

Nivas N. Bhivshet

ADVOCATE

B.COM, LLB

OFFICE: 310, E-Wing, 3rd Floor, SALDANHA BUSINESS TOWERS,
MAPUSA-GOA.

Ref. No.:

Date : 20/10/2021

TITLE CERTIFICATE

At the request of MRS. SHILPA GUPTA, r/o. 13/19, 3rd Floor, Shakti Nagar, North Delhi, Delhi - 110007, I have been requested to draw up a title certificate in respect of the under mentioned property: -


1. All that the Property known as "VAGATOR" or "AFORAMENTO DE TERCERIO TOLOPO" or "AFORAMENTO DE TOLOP" bearing Survey No. 238/5, admeasuring an area of 2000 sq. mts., along with the residential House therein bearing House No. 638 Situated at Vagator, Anjuna, Bardez - Goa within the Jurisdiction of Village Panchayat of Anjuna - Caisua, North Goa District, State of Goa, which Property is described in the Land Registration Office of Bardez under No. 38321 of Book B-98 at Page 96, inscribed under Inscription No. 35135 of Book G-39 and found enrolled in the Taluka Revenue office of Bardez under Matriz Predial No. 2338 of 4th Circumscription and is bounded as under:-

EAST: By Public Road;

WEST: By Survey No. 238/4;

NORTH: By Survey No. 238/3 &


SOUTH: By Survey No. 238/6.


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2. I have been furnished copies of the following documents: -

- a) Land Description Certificate under No. 38321 at page 96 of Book B-98 and Inscription Certificate under No. 35135 of Book G-39.
- b) Sanction dated 22/03/1915 granting Part of the Said Property.
- c) Definitive Possession dated 16/06/1917 handing over the possession.
- d) Sanction dated 15/12/1919.
- e) Sanction dated 21/06/1927 granting definitive possession of the remaining part of the Said Property.
- f) Registo De Agrimensor.
- g) Deed of Sale and Release dated 18/12/1947.
- h) Form III.
- i) Deed of Declaration dated 21/03/1990.
- j) Order dated 30/04/2005 in Inventory Proceedings bearing No 319/2004/B.
- k) Deed of Sale dated 29/12/2006.


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l) Deed of Sale dated 17/04/2007.

m) House Tax Receipt.

n) Conversion Sanad dated 23/04/2008.

o) Form I & XIV.

3. I have perused the above mentioned documents and my observations on them are as follows: -

a) LAND DESCRIPTION CERTIFICATE AND INSCRIPTION CERTIFICATE.

On perusing the document serial No. 1 that is the Land Description Certificate and Inscription Certificate, it is seen that the Said Property bearing Survey No. 238/5 is registered under Land Description Certificate under No. 38321 at page 96 of Book B-98 and inscribed under Inscription No. 35135 of Book G-39

b) SANCTION DATED 22/03/1915

On perusing the document serial No. 2 that is the Sanction dated 22/03/1915 by the His Excellency the Governor General of the State, it is seen that by the Said Sanction dated 22/03/1915 the part of the Said Property was granted on Aforamento basis to One Mrs. Verediana Fernandes for the construction of House.



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c) DEFINITIVE POSSESSION DATED 16/06/1917

On perusing the document serial No. 3 that is the Definitive Possession dated 16/06/1917 by the His Excellency the Governor General of the State, it is seen that Definitive Possession of the Sanctioned part of the Said Property was allotted to the Said Mrs. Verediana for the construction of House.

d) SANCTION DATED 15/12/1919


On perusing the document serial No. 4 that is the Sanction dated 15/12/1919 the remaining part of the Said Property belonging to the Comunidade of Anjuna was granted on Aforamento basis to Said Verediana Fernandes.

e) DEFINITIVE POSSESSION DATED 21/06/1927

On perusing the document serial No. 5 that is the Proceedings of the Definitive Possession dated 21/06/1927, it is seen that Definitive Possession of the Sanctioned part of the Said Property was allotted to the Said Mrs. Verediana for the construction of House.

f) REGISTO DO AGRIMENSOR.

On perusing the document serial No. 6 that is the Registo Do Agrimensor issued by Directorate Of Survey and Land Records at Panaji - Goa, it is seen that the Said Property was registered under old Survey No. 123 and was registered in name on Mrs. Verediana Fernandes.


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g) DEED OF SALE DATED 18/12/1947.


On Perusing the document at serial no. 7, that is the Deed of Sale 18/12/1947 registered before the then Notary of the Judicial Division of Bardez, Mr. Guilherme Diogo Jose Conceicao Das Dores Lobo at Mapusa – Goa, at Page 10 onwards of the Book of Notes number 478, the Said Verediana Fernandes sold the Said Property to Mr. Peter Francisco D'Souza alias Pedro Francisco De Souza married to Mary Rocha also known as Rita Maria Monica Da Rocha.

h) FORM III.

On perusing the document at serial no. 8 that is Form III, it is seen that the name of Mr. Peter Francis D'Souza is appearing in the Occupants Column before the Promulgation.

That the Said Mr. Peter Francisco D'Souza alias Pedro Francisco De Souza and his wife Mary Rocha also known as Rita Maria Monica Da Rocha expired leaving behind them five Children namely 1) Mr. Lourenco Teotonio De Souza married to Julia Inacinha Fernandes De Souza 2) Mrs. Eliza Fernandes married to Peter Fernandes 3) Mrs. Maggie Lemos married to Mr. Simon Lemos 4) Jessie alias Sabina D'Costa married to Raul D'Costa and 5) Mrs. Thereza alias Treasa Braganza married to Joe Braganza.

I) DEED OF DECLARATION DATED 21/03/1990.


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On perusing the document serial No. 9 that is the Deed of Declaration dated 21/01/1990 executed before the Notary M. S. Gaitonde, all the Four daughters of the Said Mr. Peter Francisco D'Souza alias Pedro Francisco De Souza and Mrs. Mary Rocha also known as Rita Maria Monica Da Rocha, have given No objection to transfer all their rights with respect to the Property bearing Survey No. 238/5, alongwith the residential House therein bearing House No. 638, in favour of their only brother Mr. Lourenco Teotonio De Souza married to Julia Inacinha Fernandes De Souza.

j) ORDER DATED 30/04/2005 IN INVENTORY PROCEEDINGS BEARING NO. 319/2004/B.

On Perusing the document at serial no. 10, that is Inventory Proceeding which was filed before the Civil Judge Senior Division at Mapusa on the death of the Said Lourenco Teotonio D'Souza, which Inventory Proceedings was registered under No. 319/2004/B, Court which was finalized by Order dated 30/04/2005 by the Civil Judge Senior Division at Mapusa to allowing the Said Inventory Proceedings in terms of the Chart of Allotment/Partition which have been agreed between the Parties.

That by virtue of the Said Inventory Proceedings the said Mr. Joseph alias Joe Braganza, Mrs. Thereza Braganza, Mrs. Julia D'Souza, Mr. Brian D'Souza, Mr. Philip D'Souza, Mrs. Angela D'Souza, Mr. Joseph Dias, Mrs. Signorina Dias, Mrs. Jessie alias Sabina D'Costa, Mr. Joe

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D'Costa, Mrs. Nimia D'Costa, Mr. Francis Lemos, Mrs. Josephine Lemos, Mrs. Maggie Lemos, Mr. Victor D'Souza and Mrs. Sabina D'Souza, became the absolute owners of the Said Property


k) DEED OF SALE DATED 29/12/2006

On perusing the document at Serial No.11, i.e. Deed of Sale dated 29/12/2006 registered before the Sub- Registrar of Bardez at Mapusa - Goa, under Registration No. 141 at Pages 91 to 112 of Book I Volume No. 1946 dated 10/12/2007, it is seen that the Said Mr. Joseph alias Joe Braganza, Mrs. Thereza Braganza, Mrs. Julia D'Souza, Mr. Brian D'Souza, Mr. Philip D'Souza, Mrs. Angela D'Souza, Mr. Joseph Dias, Mrs. Signorina Dias, Mrs. Jessie alias Sabina D'Costa, Mr. Joe D'Costa, Mrs. Nimia D'Costa, Mr. Francis Lemos, Mrs. Josephine Lemos, Mrs. Maggie Lemos, Mr. Victor D'Souza and Mrs. Sabina D'Souza D'Souza Sold the Said Property to Nirvana Nest Buildcon Pvt. Ltd..

l) DEED OF SALE DATED 17/04/2007.

On Perusing the document at serial No. 12, i.e. Deed of Sale dated 17/04/2007, registered before the Sub- Registrar of Bardez at Mapusa - Goa, under Registration No. 2225 at Pages 42 to 65 of Book I, Volume 2104 dated 27/04/2007 it is seen that the Said Nirvana Nest Buildcon Pvt. Ltd. sold the Said Property to Mrs. Ila Jain.

m) HOUSE TAX RECEIPT.


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On Perusing the documents at serial No. 13, i.e. House Tax Receipt issued by Village Panchayat of Anjuna - Caisua, it is seen that the House Tax is in the name of Mrs. Ila Jain.

n) CONVERSION SANAD DATED 23/04/2008.

On Perusing at Serial No. 14, i.e. the Conversion Sanad dated 23/04/2008, issued by Additional Collector -II, North Goa, at Panaji Goa, to Nirvana Nest Buildcon Pvt. Ltd. for part of the Property admeasuring 1663 square meters.


o) FORM I & XIV.

On perusing the document at serial No. 15, that is Form I & XIV of the Said Property bearing Survey No. 238/5 of Village Anjuna, Bardez - Goa, it is seen that Mutation records stands in the name of Mrs. Ila Jain.

4. After perusal of the documents from serial Nos. 1 to 15 in my opinion that the title of the property bearing Survey No. 238/5 described hereinabove at Para No. 1 is clear, absolute, marketable and free from all encumbrances, pursuant to the documents produced by the Said Mrs. Ila Jain.

Thus Mrs. Ila Jian, r/o. 32, FF, NRI Complex, Mandakini, Greater

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Kailash, IV, New Delhi - 19, is having clear and marketable title to the property bearing Survey No.238/5 which is more particularly described at Para No. 1 hereinabove.

Yours Faithfully



(ADV. NIVAS N. BHIVSHET)

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