

CERTIFICATE OF TITLE

I.- Description of the property

All that land admeasuring 2445m² bearing Sy.no.530/10 of Village Anjuna identified as "BATULEM" or "GAUNCHI ARADY" situated at Anjuna, within the limits of Village Panchayat Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa; which property is described in the office of Land-Registrar Bardez under no.40874 of Book B-105 and enrolled in Taluka Revenue Office under Matriz no.768.

The said Plot is bounded as under:-

Towards the North:-By Sy.no.530/7 and 8 of Anjuna

Towards the South:-By Sy.no.530/1 of Anjuna

Towards the East:- By Public Road

Towards the West :-By Property bearing

Sy.no.530/7 of Anjuna.

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED

(i)-Certificates of Description and Inscription from Land Registrar Ilhas.

(ii)-Cadastral Survey Certificate from Land Survey.

Smt.

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- (iii) Form I and XIV of Sy.no.530/10 of Anjuna.
- (iv) Deed of Sale dated 07-02-1911 drawn before Notary Joao Copertino de Caridade Frias.
- (v) -Deed of Division dated 7-1-1959 drawn before Notary Camilo Souza.
- (vi) -Deed of Sale dated 16-12-1914 drawn before Antonio Tamaturgo Leonardo Reis Pio Pereira.
- (vii) Deed of Gift dated 22-12-1959 drawn before Notary Guilherme Lobo.
- (viii) Deed of Gift dated 16-9-1954 in the Office of Notary Guilherme Lobo.
- (ix) .-Deed of Succession dated 18-7-2014 drawn at page 80 to 82 of book 42 in the Office of Notary Ex-Officio Sub-Registrar of Canacona.
- (x) .-Deed of Relinquishment dated 14-1-2015 drawn at page 88 of book 44 in the Office of Notary Ex-Officio Sub-Registrar of Canacona.
- (xi) - Deed of Succession dated 30-8-2017 drawn at folio 62 of book 28 in the Office of Notary Ex-Officio Sub-Registrar of Sattari.
- (xii) Memorandum of Understanding dated 26-2-2018 between Anandi Mrityunjay Saunto and others and Shivshankar Anant Mayekar.

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(xiii)-Deed of Sale dated 17-11-2018 registered under book I Doc.Reg. no.BRZ-BK1-04975-2018 CD NO.BRZD805 in the Office of Sub-Registrar Bardez.

(xiv)-Extract of Civil Suit in the Court of Civil Judge Senior Division at Mapusa.

(xv).- Extract of Inv. Pro. 221/2014/B in the Court of Civil Judge Senior Division at Mapusa.

III.- FLOW OF TITLE

On perusal of the abovelisted documents produced on record I confirm that on 07-02-1911 Fr. Manuel Crisostomo Aristeas De Souza purchased the said property bearing description no.6583 of book B-17 from Diogo Joao Alberto de Santos, in the status of unmarried.

In terms of the above it is inscribed in the name of Fr. Manuel Crisostomo Aristeas De Souza Magalhaes under no.37854 at folio 108 of book G-41 in the Office of Land Registrar Bardez.

By a Deed of Sale dated 26-04-1914 Fr. Manuel Crisostomo Aristeas De Souza Magalhaes sold 800sq.mts. on the Eastern side to Shri Damodar Saunto; which Deed was registered before Antonio Tamaturgo Leonrado Reis Pio Pereira

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On 16-09-1954 the said Shri Damodar Saunto with his wife Jaivanti gifted the said property admeasuring 800sq.mts to his son Mrutunjay Damodar Saunto; which Deed was drawn before the Notary Guilerme Lobo of Mapusa.

On 16-12-1914 Fr. Manuel Crisostomo Aristeas De Souza Magalhaes sold 245m2 of the Eastern side of the said property to Anant Damodar Saunto or Colcar; which Deed is drawn before Notary Antonio Tamaturgo Leonard Reis Pio Pereira.

On 22-12-1954 the said Anant Damodar Colcar alias Colcar bachelor gifted 2450m2 of the said property to his brother Mrityunjay Damodar Saunto; which Deed is drawn before Guilherme Lobo.

On 18-4-1970 the said Mrityunjay Damodar Saunto died being survived by his wife Anandi and his two children (a) Yeshwant Mrityunjay Saunto married to Meenakshi and Neela Mrityunjay Saunto married to Kishor Teli as confirmed by deed of Succession dated 18-7-2014.

Thereafter on 14-1-2015 Smt. Anandi Mrityunjay Saunto and Neela Mrityunjay Saunto and Kishor Teli relinquished their right of inheritance.

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Then by Deed of Succession dated 30-08-2017 again Yeshwant Sawant is declared as the heir of Mrutungjay Saunto.

