

**CERTIFICATE OF TITLE**

To,

**RAJDEEP BUILDERS,**

#708-710, 7<sup>th</sup> Floor, Gera Imperium Star,

Near Central Library, Panaji-Goa, 403001.

**1) Name and Address of the Title Holder :-**

**(a) RAJDEEP BUILDERS**, a Proprietorship concerned having their office at 710, 7<sup>th</sup> Floor, Gera Imperium Star, Near Central Library, Patto, Panaji, Goa-403001, owned by **Shri Rajesh Tarkar** along with this wife Smt Deepa Tarkar, resident Penthouse No. 201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Goa-40302.

**2) Description of the property including complete property address as per title documents, Dimension details as per title documents, Area of property as per title documents, Cadastral Survey No. (if applicable) and the Nature of the Land (Residential / Commercial / Industrial) :-**

All that Properly as "**CAZRECHE XIR**" or "**CAZRECHI PATTI**", admeasuring an area of 3125 Sq. Mts., along with an house existing thereon situated at Assnora, Taluka Bardez, District North Goa, State of Goa. The said property is described Under description NO. 15542 of Book G16 new, not enrolled in the Land Revenue Office. The said property is now surveyed under Survey No. 87 Sub Division 6 of Village Assonora-Goa denominated as Auchitwado and bounded as under:-



To the East:-	By the Property bearing Survey No. 87/14 of Village Assnora;
To the West:	By the Property bearing Survey No. 87/5 of Village Assnora;;
To the North:	By the Property bearing Survey No. 87/1 of Village Assnora;&
To the South:	By Road.

(Hereinafter referred as "the said property").

**3) A list of documents studied by me is as under:-**

- a) Inscription and description of the property.
- b) Photocopy Deed of Gift dated 29.04.1937.
- c) Photocopy Deed of Sale Dated 20.02.1967.
- d) Photocopy of Deed of Succession dated 08.12.1999.
- e) Photocopy of Deed of Sale dated 04.03.1997 duly registered before Sub Registrar Bichoim Taluka bearing Registration NO. 2415 of Book No.I, dated 03.04.97
- f) Photocopy of Photocopy of Deed of Sale dated 11.03.1997 duly registered before Sub Registrar Bichoim Taluka bearing Registration NO. 253 of Book No.I, dated 03.04.97.
- g) Photocopy of Decree dated 20.04.2003 passed by the Hon'ble Civil Judge Junior Division at Bicholim in Regular Civil Suit No. 49/1997/C.
- h) Photocopy of the Will dated 19.09.1996.
- i) Photocopy of Judgment & Order dated 05.02.2004 passed by the Hon'ble IInd Additional District Judge, Panaji in Regular Civil Appeal No. 81/2003.
- j) Photocopy of Inventory Proceeding No.32/2004/A passed by the Hon'ble Civil Judge Senior Division at Bicholim in Inventory Proceeding No. 32/2004/A duly registered before the Sub Registrar of Bardez at Mapusa bearing registration No.1631 at pages 188 to 200 of Book No.I, Volume No. 1590 dated 27.03.2006.
- k) Photocopy of Deed of Sale dated 09.06.2010 duly registered before the Sub Registrar of Bardez at Mapusa at Book-1, Document, bearing registration No. BRZ-BK1-02922-2011 AT cd Number BRZD187 dated 14.06.2011.
- l) Photocopy of Form 9 dated 23.10.2018.
- m) Photocopy of From 3.
- n) Photocopy of Form I & XIV dated 10.07.2018.
- o) Photocopy of Form I & XIV dated 11.10.2018.



- p) Photocopy of Survey Plan dated 05.06.2013.
- q) Photocopy of Nill Certificate of Encumbrance on property dated 11.01.2019.
- r) Photocopy of Nill Certificate of Encumbrance on property dated 01.01.2019.
- s) Photocopy of Electricity Bill dated 16.10.2019.
- t) Photocopy of House tax receipt dated 08.07.2019 issued by the office of Village Panchayat of Assnora for H.No. 445/1.
- u) Photocopy of the Deed of Sale dated 30.09.2021 duly registered before the Sub registrar at Bardez Taluka at Mapusa at Book-1, Document, bearing Registration No. BRZ-1-3427-2021 DATED 30.09.2021.
- v) Photocopy of the Nill Certificate of Encumbrance on Property dated 13.10.2021.

#### 4) History of the property (Flow of Title):-



All that Properly as **"CAZRECHE XIR"** or **"CAZRECHI PATTI"**, admeasuring an area of 3125 Sq. Mts., along with an house existing thereon situated at Assnora, Taluka Bardez, District North Goa, State of Goa. The said property is described Under description NO. 15542 of Book G16 new, not enrolled in the Land Revenue Office. The said property is now surveyed under Survey No. 87 Sub Division 6 of Village Assnora-Goa denominated as Auchitwado and bounded as under:-

To the East:-	By the Property bearing Survey No. 87/14 of Village Assnora;
To the West:	By the Property bearing Survey No. 87/5 of Village Assnora;;
To the North:	By the Property bearing Survey No. 87/1 of Village Assnora;&
To the South:	By Road.

(Hereinafter referred as **"the said property"**).

**That the said property** was inscribed in favour of **MATIAS FRANCISCO COSME MENDONCA** and **JULIA ARCANGELA REGINA ANTONIA MENDONCA** under Inscription No. 11673 and described under No. 15542 OF B-40.

**That the said property** was further Inscribed in favour of **JOAO LOURENCO DE MENDONCA** commonly known as **CARIDADE** and his wife **Maria Florinda Fonseca** under Inscription No. 6759 and described



under No. 15542 OF B-40, who had reserved for themselves usufruct rights and vide Gift dated 29.04.1967 drawn by the Notary Public of Judicial Division of Bardez, Dorez Lobo at Golio 18 overleaf of Book No. 355 gifted the said property to **MATIAS FRANCISCO COSME MENDONCA** and **JULIA ARCANGELA REGINA ANTONIA MENDONCA**.

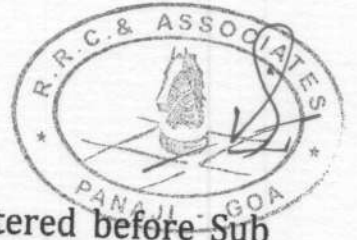
Thus it is crystal clear that the said property was Inscribed in favour of said **MATIAS FRANCISCO COSME MENDONCA** and **JULIA ARCANGELA REGINA ANTONIA MENDONCA** and the said is described in the Description No. 15542 of B-40.

That if one peruses **Deed of Gift dated 29.04.1937** drawn up partly at folio 18 reserve, folios 19, 19 reserve, 20, 20 reserve and partly at 21 of Book No. 355 of the year 1937 of the Notary Public of Bardez, one **Joao Lourenco de Mendonca** alias **Caridade** and his wife **Maria Florinda Fonseca** as First Part, **Matias Francisco Cosmo Mendonca**, as Second Part (Unmarried) gifted the said property to **Matias Francisco Cosmo Mendonca** and **Julia Arcangela Regina Antonia Mendonca** **IN EQUAL PARTS**. (Their name is reflecting on Inscription Number No. 11673 and described under No. 15542 OF B-40 and also Inscription No. 6759 and described under No. 15542 OF B-40) in the said Gift Deed dated 29.4.1937 both the property "**CAZREACHI XIR**" or "**CAZREACHI PATI**" and "**Ponsachem Batulem**" situated in the Village and parish of Assonora .

That vide **Deed of Sale dated 20.02.1967** said **Matias Francisco Cosmo Mendonca** along with his wife **Smt Teresa Ana Maria Castelino** and **Julia Arcanjela Antonio Regina Mendonca** (since deceased) represented by her husband **George Francis D'Costa**, **Joao Lourenco de Mendonca**, sold transferred alienated the said property to **Maria Claudina De Souza** and **Lucinda Florinda Carneiro e de Souza**.

That said **Lucinda Florinda Carneiro e de Souza** is married to **Dominck de Souza**, that said **Dominck de Souza** expired on 03.11.1995, upon his death **Succession Deed of executed vide Deed of Succession dated 08.12.1999** before the Notary Ex-Officio, Bardez Taluka at Mapusa, wherein it was confirmed that even said **Lucinda Florinda Carneiro e de Souza** expired leaving behind their only son **Shri Augustin Magnus D Souza** as their legal heir / successor.





That vide Deed of Sale dated 04.03.1997 duly registered before Sub Registrar Bichoim Taluka bearing Registration NO. 2415 of Book No.I, dated 03.04.97, one **Shri Augustin Magnus Da Souza, (Unmarried)** sold his rights, title and interest in **the said Property** ie. 50% of the **said property** to **SMT MARTHA FERRAO**.

That Deed of Sale dated 11.03.1997 duly registered before Sub Registrar Bichoim Taluka bearing Registration NO. 253 of Book No.I, dated 03.04.97 **Shri Augustin Magnus Da Souza, (Unmarried)** sold his rights, title and interest in **the said Property** ie. 50% of the **said property** to **SMT MARTHA FERRAO**. (However the said 50% was devolved by said **Maria Claudina De Souza** by Will dated 19.09.1996 to **Andrew Michael Wandeline D Souza** and one **Santana Ubaldo Tome Fernandes**).

That said **SMT MARTHA FERRAO** is married under Law of Communion of Assets with **Shri Agustín Ferrao alias Augustin Magnos Ferrao** and therefore became 50% undivided share holders in **the said property**.

That said **Shri Agustín Ferrao alias Augustin Magnos Ferrao and his wife SMT MARTHA FERRAO** initiated Civil Suit bearing No. 49/1997/C before Civil Judge Junior Division at Bicholim against said **Santana Ubaldo Fernandes alias Santan Ubaldo Fernendes** for declaring said **Santana Ubaldo Fernandes** who was residing in the house situated in **the said property**. However the **said Civil Suit** was dismissed by Decree dated 20.04.2003.

