



Dated: 20/01/2023

To,

KARA HOMES, a Partnership Firm,

E-5, Kailash Colony, Second Floor,

New Delhi 110048,

represented by its Partners;

1. **MR. KEWAL GARG,**

52, Hemkunt Colony, New Delhi 110019,

2. **MR. SHIKHIR DHINGRA,**

E-5, 2nd Floor, Kailash Colony, Delhi 110048,

3. **MR. VIJAY KUMAR ARORA,**

B-108, Swasthya Vihar, Shakar Pur Baramad, Shakarpur Delhi 110092,

4. **MR. DINANK ARORA,**

B-85. Swasthya Vihar, Shakar Pur Baramad, East Delhi, Delhi-110092

CERTIFICATE OF TITLE

Description of the Property : -

All that Property known as "**PEREIRA WADDO**" or "**SANTU FORTEACHI SIR**", admeasuring 675 sq. mtrs situated at Siolim, within the limits of the Village Panchayat of Siolim, Taluka and registration Sub District of Bardez district of North Goa, State of Goa, which property is not described in the Land Registration Office but is enrolled in the Taluka Revenue Office under No. 676 of 4th Circumscription of Siolim and is surveyed under Survey No. 71/23 and is bounded as under:

Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim Goa. 403 521
Email: pratiksha.adv@gmail.com





East: By property bearing S. No. 71/24;

West: By the property S.No.71/22;

North: By property bearing S. No. 71/15;

South: By property bearing S. No. 71/27.

II Description of documents scrutinized: -

1. Deed of Sale dated 23/10/1981, registered before the Sub Registrar of Bardez, under registration No.102, at pages 1 to 4, Book No. 1 Volume No.170, dated 22/01/1982,
2. Order dated 12/09/2001 passed by the Civil Judge Senior Division at Mapusa in Inventory Proceedings No. 148/2001/D,
3. Deed of Sale dated 15/07/2008, registered before the Sub Registrar of Bardez, under Reg. No.3862 at pages 118 to 132, Book No.1, Vol.No.2697, dated 23/07/2008
4. Zoning Certificate issued by the Town and Country Planning Department bearing Ref. No.TPBZ/1080/ZON/TCP-14/3156, dated 07/10/2014,
5. Deed of Sale and Conveyance dated 19/11/2018 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-04977-2018, CD Number BRZD805 on 26/11/2018,
6. Form I and XIV dated 26/08/2020
7. Deed of Sale dated 08/09/2021 executed before the Sub Registrar of Bardez and registered under Book-1 document bearing Reg No.BRZ-1-3147-2021 dated 09/09/2021

Note: All the documents scrutinised by me are photocopies.





III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

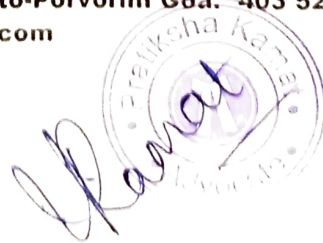
IV Flow of Title: -

There exists in the Village of Siolim, Bardez, Goa a property known as "**PEREIRA WADDO**" or "**SANTU FORTEACHI SIR**", situated at Siolim, within the limits of the Village Panchayat of Siolim, Taluka and registration Sub District of Bardez District of North Goa, State of Goa, and is surveyed under Survey No. 71/23, admeasuring 675 sq mts, which property is more particularly described herein above and referred to as the "Said Property".

The Said Property initially belonged to one Smt. Emilia Brigida Severina Sabina de Lourdes Pinto alias Emilia Brigida Pinto, who was the widow of Shri. Belchior Mariano Fernandes.

By Deed of Sale dated 23/10/1981, registered before the Sub Registrar of Bardez, under registration No.102, at pages 1 to 4, Book No. 1 Volume No.170, dated 22/01/1982, the said Smt. Emilia Brigida Severina Sabina de Lourdes Pinto alias Emilia Brigida Pinto, sold the said property to Shri. Victor Paulo Fernandes alias Victor Paul Fernandes.

Said Shri. Victor Paulo Fernandes alias Victor Paul Fernandes expired leaving behind his widow and moiety holder Smt. Maria Monica Fernandes and following Children as his only heirs: -





- a. Smt. Palmira Fernandes married to Shri. Ramesh Harmalkar
- b. Smt. Ivan Fernandes married to Shri. Manoj Shivilal Kanojia
- c. Smt. Parvin Fernandes married to Shri. Mario Fernandes
- d. Miss. Phibe Fernandes, unmarried
- e. Miss. Patsy Fernandes, unmarried.

Upon the death of the said Mr. Victor Paulo Fernandes an Inventory Proceedings came to be filed before the Civil Judge Senior Division at Mapusa under No. 148/2001/D, where Smt. Maria Monica Fernandes was appointed as Cabeça de Casal and the said property came to be listed under Item No.1, and by Order dated 12/09/2001 came to be allotted to Mrs. Maria Monica Fernandes, she having purchased the same in auction.