On 26-2-2018 Smt. Anandi Mrityunjay Saunto with Yeshwant Mrityunjay Saunto and Meenaxi Mrityunjay Saunto entered into a Memorandum of Understanding with Shivshankar Mayekar for sale of the said property.

By Consent Terms dated 11-9-2018 the Suit filed by Smt. Anandi Mrityunjay Saunto and others was decreed.

Inventory Proceedings filed by Joao Minguel Alvares Lobo only deals with 1/2 the share in the property.

By a Deed dated 17-11-2018 the said Smt. Anandi Mrityunjay Saunto, Yeshwant Mrityunjay Saunto with his wife Meenaxi Mrityunjay Saunto and Joao Miguel Alvares Lobo alias Michael Lobo with his wife Joyce Judith Lobo alias Joyce Judith D'Souza and Delicia Lobo e Braganca alias Delicia Braganza with her husband Luciano Natividade Braganza sold the property admeasuring 2445m2 to Ashray Real Estate Developers; which Deed is duly registered in the Office of Sub-Registrar Bardez.



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IV.- OPINION

In the above circumstances I confirm that Ashray Real Estate Developers has and hold absolute, valid and marketable title to the said Plot.

Panaji, 20-10-2020.



Adv. S.S. Naik

CERTIFICATE OF TITLE

I.- Description of the property

All that part and parcel of land admeasuring 1280sq.mts bearing Survey no.530/10-A being a part of Sy.no.530/10 of Village Anjuna identified as "BATULEM" or 'MOLLOY' or 'BAILEMMOLI" or 'GAUNCHY ARADY' also known as "GAUNCHI ARADY" situated at Anjuna, within the limits of Village Panchayat Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa; which property is described in the office of Land-Registrar Bardez under no.6583 at folio 297 of Book B-17 (New) and is not enrolled in Taluka Revenue Office.

The said Plot surveyed under no.530/10-A is bounded as under:-

Towards the North:-By remaining part of Survey no.530/10 of the same property.

Towards the South:-By Survey no.530/11 and 530/11-A of Village Anjuna

Towards the East:- By Public Road

Towards the West :-By Survey no.530/10

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED

(i)-Certificates of Description and Inscription from Land Registrar Bardez.

(ii)-Form I and XIV of Survey no.530/10-A of Village Anjuna

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- (iii)- Deed of Sale dated 07-02-1911 drawn before Notary Joao Copertino de Caridade Frias.
- (iv).-Deed of Declaration of Division and Discharge dated 26-4-1914 drawn before the notary, Division of Bardez Shri Antonio Tamaturgo Leonard Reis Pio Pereira.
- (v).- Deed of Gift, Discharge and Consent dated 16-9-1954 drawn before the notary, Division of Bardez Shri Antonio Tamaturgo Leonard Reis Pio Pereira.
- (vi)-Deed of Gift, Discharge and Consent dated 16-9-1954 drawn before the Notary of Bardez Guilherme Diogo Jose Conceicao das Dores Lobo.
- (vii)-Deed of Gift, Discharge and Consent dated 22-12-1954 drawn before the Notary of Bardez Guilherme Diogo Jose Conceicao das Dores Lobo.
- (viii)- Deed of Sale dated 22-9-2014 registered under book I Doc.Reg. no.BRZ-BK1-04211-2014 CD no. BRZD732 in the Office of Sub-Registrar Bardez.
- (ix)-Deed of Relinquishment dated 14-1-2015 drawn at pages 88 to 89 reverse of book 44 in the Office of Notary Public Ex-Officio Canacona Goa.
- (x)- Deed of Sale dated 02-11-2015 registered under book I Doc.Reg. no.BRZ-BK1-08541-2015 CD no.BRZD774 in the Office of Sub-Registrar Bardez.
- (xi).- Deed of Sale dated 15-12-2015 registered under book I Doc.Reg. no.BRZ-BK1-09256-2015 CD no.BRZD775 on 16-12-2015 in the Office of Sub-Registrar Bardez.
- (xii).- Deed of Sale dated 15-12-2015 registered under book I Doc.Reg. no.BRZ-BK1-09257-2015 CD no.BRZD775 on 16-12-2015 in the Office of Sub-Registrar Bardez.
- (xiii)-Deed of Succession dated 30-8-2017 drawn at pages 62 to 64 of book 20 on 30-8-2017 in the Office of Notary Public Ex-Officio Sattari Goa.



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(xiv) Partition Order dated 19-8-2018 passed by the Dy. Collector under case no.15/55/2016/Part/Land.

(xv)-Reg. Civil Suit no.199/2018/B in the Court of Civil Judge Senior Division at Mapusa Bardez Goa along with Consent Decree dated 11-9-2018.

(xvi)-Technical Clearance Order under no.TPB/5048/ANJUNA/TCP-20/2341 dated 26-06-2020 from the Office of The Additional Collector-III, Town and Country Planning Department, District Level Office, (North) Mapusa Bardez Goa.

