

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that property admeasuring 2100m2 bearing Survey no.139/7 of Arpora, known as 'BARBERANCHI XIR' or 'VILBA CUNGO' or 'VILA CUNGO' or 'VITOL CUNGO' situated at Arpora, within the limits of Village Panchayat of Arpora, Taluka and Registration Sub-District Bardez, District North in the State of Goa, which is described in the Land Registrar under no.34570 at page 191 of Book B-88(New), but not enrolled in the Taluka Revenue Office.

The said property is bounded as under:-

Towards the East:-By the property bearing survey no.139/1 and Road.

Towards the West:-By the property bearing survey no. 143/10(part) & 143/10-A and partly by the property bearing Survey no.141

Towards the North:-By the property bearing survey no.139/5 and 139/6.

Towards the South:-By the property bearing survey no.139/8 and 139/11

II.- LIST OF DOCUMENTS SCRUTINISED

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

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1.-Certificate of Description and Inscription from Directorate of Archives.

2.-Copy of Form I and XIV concerning Sy.No.139/7 of Arpora.

3.-Cadastral Survey Certificate from Land Survey.

4.-Extract of Inv. Proceeding filed on the death of Jose Bonificacao Monteiro.

5.-Deed of Succession dated 26-07-1985 drawn at folio 66(R) of Book 726 in the office of Notary-Ex-Officio-Sub-Registrar Bardez.

6.-Deed of Renunciation dated 03-06-1985 drawn at folio 16(R) of Book 726 in the office of Notary-Ex-Officio-Sub-Registrar Bardez.

7.-Deed of Partition dated 24-01-1986 registered under no.56 of Book I Vol.256 in the office of Sub-Registrar Bardez.

8.- Deed of Rectification dated 18-08-1989 registered under no.1492 of Book I Vol.78 in the office of Sub-Registrar Bardez.



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9.- Deed of Sale dated 30-09-2014 registered under Book I Doc. Reg.No.BRZ-BKI-04333-2014 CD No.BRZD736 in the office of Sub-Registrar Bardez.

10.-Sanad under no.RB/CNV/BAR/AC-I/83/2014 dated 09-02-2015 from Add. Collector North Goa along with the Plan.

11.-Construction Licence under no.VP/AN/Licence/2014-15/685 dated 05-03-2015 from Village Panchayat Arpora-Nagoa.

12.- Deed of Sale dated 16-06-2017 registered under Book I Doc. Reg.No.BRZ-BKI-02407-2017 CD No.BRZD788 on 16-06-2017 in the office of Sub-Registrar Bardez.

13.-Nil Encumbrance Certificate no.467/2015 dated 11-03-2015 confirming that there is no charge on the said plot from January 1985 to 11-03-2015.

14.-(a) Survey Plan, (b) Cadastal Survey Plan.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents, and on giving searches in the relevant offices, I confirm that on 04-10-1969 the said property described under no.34570 which stands inscribed under 43252 in favour of Gustav Tiburcio Valerio Antonio Jose Resario dos Remedios Monteiro married to Maria Nina Olinda Ferreira Rangel as being allotted to him in the Inv. Proceeding conducted on the death of his mother Maria Helena Adriana Basilica de Conceicao Sequeira widow of Jose Bonifacio do Rosario Monteiro.

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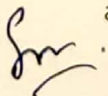
The said Gustav Tiburcio Valerio Antonio Jose Resario dos Remedios Monteiro died on 23-03-1984 and his widow Maria Nina Olinda Ferreira Rangel died on 29-03-1985 both being survived by their following legal heirs:-

- (i).-Carlos Francisco Xavier dos Remedios Monteiro
- (ii).-Jose Sebastiao dos Remedios Monteiro; their daughter Maria Helena Philomena with her husband having relinquished their right of inheritance as confirmed by the Deed of Succession dated 26-07-1985 read with Deed on Renunciation dated 03-06-1985 both drawn in the office of Notary-Ex-Officio-Sub-Registrar Bardez.'

By a Deed of Partition dated 24-01-1986 executed between Jose Sebastiao dos Remedios Monteiro with his wife and Carlos Francisco Xavier dos Remedios Monteiro as a bachelor the said property listed as item no.3 was allotted to Jose Sebastiao where in its survey number was mentioned as 133 which was rectified by a Deed dated 18-08-1989 both Deeds duly registered in the office of Sub-Registrar Bardez.

By a Deed of Sale dated 30-09-2014 Jose Sebastiao dos Remedios Monteiro with his wife Marina sold the said property to Shri. Omprakash Nihchaldas Pariani which Deed is registered in the Office of Sub-Registrar Bardez.

On 09-02-2015 the Add. Collector North Goa issued Sanad under no.RB/CNV/BAR/AC-I/83/2014 for conversion of an area of the said property.



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On 14-01-2015 Dy.Town Planner issued Order under no.TPB/1195/TCP-15/371 for construction of 1 to 7 Blocks and Swimming pool in the said property.

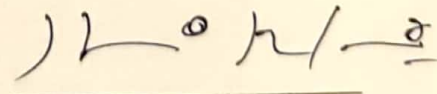
On 05-03-2015 Village Panchayat Arpora-Nagoa issued Licence under no.VP/An/Licence/2014-15/685 for construction in the said property.

By Deed of Sale dated 16-06-2017 Shri.Omprakash Nihchaldas Pariani sold to Sheraton Realtors LLP which Deed is duly registered under Book I Doc. Reg.No.BRZ-BKI-02407-2017 CD No.BRZD788 on 16-06-2017 in the office of Sub-Registrar Bardez.

V.- OPINION

In the light of the above I confirm that **SHERATON REALTORS LLP**, have and holds, absolute valid and marketable title, to the said Plot.

Panaji, 11-02-2022



Adv.S.S.Naik