By Deed of Sale dated 15/07/2008, registered before the Sub Registrar of Bardez, under Reg. No.3862 at pages 118 to 132, Book No.1, Vol.No.2697, dated 23/07/2008 the said Smt. Maria Monica Fernandes sold the said property to Shri. Brian Salvador D'Silva and to Smt. Flavina D'Silva.

Subsequent to the said sale deed dated 15/07/2008 Shri. Brian Salvador D'Silva and Smt. Flavina D'Silva got their names mutated and entered in the Occupant's Column of Form No. I & XIV pertaining to the said property bearing S. No.71/23.

Pursuant to Deed of Sale dated 15/07/2008 Shri Brian Salvador D'Silva and Smt. Flavina D'Silva have become owners in exclusive possession in respect of the said property more particularly described hereinabove.

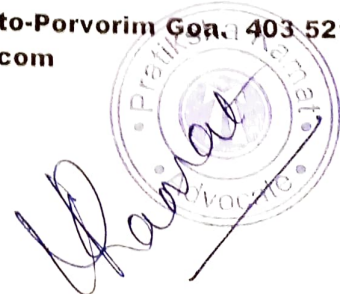


Zoning Certificate of Town and Country Planning Department bearing Ref. No. TPBZ/1080/ZON/TCP-14/3156, dated 07/10/2014, reveals that the said Property falls under settlement zone as per Regional Plan for Goa 2001 A.D. and as per Regional Plan for Goa 2021.

By Deed of Sale and Conveyance dated 19/11/2018 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-04977-2018, CD Number BRZD805 on 26/11/2018, said Shri Brian Salvador D'Silva and Smt. Flavina D'Silva as the Vendors sold and conveyed all that property known as "**PEREIRA WADDO**" or "**SANTU FORTEACHI SIR**", situated at Siolim, within the limits of the Village Panchayat of Siolim, Taluka and registration Sub District of Bardez district of North Goa, State of Goa, and is surveyed under Survey No. 71/23, admeasuring 675 sq mts, which property is more particularly described in the **SCHEDULE** appearing herein under to M/s Nameh Housing Private Ltd. as the Purchasers

By virtue of the Deed of Sale and Conveyance dated 19/11/2018, said M/s Nameh Housing Private Ltd. became the absolute owners in possession of all that property known as "**PEREIRA WADDO**" or "**SANTU FORTEACHI SIR**", situated at Siolim, within the limits of the Village Panchayat of Siolim, Taluka and registration Sub District of Bardez district of North Goa, State of Goa, and is surveyed under Survey No. 71/23, admeasuring 675 sq mts, which property is more particularly described herein above.

By Deed of Sale dated 08/09/2021 executed before the Sub Registrar of Bardez and registered under Book-1 document bearing Reg No.BRZ-1-3147-2021 dted 09/09/2021, Nameh Housing Private Ltd. as the Vendors sold and conveyed the



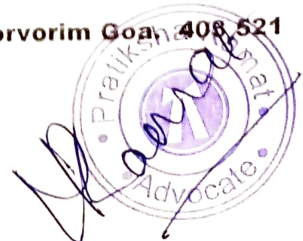


said property known as "PEREIRA WADDO" or "SANTU FORTEACHI SIR", situated at Siolim, within the limits of the Village Panchayat of Siolim, Taluka and registration Sub District of Bardez district of North Goa, State of Goa, and is surveyed under Survey No. 71/23, admeasuring 675 sq mts, which property is more particularly described herein above to Kara Homes, a Partnership Firm as the Purchaser.

By virtue of the Deed of Sale and Conveyance dated 08/09/2021, said Kara Homes became the absolute owners in possession of all that property known as "PEREIRA WADDO" or "SANTU FORTEACHI SIR", situated at Siolim, within the limits of the Village Panchayat of Siolim, Taluka and registration Sub District of Bardez district of North Goa, State of Goa, and is surveyed under Survey No. 71/23, admeasuring 675 sq mts, which property is more particularly described herein above.

Based upon the documents produced and the searches conducted, I opine that said Kara Homes are the exclusive owners in possession of the said property known as "PEREIRA WADDO" or "SANTU FORTEACHI SIR", situated at Siolim, within the limits of the Village Panchayat of Siolim, Taluka and registration Sub District of Bardez district of North Goa, State of Goa, and is surveyed under Survey No. 71/23, admeasuring 675 sq mts, which property is more particularly described herein above and have a clear and marketable title to the "said Property", subject to the production of latest Nil Encumbrance Certificate.

V. Opinion: -





From the documents produced I am of the opinion that said Kara Homes are the exclusive owners in possession of the said property known as **"PEREIRA WADDO"** or **"SANTU FORTEACHI SIR"**, situated at Siolim, within the limits of the Village Panchayat of Siolim, Taluka and registration Sub District of Bardez district of North Goa, State of Goa, and is surveyed under Survey No. 71/23, admeasuring 675 sq mts, which property is more particularly described herein above and have a clear and marketable title to the "said Property", subject to the production of latest Nil Encumbrance Certificate.

There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate

