

ASHVETA A. RAIKAR, Advocate

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CERTIFICATE OF TITLE

Ref: File of: **MR. VISHNU SITARAM PRABHU NASNODKAR**

I. DESCRIPTION OF DOCUMENTS SCRUTINIZED:-

Sr.No.	Date of Documents	Name of Document	whether original /certified /true copy/ Photocopy
1	23/03/1981	Deed of Sale duly registered before Sub Registrar of Salcete at Margao under Reg. No. 368 at pages 173 to 180 of Book No. I, Vol. No. 349 dated 06/07/1981 along with Survey Plan.	Photocopy
2	07/09/2015	Deed of Succession recorded at pages 35 to 37 reverse of Deeds No. 48	Photocopy
3	30/03/2022	Technical Clearance Order bearing Ref. No. TPM/3266/Ben/145/3P/2022/1638	Photocopy
4	29/06/2022	Construction Licence No. VPCB/12/2022-2023	Photocopy
5	22/08/2022	Form I & XIV under Survey No. 145/3-A	Photocopy
6	28/11/2020	Approved Construction Plan	Photocopy
7	10/01/2023	Deed of Sale duly registered before Sub Registrar of Salcete at Margao under Book-1 Document, Reg. No. MGO-1-225-2023 dated 17/01/2013	Photocopy
8	17/01/2023	Sanad bearing Ref. No. CADISAL09-22-101/233	Photocopy
9		Matriz certificate no. 492	Photocopy
10	20/1/2023	Form 1 & 14 under Survey no. 145/3-A	Photocopy

II. DESCRIPTION OF PROPERTY/ PROPERTIES:-SCHEDULE I

ALL THAT Plot of Land is the middle portion of a landed property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaulim, Salcete-Goa, which property is not registered in the Land Registration Office of Salcete at Margao but the same is registered in the Land Revenue Roll (Matriz Predial) of Margao u/no. 492, and is surveyed Survey No. 145, Sub Div. No. 3, in the Village of Benaulim, Salcete-Goa, admeasuring 1225sq.mts. which is constituting a separate and distinct property is as such bounded as under:

EAST: by the property of Bemedios Joao Fernandes,

WEST: by the water drain,

NORTH: by Margao Benaulim public road and

SOUTH: by the properties presently held by Algira Fernandes, Divina Silva and others.

DESCRIPTION OF THE SAID PLOT: SCHEDULE-II

ALL THAT SAID PLOT' admeasuring 1188sq.mts.which is part of the property known as "landed property known as "SALBATA" or SURIBATA" situated at the

ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaulim, Salcete-Goa, more fully described in SCHEDULE-I under survey no. 145/3-A herein above which is constituting a separate and distinct property is as such bounded as under,
EAST: by the property of Bemedios Joao Fernandes,
WEST: by the water drain,
NORTH: by Margao Benaulim public road and
SOUTH: by the properties presently held by Algira Fernandes, Divina Silva and others.

III. Office Searches:-

I have given searches in the offices of the Land Registrar/ Sub Registrar/ Salcete/Land Revenue Office.

III. FLOW OF TITLE:-

Whereas there exists Plot of Land in the middle portion of a landed property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaulim, Salcete-Goa, which property is not registered in the Land Registration Office of Salcete at Margao but the same is registered in the Land Revenue Roll (Matriz Predial) of Margao u/no. 492, and is surveyed Survey No. 145, Sub Div. No. 3, in the Village of Benaulim, Salcete-Goa, admeasuring 1225sq.mts. which is more fully described in SCHEDULE-I. Herein after referred as 'SAID PROPERTY'.

And whereas the SAID PLOT originally belonged to said Smt. Lira Luizia Noronha e Lobo, Shri. Luis Jose Ernani Tadeu Floriano Serafino de Perpetuo Socorro Noronha e Lobo, Smt. Alina Terezinha Noronha e Lobo, Smt. Ana Carenine Noronha Lobo, Shri Camilo Cunha, Smt. Maria Ceslana Catrina Noronha Lobo e Gouveia, Shri George Antonio Gaueia, Shri. Joao Alano Noronha e Lobo, Miss. Salvia Maria Leila Noronha e Lobo and Shri. Antonio Arul Noronha e Lobo.

