



Dated: 18th August 2020

To,
M/s KARA, a Partnership Firm,
B-23, First Floor, Greater Kailash-Part 1,
Delhi-110048.

CERTIFICATE OF TITLE

I Description of the Property: -

All that property known as "MADALYAWADYA WARILBHAT" also known as "DACTEA BONOLAVELEM BATTA" situated in the revenue village of Marna-Siolim, within the jurisdiction of Village Panchayat of Marna, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office nor enrolled in the matriz records and is presently surveyed under Survey No.84/6 in the Records of Rights of Village Marna, Siolim, Bardez, Goa, totally admeasuring 2250 sq mts and is bounded as under: -

North: by road;

South: by property surveyed under Survey No.86 of Village Marna;

East: by property surveyed under Survey No.84/7 of Village Marna; and

West: by property surveyed under Survey No.84/5 of Village Marna.

II Description of documents scrutinized: -

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



1. Deed of Exchange or Permutation dated 23/05/1911 drawn in the Judicial Division of Bardez at Mapusa in the Notarial Office of Jose Joaquim Filipe Pinto de Menezes
2. Form III (Index of Lands)
3. Judgment dated 07/05/2016 passed by the Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing No.279/2015/C
4. Deed of Sale dated 08/06/2016 duly registered in the Office of the Sub Registrar of Bardez at Mapusa, Goa, under Book-1 Document bearing Ref No.BRZ-BK1-02675-2016, CD Number BRZD 780 on 09/06/2016
5. Deed of Sale dated 08/06/2016 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-02679-2016, CD Number BRZD 780 on 09/06/2016
6. Deed of Sale dated 08/06/2016 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-02678-2016, Mr. Ravi Shanta Naik
7. Deed of Sale dated 08/06/2016 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-02677-2016, CD Number BRZD 780 on 09/06/2016
8. Deed of Sale dated 08/06/2016 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-02676-2016, CD Number BRZD 780 on 09/06/2016
9. Deed of Sale dated 08/06/2016 duly registered before the Office of the Sub Registrar of Bardez at Mapusa, Goa under Book-1 Document bearing Reg No.BRZ-BK1-02680-2016, CD Number BRZD 780 on 09/06/2016
10. Nil Certificate of Encumbrance dated 05/03/2018 (Plot No.1)
11. Nil Certificate of Encumbrance dated 05/03/2018 (Plot No.2)



12. Nil Certificate of Encumbrance dated 05/03/2018 (Plot No.3)
13. Nil Certificate of Encumbrance dated 05/03/2018 (Plot No.4)
14. Nil Certificate of Encumbrance dated 05/03/2018 (Plot No.5)
15. Nil Certificate of Encumbrance dated 05/03/2018 (Plot No.6)
16. General Power of Attorney dated 11/09/2018 executed before Notary Public Advocate Shri Shreekant Patil at Belgavi, Karnataka under Reg No.2149/2018 and duly stamped by the Additional Collector, North Goa on 18/11/2019
17. Letter dated 01/02/2019 under Ref No.TPBZ/ZON/5951/MARNA/TCP-19/881 issued by the Office of the Senior Town Planner, Town and Country Planning Department
18. Deed of Rectification dated 29/08/2019 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2829-2019 on 04/09/2019
19. Deed of Sale dated 20/11/2019 executed before the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ 1-3850-2019 on 05/12/2019
20. Form I and XIV dated 12/08/2020

Note: All the documents scrutinised by me are Xerox copies.

III Office searches: -

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

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





IV Flow of Title: -

The said property described herein above originally belonged to late Gregorio Ferdes Fernandes also known as Gregorio Rozario Fernandes and his wife Carolina Assumpcao Rodrigues e Fernandes alias Carolina Assumpcao Rodrigues e Fernandes who was the lawful owner in possession of the said property having acquired the same by virtue of Deed of Exchange or Permutation dated 23/05/1911 drawn in the Judicial Division of Bardez at Mapusa in the Notarial Office of Jose Joaquim Filipe Pinto de Menezes.

