

To,  
Devashri Nirman LLP,  
710, 7<sup>th</sup> Floor, Dempo Towers,  
Patto Plaza, Panaji Goa.

**CERTIFICATE OF TITLE**

This title certificate is being issued pursuant to request made by Devashri Nirman LLP in respect of their title to below mentioned plot:

**1. DESCRIPTION OF THE PLOT:**

ALL THAT piece and parcel of land admeasuring 675 sq. mtr. identified as plot P-1 in the Deed of Sale dated 07.10.2021 registered in the office of Sub Registrar of Bardez at Mapusa registered under Book: 1 Document, Registration Number: BRZ-1-3825-2021 dated 22.10.2021, surveyed under survey no. 2/4-C of the Village Candolim of Bardez Taluka forming part of the properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "Marquis Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 surveyed under Nos. 2/4 and 4/1 respectively of village Candolim. The said piece and parcel of land admeasuring 675 sq. mtr. is bounded as under:

To the East:- By internal road of width 3.00 mtr.

To the West:- By internal road of width 7.00 mtr and 3.00 mtr.

To the North:- By internal road of width 3.00 mtr.

To the South:- By remaining part of the land bearing survey No. 2/4.

(Hereinafter referred to as "THE PLOT" or "SAID PLOT")



**2. LIST OF DOCUMENTS SCRUTINISED:**

- i) Form I & XIV of the property bearing Survey No. 2/4-C of Candolim Village.
- ii) Form I & XIV of the property bearing Survey No. 2/4 of Candolim Village.
- iii) Survey Plan of the property bearing Survey No. 2/4-C of Candolim Village.
- iv) Inscription Certificate bearing No 37436 (Portuguese and English Translation)
- v) Description Certificate bearing No 3482, 5558, 36729, 36730, 36731, 36732 and 36773 (Portuguese and English Translation)
- vi) Copy of Will dated 19.07.1951 recorded at pages twenty onwards of Book No. Fourteen in the office of the then Notary, Jeronimo Salvador Constantino Socrates da Costa executed by Mr. Madeva Sinai Bobo e Caculo assisted by his wife Parvatibai alias Parvotibai.
- vii) Copy of Deed of Partition dated 01.11.1952 recorded at pages 77 Overleaf onwards of Book No. 46 in the office of the then Notary, Jeronimo Salvador Constantino Socrates da Costa.
- viii) Copy of Deed of Declaration and Succession dated 01.11.1952.
- ix) Copy of Deed of Partition dated 29.03.1971 registered before Sub- Registrar, Ilhas under registered No. 435 at Pages 155 to 215, Book No. I, Volume No. 66 dated 30.08.1972.
- x) Copy of Deed of Family Partition dated 02.11.2002 registered before Sub- Registrar, Ilhas under registered No. 2609 at Pages 445 to 535, Book No. I, Volume No. 1130 dated 08.11.2002.
- xi) Copy of Deed of Succession dated 19.02.2007 drawn in Book No. 692 at page 37V onwards before Notary Ex-Officio Panaji.
- xii) Copy of Declaration of Heirship dated 20.08.2020 recorded at Folio 16V to 19 of Deed/ Will Book No. 745 before Jt. Civil Registrar cum Sub Registrar/Special Notary Ex Officio, Tiswadi taluka.

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- xiii) Deed of Sale dated 07.10.2021 registered in the office of Sub Registrar of Bardez at Mapusa registered under Book: 1 Document, Registration Number: BRZ-1-3825-2021 dated 22.10.2021, Partition Order ISLR/PART/BAR/CAN/553/20 dated 24/05/2022.
- xiv) Technical Clearance Order bearing No. TPB/8097/CAN/TCP-2023/1057 dated 22.02.2023.
- xv) Construction Licence No. VP/32/4/4/2023-2024/123 dated 13.04.2023.
- xvi) Conversion Sanad bearing No 4/60/CNV/AC-III/2023/635 dated 27.4.2023.

### 3. FLOW OF TITE.

- a) There exist properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "MARQUIS WADO". The said properties are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 and surveyed under Survey Nos. 2/4 and 4/1 of Candolim Village, Bardez Taluka and admeasuring 12025 and 8529 sq. mts. respectively, which properties are hereinafter referred to as the "SAID PROPERTIES", of which the SAID PLOT is a smaller portion.
- b) The "SAID PROPERTIES" referred hereinabove originally belonged to late Mr. Madeva Sinai Bobo e Caculo. Later Mr. Madeva Sinai Bobo e Caculo assisted by his wife Parvatibai alias Parvotibai executed a Will dated 19.07.1951 appointing their nephew, Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo as their heir, as they had no issues and bequeathed all the Said Properties to said Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo.
- c) Upon the death of said Mr. Madeva Sinai bobo e Caculo, a Deed of Partition dated 01.11.1952 was executed by and between Smt. Parvatibai alias Parvotibai Caculo and Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo with his wife Shantabai alias Xantabai, and the aforesaid properties listed at item Nos. 37, 38, 56, 42, 41, 45, 44, and 43 in the said partition deed, were allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo. Simultaneously, a Deed of Declaration and Succession dated 01.11.1952 was executed wherein Smt. Parvatibai alias

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Parvotibai Caculo acknowledged Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo as her heir.

