

To,
Devashri Nirman LLP
Patto , Panaji Goa.

Dear Sir,

This Certificate of title is being issued pursuant to the request made by M/s Devashri Nirman Limited Liability Partnership in respect of their title to below mentioned property:

Plot admeasuring 5,817 square meters, bearing new Survey No. 168/10-A-1, forming eastern part of the said Property admeasuring 15,368 square meters, bearing new Survey No. 168/10-A of village Socorro of Bardez Taluka, forming eastern part of the entire property i.e western part of the bigger property denominated "NAQUEM", locally known as "ARADHI", described in the Land Registration Office of Bardez at Mapusa, Goa, under Description No. 15957 of Book-B. No. 41 of the new Series, surveyed under Survey No. 168/10 of village Socorro, having an area of 35,700 square meters, situated in the village of Socorro within the limits of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa,

1) DESCRIPTION OF PROPERTY:-

All that plot admeasuring 5,817 square meters, bearing Survey No. 168/10-A-1, forming eastern part of the Property admeasuring 15,368 square meters, bearing Survey No. 168/10-A of village Socorro of Bardez Taluka, forming eastern part of the entire property i.e. western part of the bigger



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property denominated "NAQUEM", locally known as "APADHI", described in the Land Registration Office of Bardez at Mapusa, Goa, under Description No. 15957 of Book-B. No. 41 of the New Series, surveyed under Survey No. 168/10 of village Socorro, having an area of 35,700 square meters, situated in the village of Socorro within the limits of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, and the said plot is bounded as under-

East: By existing public road;

West: By remaining part of property bearing Survey No. 168/10-A of Socorro Village;

North: By 10.00 meters wide access which is part of property bearing Survey No. 168/10 of Socorro Village; and

South: By 6.00 meters wide access which is part of property bearing Survey No. 168/10-A of Socorro Village.

Hereinafter called as "Said Plot".

2) DESCRIPTION OF DOCUMENTS SCRUTINISED:

- i) Inscription certificate under No. 11580 of Book- G. No. 17.
- ii) Inscription certificate under No. 11816 of Book-G No. 17 of the Land Registration Office of Bardez Judicial Division.
- iii) Inscription certificate under No. 32866 of Book-G. No. 37 of the Land Registration Office of Bardez Judicial Division.
- iv) Inscription certificate under No. 12285 of Book- C. No. 26 of the Land Registration Office of Bardez Judicial Division.
- v) Inscription certificate under No. 17000 of Book-F. No. 19 of the Land Registration Office of Bardez Judicial.



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- vi) Description No. 15957 of Book -B No. 41 New Series.
- vii) Judgment and Preliminary Decree dated 22/06/1993 passed in Special Civil Suit No. 138/1992/A by the Civil Judge Senior Division, Mapusa, Goa alongwith.
- viii) Inventory Proceedings No. 381/08/E before the Civil Judge, Junior Division at Mapusa alongwith order of the Court dated 09/10/2009 read with Order dated 27/04/2012 and further read with Order dated 11/10/2019.
- ix) Form I & XIV of Survey No. 168/10-A of village Socorro.
- x) Deed of Sale dated 09/06/2021 duly registered before the Sub Registrar of Bardez under No. BRZ-1-2124-2021, Book 1 Document dated 15/06/2021 .
- xi) Form I & XIV of Survey No. 168/10-A-1 of village Socorro.
- xii) Order dated 11/05/2022 under case no. ISLR/PART/BAR/SOC/322/2021 issued by the inspector of Survey and land Records, Mapusa Bardez Goa.
- xiii) Conversion Sanad dated 16/03/2023 issued by the Office of the Additional Collector III.
- xiv) Survey Plan of property bearing Survey No. 168/10-A-1 of village Socorro.
- xv) Deed of Sale dated 06/02/2025 duly registered before the Sub Registrar of Bardez under No. BRZ-1-916-2025, dated 13/02/2025.
- xvi) Technical Clearance Order issued by Dy. Town Planner, Town and Country Planning Department, North Goa District, Mapusa Goa, bearing No. TPB/10687/SOC/TCP-2025/5284 dated 09.06.2025.



- xvii) Water availability certificate issued by Asstt Engineer, SD.IV/Work Division II, D.D.W, Department of Drinking water, Alto Porvorim Goa, bearing No. DDW/SD.IV/WD. II/F.13/25-26/229 dated 20.06.2025.
- xviii) Construction License issued by Office of the Village Panchayat Socorro bearing No. VP/SOC/981/2025-2026 dated 09.07.2025.