That the said Civil Suit was challenged before the District Court in the II<sup>nd</sup> Additional District Judge, Panaji in Regular Civil Appeal No. 81/2003. That by Judgment & Order dated 05.02.2004 passed by the Hon'ble II<sup>nd</sup> Additional District Judge, Panaji in Regular Civil Appeal No. 81/2003 the same was dismissed.

That thereafter vide Deed of Sale dated 09.06.2010 duly registered before the Sub Registrar of Bardez at Mapusa at Book-1, Document, bearing registration No. BRZ-BK1-02922-2011 AT cd Number BRZD187 dated 14.06.2011, said **Santana Ubaldo Fernandes** being Bachelor sold transferred his share in the said property to **Smt Martha Ferrao**. (However it is mentioned in the Deed that the share of **Santana Ubaldo Fernandes** is 50% i.e 1562.50 Sq. Mts., which is not correct, that as per Deed of Sale dated 20.02.1967 said property came to be devolved to **Maria Claudina De Souza** and **Lucinda Florinda**





Carneiro e de Souza, as the 50% share of Lucinda Florinda Carneiro e De Souza is already owned by said Smt Martha Ferrao, however the 50% Share in the said property was with said Maria Claudina De Souza, who vide Will dated 19.09.1996 had bequeathed her share to Andrew Michael Wandeline D Souza and Santana Ubaldo Tome Fernandes, therefore her 50% share in the said property came to be devolved to Andrew Michael Wandeline D Souza and Santana Ubaldo Tome Fernandes, However said Santana Ubaldo Tome Fernandes have sold his rights of 25% share in the said property to Smt Martha Ferrao, said Andrew Michael Wandeline D Souza 25% share in the said property is still remains with said Andrew Michael Wandeline D Souza).

That in the Deed of Sale dated 09.06.2010 it is mentioned that the Land registered in the Land Registration number under Inscription NO. 15542 of Book G-16, however it is a typographical error and since the Vendor has expired the same can be ignored. However the Survey Number is correctly mentioned.

That vide Inventory Proceedings No. 32/2004/A initiated before the Civil Judge Senior Division at Bicholim, said property was devolved / allotted to Said **Augustin Magnis D'Souza**.

That Form I & XIV is in the name of Martha Ferrao bearing Survey No. 87/6 of Village Assonora area admeasuring 3125 Sq. Mts, However the name of said **Andrew Michael Wandeline D Souza is not figuring in the said survey / revenue records.**

That the house existing in the said property is in the name of said Maria C D'Souza along with the electricity connection, which is still in the previous owners name and the same has not been transferred till date.

That as per Nill Certificate of Encumbrance on Property dated 11.01.2019 issued by the Civil Registrar Cum Registrar, Bicholim and as per Nill Certificate of Encumbrance on Property dated 01.01.2019 issued by the Civil Registrar Cum Registrar, Bardez Taluka at Mapusa, **the said property** admeasuring an area of 3125 Sq. mts., is free from all encumbrances.

That vide **Deed of Sale dated 30.09.2021** duly registered before the Sub registrar at Bardez Taluka at Mapusa at Book-1, Document, bearing Registration No. BRZ-1-3427-2021 DATED 30.09.2021, said Smt Martha A Ferrao and her husband Shri Agostinho Ferrao sold, transferred alienated all their rights, title and interest in **the said**

property to **RAJDEEP BUILDERS**, a Proprietorship concerned owned by **Shri Rajesh Tarkar**.

That said **Shri Rajesh Tarkar** is married under the Law of Communion of Assets with **Smt Deepa Tarkar**. Therefore said **RAJDEEP BUILDERS**, a Proprietorship concerned owned by **Shri Rajesh Tarkar** along with this wife **Smt Deepa Tarkar**, became absolute owners and in possession of the said property.

That as per the Nill Certificate of Encumbrance on Property dated 13.10.2021 the said property is free from all encumbrance, since 30.09.2021 to 08.10.2021.

5) Based on the documents produced for my perusal which are enlisted herein above and the certification regarding the said property is made by me entirely on documents produced to me, I hereby declare that.

- a. I have perused the documents enlisted and Confirm purely on document produced to me, that **RAJDEEP BUILDERS**, a Proprietorship concerned owned by **Shri Rajesh Tarkar** along with this wife **Smt Deepa Tarkar** have & holds absolute, valid and marketable title to the said Property.
- b. I further confirm that the said **RAJDEEP BUILDERS**, a Proprietorship concerned owned by **Shri Rajesh Tarkar** along with this wife **Smt Deepa Tarkar**, have acquired valid title to the said property.
- c. I hereby ascertain that there are no pending tenancy disputes and that there are no compensation claims payables in respect of the said Property to be mortgaged.
- d. I hereby certify that the Land Ceiling Act, Minor interest in property does not apply the property in question.

Place: Panaji.

Date: 23.10.2021



(Raviraj Chodankar)

Advocate

**Raviraj Chodankar**  
Advocate  
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Next to Central Library,  
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