- d) The Said Properties were thus inherited by Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo. Said Properties bearing Description Nos. 5558 (except to the extent of 1/4<sup>th</sup> Share), & 36729, 36730, 36731, 36732, and 36773 came to be inscribed in the name of Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo, in the Land Registrar Office under Inscription No. 37436 Book G-41/27 on 22.01.1953 with expresses mention of source of title i.e. Deed of Partition dated 01.11.1952. 1/4<sup>th</sup> Part of the property bearing description No. 5558 was also allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo vide Deed of Partition dated 01.11.1952.
- e) Thereafter a Deed of Partition dated 29.03.1971 was executed which is registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 435 at Pages 155 to 215 in Book No 1, Volume No. 66 dated 30.08.1972 wherein all the said properties mentioned in the Deed of Partition dated 01.11.1952 and another property "Possorbata" or "Rovolquem" bearing Land Description No. 3482 wherein were allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo.
- f) Thereafter upon death of Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo a Deed of Family Partition dated 02.11.2002 was executed wherein the said properties were allotted to Mr. Mohan Shridhar Sinai Bobo Caculo, Mr. Mahadev Mohan Sinai Bobo Caculo alias Manoj Mohan Caculo and Mr. Suraj Mohan Sinai Bobo Caculo, which deed is registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 2609 at Pages 445 to 535 in Book No 1, Volume No. 1130 dated 08.11.2002.
- g) Said Mohan Sinai Bobo e Caculo expired on 07.01.2007 and his wife, Surekha Mohan Sinai Bobo e Caculo expired on 11.05.2020 and thereafter Deed of Succession dated 19.02.2007 drawn in Book No. 692 at page 37V onwards dated 09.04.2007 Reg. No. 184 and Declaration of Heirship drawn on 20.08.2020 recorded at folio 16V to 19 of Deed Book No.745, vide which Mr. Mahadev Mohan Sinai Bobo Caculo alias Mahadev Mohan Caculo also known as Manoj Mohan Caculo married to Mrs. Meghna Mahadev Caculo alias Meghna Manoj Caculo, Mr. Suraj Mohan Sinai Bobo Caculo alias Suraj Mohan Caculo, married to Mrs. Shefali Suraj Caculo, were qualified as sole and universal legal heirs of the said Mohan Sinai Bobo e Caculo and his wife Surekha Mohan Sinai Bobo e Caculo and thus inherited the "SAID PROPERTIES".



- h) Perusal of Survey Form I and XIV reveals that in survey records the names of the Mr. Mahadev Mohan Sinai Bobo Caculo alias Manoj Mohan Caculo and Mr. Suraj Mohan Sinai Bobo Caculo are reflected in the Occupant's Column of Form I & XIV with respect to Said Property surveyed under Survey No. 2/4 and 4/1 of Village Candolim of Bardez Taluka.
- i) On 07.10.2021 M/s Devashri Nirman Limited Liability Partnership vide registered Sale Deed purchased Plot identified as P-1 admeasuring an area of 675 sq. mtr. from the property bearing Survey No. 2/4 of Candolim Village from Mr. Mahadev Mohan Sinai Bobo Caculo alias Mahadev Mohan Caculo also known as Manoj Mohan Caculo, Mrs. Meghna Mahadev Caculo alias Meghna Manoj Caculo, Mr. Suraj Mohan Sinai Bobo Caculo alias Suraj Mohan Caculo and Mrs. Shefali Suraj Caculo, and acquired right, title and interest in the Said Plot.
- j) It is further evident that as per order No. ISLR/PART/BAR/CAN/553/20 dated 24/05/2022 issued by the inspector of Survey and land Records, Mapusa Bardez Goa the said plot admeasuring 675 sq. mtr was partitioned and separate survey bearing Survey No. 2/4-C was allotted to the Said Plot.
- k) It is evident that after the purchase of the said Plot admeasuring 675 sq. mtr, M/s Devashri Nirman Limited Liability Partnership carried out mutation in respect of the said plot and the name of M/s Devashri Nirman Limited Liability Partnership is recorded in the Form I & XIV of the survey No. 2/4-C of Village Candolim.
- l) M/s Devashri Nirman Limited Liability Partnership has proposed to construct residential complex on the Said Plot and has obtained following permissions/licenses for the concerned authorities.
- i) Technical Clearance Order issued by Dy. Town Planner, Town and Country Planning Department, Mapusa Goa bearing No. TPB/8097/CAN/TCP-2023/1057 dated 22.02.2023.
- ii) Construction Licence issued by Office of Village Panchayat, Candoim bearing Construction Licence No. VP/32/4/4/2023-2024/123 dated 13.04.2023 for construction of Residential Building and Compound wall.

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- iii) Conversion Sanad bearing No 4/60/CNV/AC-III/2023/635 dated 27.4.2023 issue by Additional Collector III, North Goa District, Mapusa Goa.

Therefore, in the facts and circumstances as aforesaid, M/s Devashri Nirman Limited Liability Partnership has a clear and marketable title to the plot bearing Survey No. 2/4-C of Village Candolim of Bardez taluka admeasuring an area of 675 sq. mtr. and also have required permission from The Town and Country Planning Department, Mapusa and Construction Licence from Village panchayat Candolim and are therefore legally entitled to carry on the construction on the Said Plot in terms of the Permission/Licence/approved plans obtained from concerned authorities.

4<sup>th</sup> May 2023



Nikhil Vaze  
Advocate