3) **Flow of title:**

There exists a bigger property denominated "NAQUEM" in the village of Socorro, within the limits of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bardez, under Description No. 15957 of Book-B. No. 41 of the new Series, enrolled under Matriz No. 1631 of the First Circumscription and the houses therein bearing Urban Matriz No. 462, 526 and 528 in the Bardez Taluka Revenue Office, surveyed under Survey Nos. 2/2, 168/10, 242/11, 243/7, 245/1 to 13 and 245/15 to 29 all of the village of Socorro;

The above described bigger property belonged to Camillo Luiz Pinto and his wife, Maria Piedade D'Souza as well as their sons, David Patrocinio Conceicao Pinto, Joaquim Joao Bernardino Pinto, Fr. Guilherme Caitano Pinto and Esmael Eduardo de Velhena Pinto.

Upon the deaths of Camillo Luiz Pinto and his wife, Maria Piedade D'Souza as well as their sons, David Patrocinio Conceicao Pinto, Joaquim Joao Bernardino Pinto, Fr. Guilherme Caitano Pinto and Esmael Eduardo de Velhena Pinto vide Final Order dated 11/11/1896 passed in the Orphanological Inventory Proceedings initiated in the Court of Judicial Division of Bardez the said Bigger property was allotted to Shri. Joao Pinto alias Joao Frias Pinto and his name is inscribed under Land Registration



Office of Bardez Judicial Division under the Inscription No. 11580 of Book- G. No. 17.

By Public Deed dated 31/03/1913 by the Notary of Bardez Judicial Division, Pinto de Meneses, at page 62 of his Notarial Deeds Book No. 271, the said Shrl. Joao Pinto alias Joao Frias Pinto, as bachelor, sold the bigger property to Shrl. Antonio Luiz de Souza, which fact is found recorded under Inscription certificate under No. 11816 of Book-G No. 17 of the Land Registration Office of Bardez Judicial Division.

That Antonio Luiz de Souza expired and upon his death Inventory Proceedings were initiated in the Civil Court of Judicial Division of Bardez and vide Final Order dated 05/09/1942 the said bigger property was transferred and allotted in the favour of Shrl. Januarlo Alberto Clovis de Souza and his wife Smt. Lourdes Pinto Ines Carvalho.

Accordingly names of Shrl. Januarlo Alberto Clovis de Souza and his wife, Smt. Lourdes is found recorded in Inscription certificate under No. 32866 of Book-G. No. 37 of the Land Registration Office of Bardez Judicial Division.

That Shrl. Januarlo Alberto Clovis De Souza alias Clovis De Souza and his wife, Smt. Lourdinha Carvalho e Sousa alias Lourdinha Rita Ines Carvalho e Sousa, mortgaged the bigger property to Ms. Maria Efigenia de Lobo (a spinster) for security of an amount of Rs. 12,000/-, which fact is recorded in the Inscription No. 12285 of Book- C. No. 26 of the Land Registration Office of Bardez Judicial Division;

That vide Order dated 24/03/1960 passed in the Proceedings of Ordinary Execution by the Judicial Court of Bardez, filed against the said Shrl. Januarlo Alberto Clovis de Sousa and his wife, Smt. Lourdinha Carvalho e Sousa alias Lourdinha Rita Menezes Carvalho e Souza, the bigger property



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was attached for recovery of Rs.12,000/- with interest and other dues payable to Ms. Maria Efigenia Do Carmo Lobo (un-married), as recorded in the Inscription No. 17000 of Book-F. No. 19 of the Land Registration Office of Bardez Judicial Division;

That in the Court Auction conducted by the Judicial Court of Bardez in the said Ordinary Execution Proceedings, the bigger property was purchased at the highest bid by one Shri. Jose Ferdinando de Souza alias Ferdinando de Souza.

In the view of above mentioned auction i.e. from 19/04/1967, the bigger property was owned by Shri. Jose Ferdinando de Souza.