And whereas in the said plot there was a mundcarial house of the said MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO, MR. ALVITO A M ARAUJO, MR. FILIPE FERNANDES, MRS. TEREZA PASQUELINA FERNANDES, MR. WILSON ROBERT AGNELO GONSALVES, MR. DOMNIC SAVIO FERNANDES and MR. SILVER FERNANDES.

And whereas the said Smt. Lira Luizia Noronha e Lobo, Shri. Luis Jose Ernani Tadeu Floriano Serafino de Perpetuo Socorro Noronha e Lobo, Smt. Alina Terezinha Noronha e Lobo, Smt. Ana Carenine Noronha Lobo, Shri Camilo Cunha, Smt. Maria Ceslana Catrina Noronha Lobo e Gouveia, Shri George Antonio Gaueia, Shri. Joao Alano Noronha e Lobo, Miss. Salvia Maria Leila Noronha e Lobo and Shri. Antonio Arul Noronha e Lobo sold the 'Said Property' admeasuring 1225 sq mts described in SCHEDULE-I to Shri. Jeronimo alias Jeronio Fernandes and Smt. Filomena Marques who are parents of MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO, MR. ALVITO A M ARAUJO, MR. FILIPE FERNANDES, MRS. TEREZA PASQUELINA FERNANDES, MR. WILSON ROBERT AGNELO GONSALVES, MR. DOMNIC SAVIO FERNANDES and MR. SILVER FERNANDES via Deed of Sale dated 23/3/1981 in the office of the Sub Registrar of Salcete under No. 368 of pages 173 to 180 of Book No. I, Volume No. 249 dated 6/7/1982.

And whereas said Shri. Jeronimo Fernandes and Smt. Filomena Marques expired leaving behind the said MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO, MR. ALVITO A M ARAUJO, MR. FILIPE FERNANDES, MRS. TEREZA PASQUELINA FERNANDES, MR. WILSON ROBERT AGNELO GONSALVES, MR. DOMNIC SAVIO FERNANDES and MR. SILVER FERNANDES who are the legal heirs via Deed of Succession dated 07/09/2015 before Sub Registrar of Canacona at pages 35 to 37 reverse of Notarial Book of Deeds no. 48 dated 18/11/2015.

And whereas the said MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO, MR. ALVITO A M ARAUJO, MR. FILIPE FERNANDES, MRS. TEREZA PASQUELINA FERNANDES, MR. WILSON ROBERT AGNELO GONSALVES, MR. DOMNIC SAVIO FERNANDES and MR. SILVER FERNANDES have done the separate Partition under Case no. 3/ISLR/PART/BENA/684/22/1184 dated 19/07/2022 under Survey no. 145/3-A admeasuring 1188sq.mts.

And whereas the MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO, MR. ALVITO A M ARAUJO, MR. FILIPE FERNANDES, MRS. TEREZA PASQUELINA FERNANDES, MR. WILSON ROBERT AGNELO GONSALVES, MR. DOMNIC SAVIO FERNANDES and MR. SILVER FERNANDES has mutated the said Plot wherein the name of all the legal heirs of Shri. Jeronimo Fernandes is figuring in the occupants column of Form 1 & 14 under Survey no. 145/3-A admeasuring 1188sq.mts. under Mutation no. 94018.

And whereas after partition now **'Said Property' admeasures an area of 1188 sq.mts.** which is surveyed under survey no. 145/3-A which is part of the said property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaulim, Salcete-Goa described in the SCHEDULE-II, herein after referred to as SAID PLOT.