The said late Gregorio Ferdes Fernandes also known as Gregorio Rozario Fernandes married to Carolina Assumpcao Rodrigues e Fernandes alias Carolina Assumpcao Rodrigues e Fernandes expired leaving behind their three children namely:

- a) Domnic Fernandes alias Doming Fernandes alias Dominic Ferdez Fernandes, married for the first time with Flora Gracias and for second time with Barnadette Rodrigues.
- b) Filu Fernandes died in the status of spinster
- c) Rayan Fernandes died in the status of bachelor.

The said property therefore solely belonged to late Domnic Fernandes alias Doming Fernandes alias Dominic Ferdez Fernandes and accordingly the name of late Domnic Fernandes alias Doming Fernandes alias Dominic Ferdez Fernandes was found recorded in the Occupants Column of the Form I and XIV as well as Form III (Index of Lands) of the said property.

Pratiksha



Late Domnic Fernandes alias Doming Fernandes alias Dominic Ferdez Fernandes was married to Late Flora Gracias Fernandes and that both of them expired leaving behind their three daughters and one son as their sole and universal heirs.

Late Domnic Fernandes alias Doming Fernandes alias Dominic Ferdez Fernandes thereafter married for the second time with Maria Barnadette Filomena Rodrigues.

Pursuant to the death of late Domnic Fernandes alias Doming Fernandes alias Dominic Ferdez Fernandes, Inventory Proceedings bearing No.279/2015/C were initiated in the Court of the Civil Judge Senior Division at Mapusa.

In the said Inventory Proceedings, the said property described herein above was the sole item listed in the List of Assets and thereafter the minutes of auction was held and the said property was purchased by Mr. Gregory alias Gregorio Fernandes and his wife Mrs. Margarilda Fernandes and the same has been confirmed by Judgment dated 07/05/2016 passed by the Civil Judge Senior Division at Mapusa.

Vide Deed of Sale dated 08/06/2016 duly registered in the Office of the Sub Registrar of Bardez at Mapusa, Goa, under Book-1 Document bearing Ref No.BRZ-BK1-02675-2016, CD Number BRZD 780 on 09/06/2016, Mrs. Pooja Sunil Shirsat, purchased Plot No.1 of the said property admeasuring 450.00 sq mts, from Mr. Gregory alias Gregorio Fernandes and his wife Mrs. Margarilda Fernandes.

Portion of the said property admeasuring about 410 sq mts, which forms the part and parcel of the property was mistakenly not added to the original Sale Deed, and as such said Mrs. Pooja Sunil Shirsat have rectified the original Sale Deed dated 08/06/2016



by Deed of Rectification dated 29/08/2019 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2829-2019 on 04/09/2019, by which an area admeasuring 410 sq mts was purchased by said Mrs. Pooja Sunil Shirsat.

Vide Deed of Sale dated 08/06/2016 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-02679-2016, CD Number BRZD 780 on 09/06/2016, Mrs. Yogita Ravi Naik purchased Plot No.2 of the said property admeasuring 285 sq mts from Mr. Gregory alias Gregorio Fernandes and his wife Mrs. Margarilda Fernandes.

Vide Deed of Sale dated 08/06/2016 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-02678-2016, Mr. Ravi Shanta Naik purchased Plot No.3 of the said property admeasuring an area of 285 sq mts from Mr. Gregory alias Gregorio Fernandes and his wife Mrs. Margarilda Fernandes.

Vide Deed of Sale dated 08/06/2016 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-02677-2016 and under No.BRZ-BK1-02676-2016, CD Number BRZD 780 on 09/06/2016, The Gomantak Multipurpose Co-op Credit Society Ltd., Mapusa, Goa, purchased Plot No.4 and 5 of the said property admeasuring 284 sq mts and 281 sq mts respectively.

Vide Deed of Sale dated 08/06/2016 duly registered before the Office of the Sub Registrar of Bardez at Mapusa, Goa under Book-1 Document bearing Reg No.BRZ-BK1-



02680-2016, CD Number BRZD 780 on 09/06/2016, Mr. Ishwar Keshav Prasannavar purchased the Plot No.6 of the said property admeasuring 255 sq mts.