Shri. Jose Ferdinando de Souza alias Jose Ferdinando de Souza who was also known as Jose Ferdinand D'Souza alias Ferdinand D'Souza alias Ferdinand De Souza expired on 03/04/1984 leaving behind his widow and moiety sharer Smt. Clotilda D'Souza alias Clotilda Gonsalves, and the following children namely:

- a) Mr. Floyd Francis D'Souza
- b) Ms. Freya D'Souza Gonsalves;

The legal representatives of the said late Shri. Jose Ferdinando D'Souza, namely: (a) Smt. Clotilda D'Souza alias Clotilda Gonsalves (a widow), (b) Mr. Floyd Francis D'Souza and (c) Ms. Freya D'Souza Gonsalves along with her husband, Shri. Joseph Gonsalves as Plaintiffs initiated Special Civil Suit No. 138/1992/A before the Civil Judge Senior Divison, Mapusa, Goa, against Shri. Flavius De Souza brother of late Jose Ferdinando D'Souza, and his wife Smt. Yvette D'Souza wherein said Shri. Flavius De Souza and his wife Smt. Yvette D'Souza are arrayed as Defendants, claiming that the entire property



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was not solely owned by late Jose Ferdinando D'Souza but was also owned by his above said brother, Shri. Flavius De Souza.

In the said Special Civil Suit No. 138/1992/A, said legal representatives of late Jose Ferdinando D'Souza sought for partition, inter alias, of the entire property.

Vide the Judgment and Preliminary Decree dated 22/06/1993 passed by the Civil Judge, Senior Division of Mapusa, Goa, in the said Special Civil Suit No. 138/1992/A, the said entire property was ordered to be partitioned by metes and bounds through a Commissioner allotting half part to the Shri. Flavius De Souza and his wife Smt. Yvette D'Souza and other half part to the legal representatives of the said late Shri. Jose Ferdinando D'Souza, namely, (a) Smt. Clotilda D'Souza alias Clotilda Gonsalves (a widow), (b) Mr. Floyd Francis D'Souza and (c) Ms. Freya D'Souza Gonsalves along with her husband, Shri. Joseph Gonsalves.

That the report of the Commissioner identified said Part-A of the entire property in the Plan annexed to his report, which shows that it is the eastern part of the entire property bearing Survey No. 168/10, the western part thereof identified under Letter-B and the said eastern part identified under Letter-A is bounded on the East, West and North by roads, the western & northern roads identified as forming part of the entire property bearing Survey No. 168/10;

After receiving report of the Commissioner, the said Court in its continued Judgment, Order and Decree dated 31/03/1994 partitioned the bigger property including the entire property, into two halves, one half being identified under Letter-A and the other half identified under Letter-B, allotting the properties identified under Letter-A to the Plaintiffs in the said



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suit i.e. Ms. Clotilda D'Souza alias Clotilda Gonsalves (a widow), Mr. Floyd Francis D'Souza, Mrs. Freya D'Souza Gonsalves & her husband, Shri. Joseph Gonsalves;

That vide Order dated 20/08/1998 passed in Partition Case No. 15/195/96/Part/Land by the Deputy Collector & Sub-Divisional Officer, Mapusa, Goa, the said eastern part under Letter-A of Survey No. 168/10 of village Socorro of Bardez Taluka, is separated from the said survey holding by allotting new Survey No. 168/10-A for an area of 15,368 square meters;

Upon death of Jose Ferdinando de Souza, Inventory Proceedings No. 381/08/E initiated by Shri. Floyd Francis D'Souza before the Civil Judge, Junior Division at Mapusa, for partition of the assets of late Jose Ferdinando de Souza wherein the said Property listed under Item No. 3 of the amended List of Assets, being the land bearing Land Registration Description No. 15957 of Book-B. No. 41 and Survey No. 168/10-A of the village of Socorro is found allotted to the heir, Shri. Floyd Francis D'Souza and his wife Smt. Winifred Bernadette Sunita D'Souza finalized by order of the Court dated 09/10/2009 read with Order dated 27/04/2012 and further read with Order dated 11/10/2019.

In view of the devolution of rights mentioned hereinabove, Shri. Floyd Francis D'Souza and his wife Smt. Winifred Bernadette Sunita D'Souza became owners in possession of the said property.

In Form I & XIV of Survey No. 168/10-A of village Socorro names of Shri. Floyd Francis D'Souza and his wife Smt. Winifred Bernadette Sunita D'Souza are recorded in occupant's column under Mutation no. 50019.