And whereas the MR. VISHNU SITARAM PRABHU NASNODKAR owner of M/S SAIDHAM BUILDER & DEVELOPERS approached the MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO, MR. ALVITO A M ARAUJO, MR. FILIPE FERNANDES, MRS. TEREZA PASQUELINA FERNANDES, MR. WILSON ROBERT AGNELO GONSALVES, MR. DOMNIC SAVIO FERNANDES and MR. SILVER FERNANDES with a proposal that he will construct such commercial and residential building in the said Plot after obtaining all required permissions, licences, approvals etc at his own costs and expenses and some premises there shall be allotted to the MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO, MR. ALVITO A M ARAUJO, MR. FILIPE FERNANDES, MRS. TEREZA PASQUELINA FERNANDES, MR. WILSON ROBERT AGNELO GONSALVES, MR. DOMNIC SAVIO FERNANDES and MR. SILVER FERNANDES being owner of the said property and some to the MR. VISHNU SITARAM PRABHU NASNODKAR owner of M/S SAIDHAM BUILDER & DEVELOPERS towards his services and carrying out such construction.

And whereas the MR. VISHNU SITARAM PRABHU NASNODKAR owner of M/S SAIDHAM BUILDER & DEVELOPERS has already for construction of such building obtained required Technical Clearance Order under Ref. No. TPM/32966/Ben/145/3P/2022/1638 dated 30/3/2022 along with approved plan and

Construction Licence under Ref. no. VPCB/12/2022-2023 dated 29/06/2022 from the Village Panchayat Cana Benaullim.

And whereas the MR. VISHNU SITARAM PRABHU NASNODKAR owner of M/S SAIDHAM BUILDER & DEVELOPERS has approached the MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO, MR. ALVITO A M ARAUJO, MR. FILIPE FERNANDES, MRS. TEREZA PASQUELINA FERNANDES, MR. WILSON ROBERT AGNELO GONSALVES, MR. DOMNIC SAVIO FERNANDES and MR. SILVER FERNANDES to sell the 'Said Property' admeasuring an area of 1188sq.mts. and hereinafter referred to as "SAID PROPERTY" described in the SCHEDULE-II.

And whereas executed Deed of Sale dated 10/02/2023 duly registered before Sub Registrar of Salcete at Margao under Book-1 Document, Reg. No. MGO-1-225-2023 dated 17/01/2013.

And whereas the said name of VISHNU SITARAM PRABHU NASNODKAR name has been mentioned in the Occupants column of Form 1 & 14 of 145/3-A.

SCHEDULE I

ALL THAT Plot of Land is the middle portion of a landed property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaullim, Salcete-Goa, which property is not registered in the Land Registration Office of Salcete at Margao but the same is registered in the Land Revenue Roll (Matriz Predial) of Margao u/no. 492, and is surveyed Survey No. 145, Sub Div. No. 3, in the Village of Benaullim, Salcete-Goa, admeasuring 1225sq.mts. which is constituting a separate and distinct property is as such bounded as under:

EAST: by the property of Bemedios Joao Fernandes,

WEST: by the water drain,

NORTH: by Margao Benaullim public road and

SOUTH: by the properties presently held by Algira Fernandes, Divina Silva and others.

SCHEDULE-II

ALL THAT SAID PLOT' admeasuring 1188sq.mts. which is part of the property known as "landed property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaullim, Salcete-Goa, under Survey no. 145/3-A, more fully described in SCHEDULE-I herein above which is constituting a separate and distinct property is as such bounded as under,

EAST: by the property of Bemedios Joao Fernandes,

WEST: by the water drain,

NORTH: by Margao Benaullim public road and

SOUTH: by the properties presently held by Algira Fernandes, Divina Silva and others.

V. OPINION

From the documents produced I am of the opinion that MR. VISHNU SITARAM PRABHU NASNODKAR owner of M/S SAIDHAM BUILDER & DEVELOPERS has clear and marketable title and are **the absolute owners in possession of the said PLOT'** admeasuring 1188sq.mts. which is part of the property known as "landed property known as "SALBATA" or SURIBATA"

ASHWATA A. RAIKAR
ADVOCATE

situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaulim, Salcete-Goa, under Survey no. 145/3-A.

There is no claim of any minor to the said undivided share.

Urban Land Ceiling Act is not applicable.

Date: 23/01/2023



Ashveta A Raikar
Advocate

ASHVETA A. RAIKAR
ADVOCATE