

NANDAN KAMAT HELEKAR
L.L.M

ADVOCATE

523, Gera Grand, EDC Complex,
Patto- Panaji Goa

Mobile: - 8888831925

CERTIFICATE OF TITLE

I DESCRIPTION OF THE PLOT:

ALL THAT PLOT admeasuring an area of 2050 sq mtrs surveyed under No 7/7 of Village Bandora of Ponda Taluka, which is a part of the larger property known as "ACCADEA BAILO CUDCO" alias "GURAO BHAT" alias "CHITAR BHAT" situated at Village Bandora of Ponda Taluka, South Goa district, state of Goa registered in the Land Registration office of Ilhas, under No. 13776 at Folio 107 of Book B 36 New and the Said Plot is bounded as under:-

On the East:- By road

On the West : By survey No 7/4

On the North :By survey No 7/5 and by road

On the South :By road

II DESCRIPTION OF DOCUMENTS SCRUTINIZED

I have examined the following documents which are valid as per the prevailing laws.



1. Certificate of Description & Inscription
2. Inventory Proceedings bearing No 8/2010/A
3. Deed of Succession and Qualification of Heirs dated 24.9.2018
4. Deed of Qualification of Heirs dated 5.9.2024
5. Award issued by the Land Acquisition officer in case No 10/513/2005/LAO-PWD dated 4.8.2008.
6. Letter dated 10.3.2015 and 19.3.2023 issued by the Special Land Acquisition Officer.
7. Survey plan issued by Land Survey Department.
8. Form I & X1V of Survey No 7/7 of Village Bandora
9. Conversion Sanad issued by the Additional Collector III at Ponda
Goa vide No CAD3PON03-25-27-324 dated 28.5.2025
10. Technical Clearance Order issued by the Dy Town Planner, Town & Country Planning Department, Ponda-Goa vide No TPP/49/Bandora /Ponda/TCP-25/2099 dated 16.7.2025
11. Construction license issued by the Village Panchayat of Bandora vide No VPB/BAN/2025-26/06/420 dated 2.8.2025

III OFFICE SEARCHES:-

I have given required searches in the office of the Archaeology and Land Survey Office.

IV FLOW OF TITLE

The property whose title verification is asked for is a Plot admeasuring an area of 2050 sq mtrs surveyed under No 7/7 of Village Bandora of Ponda Taluka, which is a part of the larger property known as "ACCADEA BAILO CUDCO" alias "GURAO BHAT" alias "CHITAR BHAT" situated at Village Bandora of Ponda Taluka, South Goa district, state of Goa registered in the Land Registration office of Ilhas, under No. 13776 at Folio 107 of Book B 36 New.

I have gone through the title documents of the subject property. The documents reveal that the larger property stands inscribed in the name of Matilda de Costa under Inscription No 13371 of Book G-24 which was allotted to her in the Inventory Proceedings which took place on the death of her husband Mr. Marcelino Santana Fernandes in the Civil Court at Mormugao and finalized vide Order dated 02/09/1931.

The larger property is traversed by a road passing through it which has divided the larger property into two parts and accordingly in the recent survey records the larger property bears two survey numbers being 6/5 admeasuring 1800 sq mtrs and survey No 7/7 admeasuring 2050 sq mtrs of Bandora Village.

Upon the death of Matilda da Costa e Fernandes alias Maria Matildes Costa alias Matilda da Coata and Marcelino Santana Fernandes Inventory Proceedings bearing No 8/2010/A were instituted by their grandchildren and in terms of Judgment dated 4.2.2014, the larger Property i.e Property surveyed under No 6/5 admeasuring 1800 sq mtrs and Property surveyed under No 7/7 admeasuring 2050 sq mtrs of Bandora Village stands allotted to Mr Santana Celestino Fernandes, Mrs Monica Joana Fernandes, Martinha L Fernandes, Especiosa Fernandes, Braz Sebastiao Fernandes, Antonio Fernandes, Pascoal B Fenandes, Luisa Fernandes, Jorge F.F.A Fernandes, Maria P R Gomes e Fenandes, Adriano F J Fernandes, Maria P Rodrigues e Fernandes, Perpetua Rodrigues e Fernandes, Alinda D Souza, Noel D'Souza, John Fernandes and Sylvia Fernandes.