Nil Certificate of Encumbrance dated 05/03/2018 shows that there are no encumbrances on the said Plot No.1 admeasuring 450 sq mts for the period from 09/06/2016 to 05/03/2019.

Nil Certificate of Encumbrance dated 05/03/2018 shows that there are no encumbrances on the said Plot No.2 admeasuring 285 sq mts for the period from 09/06/2016 to 05/03/2019.

Nil Certificate of Encumbrance dated 05/03/2018 shows that there are no encumbrances on the said Plot No.3 admeasuring 285 sq mts for the period from 09/06/2016 to 05/03/2019.

Nil Certificate of Encumbrance dated 05/03/2018 shows that there are no encumbrances on the said Plot No.4 admeasuring 284 sq mts for the period from 09/06/2016 to 05/03/2019.

Nil Certificate of Encumbrance dated 05/03/2018 shows that there are no encumbrances on the said Plot No.5 admeasuring 281 sq mts for the period from 09/06/2016 to 05/03/2019.

Nil Certificate of Encumbrance dated 05/03/2018 shows that there are no encumbrances on the said Plot No.6 admeasuring 255 sq mts for the period from 09/06/2016 to 05/03/2019.



Letter dated 01/02/2019 under Ref No.TPBZ/ZON/5951/MARNA/TCP-19/881 issued by the Office of the Senior Town Planner, Town and Country Planning Department states that the said property admeasuring 2250 sq mts and surveyed under Survey No.84/6 of Village Marna Siolim falls under the Settlement Zone.

Vide Deed of Sale dated 20/11/2019 executed before the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-3850-2019 on 05/12/2019, Mrs. Pooja Sunil Shirsat and her husband Mr. Sunil Shirsat, Mrs. Yogita Ravi Naik and her husband Mr. Ravi Shanta Naik, The Gomantak Multipurpose Co-op Credit Society Ltd., Mapusa, Mr. Ishwar Keshav Prasannavar and his wife Mrs. Chinnama Ishwar Peshawar as the Owners/Sellers/Vendors sold the said property admeasuring 2250 sq mts and surveyed under Survey No.84/6 of Village Marna, Siolim, Bardez, Goa and more particularly described herein above to M/s KARA a Partnership Firm, represented by both its Partners Mr. Shikhir Dhingra and Mr. Vijay Kumar Arora, as the Purchasers. In this Deed said Mr. Ishwar Keshav Prasannavar and his wife Mrs. Chinnama Ishwar Peshawar were duly represented by Mr. Ravi Shanta Naik by virtue of General Power of Attorney dated 11/09/2018 executed before Notary Public Advocate Shri Shreekant Patil at Belgavi, Karnataka under Reg No.2149/2018 and duly stamped by the Additional Collector, North Goa on 18/11/2019 by paying stamp duty of Rs.45,900/- vide Challan No.613/19-20.

By virtue of the above Deed of Sale dated 20/11/2019, said M/s KARA a Partnership Firm, became the absolute owner in possession of the said property admeasuring 2250 sq mts and surveyed under Survey No.84/6 of Village Marna, Siolim, Bardez, Goa and more particularly described herein above.



Form I and XIV dated 12/08/2020 in respect of Survey No.84/6 of Village Marna Siolim shows the name of Gregory Fernandes, Ravi S. Naik, The Gomantak Multipurpose Co-op Credit Society Ltd. Mapusa Goa, Yogita Ravi Naik and Pooja Sunil Shirsat in the Occupants Column.

V. Opinion: -

Based upon the documents produced and the searches conducted, I opine that M/s KARA a Partnership Firm is the absolute owner in possession of the said property admeasuring 2250 sq mts and surveyed under Survey No.84/6 of Village Marna, Siolim, Bardez, Goa and more particularly described herein above and have a clear and marketable title to the same subject to the production of latest Nil Certificate of encumbrance.

Please note that said M/s KARA a Partnership Firm have not got the property mutated in their name. Also Conversion Sanad has not been obtained.


Pratiksha Kamat
Advocate