That vide Deed of Sale dated 09/06/2021 duly registered before the Sub Registrar of Bardez under No. BRZ-1-2124-2021, Book 1 Document dated 15/06/2021 executed between Shrl. Floyd Francis DSouza alias Floyd Ferdinand Dsouza alias Flyod Desouza and his wife Smt. Winifred Bernadette Sunita DSouza alias Winifred Floyd Desouza alias Winifred Desouza as "VENDORS" and Nanu Estates Private Limited as "PURCHASER" in respect of plot admeasuring 5,817 square meters forming eastern part of the said Property admeasuring 15,368 square meters, bearing new Survey No. 168/10-A of village Socorro of Bardez Taluka, forming eastern part of the entire property i.e western part of the bigger property denominated "NAQUEM", locally known as "ARADHI", described in the Land Registration Office of Bardez at Mapusa, Goa, under Description No. 15957 of Book-B. No. 41 of the new Series, surveyed under Survey No. 168/10 of village Socorro, having an area of 35,700 square meters, situated in the village of Socorro within the limits of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa.

In the view of above said Deed of Sale dated 09/06/2021 Nanu Estates Private Limited became the absolute owners of the said Plot.

As per Order dated 11/05/2022 under case no. ISLR/ PART/ BAR/SOC /322 /2021 issued by the Inspector of Survey and land Records, Mapusa Bardez Goa the Said Plot admeasuring 5817 sq. mtrs. was partitioned and separate survey bearing Survey No. 168/10-A-1 was allotted to the Said Plot.

Conversion Sanad dated 16/03/2023 under no. CAD3BAR09-22-308/438 issued by the Office of the Additional Collector III and granted permission to use the area admeasuring 5817 sq. mts. bearing survey no. 168/10-A-1 of village Socorro of Bardez Taluka for residential with 50 FAR.



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It is evident that vide Deed of Sale dated 06/02/2025 duly registered before the Sub Registrar of Bardez under No. BRZ-1-916-2025, dated 13/02/2025 Nanu Estates Private Limited sold to M/s Devashri Nirman Limited Liability Partnership said Plot admeasuring 5,817 square meters, bearing Survey No. 168/10-A-1, forming eastern part of the Property admeasuring 15,368 square meters, bearing Survey No. 168/10-A of village Socorro of Bardez Taluka, forming eastern part of the entire property i.e. western part of the bigger property denominated "NAQUEM", locally known as "ARADHI", described in the Land Registration Office of Bardez at Mapusa, Goa, under Description No. 15957 of Book-B. No. 41 of the New Series, surveyed under Survey No. 168/10 of village Socorro, having an area of 35,700 square meters, situated in the village of Socorro within the limits of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa.

After the purchase of Said Plot M/s Devashri Nirman Limited Liability Partnership carried out mutation and name of M/s Devashri Nirman Limited Liability Partnership is found recorded in form I & XIV of Survey No. 168/10-A-1 of Socorro Village of Bardez Taluka.

There are no names found recorded in tenant and other right column in form I & XIV of Survey No. 168/10-A-1 of Socorro Village of Bardez Taluka.

M/s Devashri Nirman Limited Liability Partnership proposed to construct residential Villas in the Said Plot and has obtained following permissions/licenses from the concerned authorities.

i) Technical Clearance Order issued by Dy. Town Planner, Town and Country Planning Department, North Goa District, Mapusa Goa, bearing No. TPB/10687/SOC/TCP-2025/5284 dated 09.06.2025.





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ii) Water availability certificate issued by Asstt Engineer, SD.IV/Work Division II, D.D.W, Department of Drinking water, Alto Porvorim Goa, bearing No. DDW/SD.IV/WD. II/F.13/25-26/229 dated 20.06.2025.

iii) Construction License issued by Office of the Village Panchayat Socorro bearing No. VP/SOC/981/2025-2026 dated 09.07.2025.



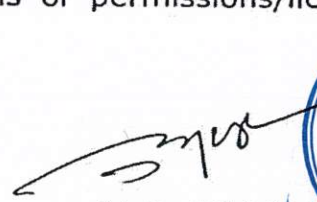
CERTIFICATE

I have examined the title deeds of the Said Plot admeasuring 5,817 square meters, bearing new Survey No. 168/10-A-1, forming part of the property denominated "NAQUEM", locally known as "ARADHI", described in the Land Registration Office of Bardez at Mapusa, Goa, under Description No. 15957 of Book-B. No. 41 of the new Series, surveyed under Survey No. 168/10-A-1 of village Socorro, within the limits of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa.

I certify that M/s Devashri Nirman Limited Liability Partnership is the absolute owner of the Said Plot and also have required permission from Town and Country Planning Department, Mapusa Goa and Construction License from Village Panchayat Socorro and therefore are legally entitled to carry construction in the Said Plot in terms of permissions/license and approved plans.

Place: Panaji Goa

Date: 30.07.2025


(Adv. Nikhil Vaze)