Subsequent to the Inventory Proceedings Adriano F J Fernandes alias Adriano Julio Francisco Fernandes alias Adrian Julio Francisco Fernandes expired on 10.9.2018 leaving behind his wife Maria Piedade Rodrigues alias Maria Piedade Fernandes and two children Michelle Fernandes alias Michelle Fernandes D'Costa married to Ivo D'Costa and Mr Ashely Fernandes married to Eunicia Doreen Fernandes as his only legal heirs which is duly recorded in the Deed of Succession and Qualification of Heirs dated 24.9.2018 executed before the Sub Registrar of Mormugao at Vasco under Book of Deeds bearing No 189 at pages 65V to 67 dated 24.9.2018



Similarly Martinha L Fernandes and her son Antonio Fernandes who was a bachelor expired 12.5.2020 and 16.4.2021 respectively leaving behind Especiosa Fernandes and Braz Sebastiao Fernandes as their only legal heirs which is duly recorded in the Deed of Qualification of Heirs dated 5.9.2024 executed before the Sub Registrar of Mormugao at Vasco under Book of Deeds bearing No 203 at pages 7 to 11 dated 5.9.2024.

Government of Goa acquired land for the purpose of improvement of road from Farmaguddi to Ramnathi via Nageshi in Village Panchayat Bandora in Marcaim Constituency of Ponda Taluka in which acquisition a part of the land surveyed under No 7/7 admeasuring 396 sq mtrs of Village Bandora was acquired and for which purpose necessary Award was issued by the Land Acquisition officer in case No 10/513/2005/LAO-PWD dated 4.8.2008.

However till date the possession of the land admeasuring 396 sq mtrs surveyed under No 7/7 of Village Bandora has not been handed over to the Land Acquisition Department (PWD Cell) and the said Award bearing case No 10/513/2005/LAO-PWD dated 4.8.2008 has been lapsed which is confirmed vide letter dated 10.3.2015 and 19.3.2023 issued by the Special Land Acquisition Officer (PWD Cell) and Executive Engineer, Public Works Department Division XVIII (Roads) Ponda Goa respectively.

Accordingly therefore the area of the Plot surveyed under No 7/7 admeasuring 2050 sq mtrs remained unchanged.



Vide Deed of Sale dated 15.1.2025 Mr Santana Celestino Fernandes alias Santano Celestino Fernandes, Mrs Monica Joana Fernandes, Miss Especiosa Fernandes alias Espiciosa Fernandes, Mr Braz Sebastiao Fernandes alias Braz Jose Fernandes, Mr Pascoal Bernardo Fernandes, Mrs Luiza Fernandes alias Luiza Afonso E Fernandes alias Luisa Fernandes, Mr Jorge alias Geroge Felicio Filomeno Agnelo Fernandes, Mrs Maria Piedade Rosaria Gomes E Fernandes alias Maria Piedade Fernandes, Mrs Maria Piedade Rodrigues e Fernandes alias Maria P Fernandes, Mrs Michelle Fernandes alias Michelle Fernandes D'Costa, Mr Ivo D'Costa, Mr Ashley Fernandes, Mrs Eunicia Doreen Fernandes, Mrs Perpetua Fernandes alias Perpetual Fernandes alias Perpetua Rodrigues e Fernandes, Alinda D Souza, Noel Domnic D'Souza, John Anthony Fernandes and Sylvia Fernandes sold the aforesaid Said Plot surveyed under No 7/7 of Village Bandora admeasuring an area of 2050 sq mtrs to M/s Hum Infra Private Limited which deed is duly registered in the office of the Sub-Registrar of Ponda under No PON-1-76-2025 dated 16.1.2025

V. PROJECT CONSTRUCTION:

M/s Hum Infra Private Limited has floated a residential Project Known as **"HUM DONA JAQS HERITAGE"** on the Said Plot and for that purpose has relied on the requisite permissions obtained from the competent Authorities.



- i) Conversion Sanad issued by the Additional Collector III at Ponda Goa vide No CAD3PON03-25-27-324 dated 28.5.2025
- ii) Technical Clearance Order issued by the Dy Town Planner, Town & Country Planning Department, Ponda-Goa vide No TPP/49/Bandora/Ponda/TCP-25/2099 dated 16.7.2025
- iii) Construction license issued by the Village Panchayat of Bandora vide No VPB/BAN/2025-26/06/420 dated 2.8.2025

V1. OPINION:-

Based upon the documents produced and Scrutinized and the searches conducted, in my opinion M/s Hum Infra Private Limited have and holds clear absolute valid and marketable title to the aforesaid Said Plot.



Nandan Kamat Helekar
Advocate
Date:-6.8.2025