 40/12 of village Marra, Bardez, Goa)..
- (jj) Construction Licence under ref no. Revised VP/PM/F.13/Res-Villas/Com-wall/Swim-Pools/2022-23/517 dated 12.05.2022 granted to Models Construction Pvt. Ltd., r/o St. Inez. Panaji, Goa, for carrying out the proposed amalgamation of Plots and construction of residential Villas (3 Nos.), swimming pool and compound wall in survey no. 40/10, 40/11 and 40/12 at Marra, Village Pilerne, Bardez Taluka.
- (kk) No Objection issued from sanitary point of view by Directorate of Health Service, Primary Health Centre, Saligao, under reference no. PHCS/NOC//2022-23/119 dated 26.05.2022 stating that there is no objection from sanitary point of view for proposed amalgamation of Plots and Construction of Residential Villas (3), swimming pool, and compound wall (part) (revised plan) in survey no. 40/10, 40/11 and 40/12, Plot No. Nil, situated at Village Marra, Bardez, Goa.

  
VISHWESH A. KAMAT  
ADVOCATE

**IV. OPINION:**

After examining the above documents, tracing of title and construction permission/NOCs, my observation is as follows:

That M/S MODELS CONSTRUCTION PVT. LTD. have good and clear title for the Said Properties, entitled to develop of the Said Properties by carrying out construction in the Said Properties, and also competent to enter into any Agreement against payment of consideration with respect to the proposed Villas therein along with undivided share in the Said Properties.



**VISHWESH A. KAMAT**  
**ADVOCATE.**