(xvii) Sanad under no.4/12/CNV/AC-III/2019/630 dated 21-07-2020 from the Office of The Additional Collector-III, Town and Country Planning Department, District Level Office, (North) Mapusa Bardez Goa.

(xviii).-Construction License under no.VP/ANJ-CAI/2020-2021/1072 dated 06-08-2020 from the Office of the Village Panchayat of Anjuna-Caisua Bardez Goa.

(xix)- Survey Plan.

III.- FLOW OF TITLE

On perusal of the abovelisted documents produced on record I confirm that the said property belonged to Fr. Manuel Crisostomo Aristeas De Souza having purchased the same from Diogo Joao Alberto de Santos (bachelor) vide Deed of Sale dated 07-02-1911 drawn at pages 193 of Book 122 before the Notary Joao Copertino de Caridade Frias at Mapusa Bardez Goa.

In terms of the above the said property is thus inscribed in the name of Fr. Manuel Crisostomo Aristeas De Souza Magalhaes under no.37854 at folio 108 of book G-41 in the Office of Land Registrar Bardez.



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By a Deed of Sale dated 26-04-1914 Fr. Manuel Crisostomo Aristeas De Souza Magalhaes sold 800sq.mts. on the Eastern side to Shri Damodar Saunto; which Deed was registered before Antonio Tamaturgo Leonrado Reis Pio Pereira.

On 16-12-1914 Fr. Manuel Crisostomo Aristeas De Souza Magalhaes sold the area of 2459 sq.mts. of the Eastern side of the said property to Shri Anant Damodar Saunto or Colcar; which Deed is drawn before Notary Antonio Tamaturgo Leonard Reis Pio Pereira.

On 16-09-1954 the said Shri Damodar Saunto with his wife Smt. Jaivanti gifted the said property admeasuring 800sq.mts to his son Mrutunjay Damodar Saunto; which Deed was drawn before the Notary Guilerme Lobo of Mapusa.

On 22-12-1954 the said Shri Anant Damodar Saunto (Sawant) alias Colcar in the status of bachelor gifted the area of 2459 sq.mts. of the said property to his brother Mrityunjay Damodar Sawant; which Deed is drawn before Notary, Division of Bardez, Shri Guilherme Lobo.

On 18-4-1970 the said Mrityunjay Damodar Saunto alias Sawant expired being survived by his widow and moiety sharer Smt. Anandi and his sole and universal legal heirs two children (a) Shri Yeshwant Mrityunjay Saunto alias Sawant married to Smt. Meenakshi and Smt. Neeta Mrityunjay Saunto alias Sawant married to Shri Kishor Teli by Deed of Succession dated 30-8-2017 drawn at pages 62 to 64 of book 20 in the Office of Notary Public-Ex-Officio Sattari.



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On 14-1-2015 Smt. Anandi Mrityunjay Saunto (Sawant) and Smt. Neeta Mrityunjay Saunto alias (Sawant) and her husband Shri Kishor Teli relinquished their right to the inheritance of late Mrityunjay Damodar Sawant and by Deed of Succession dated 30-08-2017 drawn at pages 62 to 64 of book 20 in the Office of Notary Public-Ex-Officio Sattari, Shri Yeshwant Saunto is declared as the sole heir of late Mrutunjay Saunto.

Though Smt. Anandi Mrutungjay Sawant relinquished her right in terms of law, legal she is entitled for 50% moiety share which cannot be relinquished in favour of her children.

By Deed of Sale dated 22-9-2014 (i) Smt. Anandi M. Sawant with Shri Yeshwant and his wife (ii) - Smt. Meenaxi and (iii) Smt. Neeta and her husband Shri Kishore Teli sold the said property admeasuring 800m² jointly to Shri Ganesh Vithal Gaonkar and Shri Sumit Shetiya in equal shares of 1/2 each, which Deed is duly registered under book I Doc.Reg. no. BRZ-BK1-04211-2014 CD no. BRZD732 in the Office of Sub-Registrar Bardez.

By a Deed of Sale dated 02-11-2015 Shri Yeshwant Mrityunjay Sawant and his wife Smt. Meenaxi Sawant sold the said property admeasuring 480 sq.mts. to Shri Ganesh Vithal Gaonkar with his wife Smt. Anusuya, which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed of Sale dated 15-11-2015 Shri Ganesh Vithal Gaonkar with his wife Smt. Anusuya Ganesh Gaonkar sold their undivided Half Share being 400sq.mts. out of the Plot admeasuring 800 sq.mts. to Shri Sumit Sethia, which Deed is duly registered under book I Doc.Reg. no. BRZ-BK1-09256-2015



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CD no.BRZD775 on 16-12-2015 in the Office of Sub-Registrar Bardez.

By a Deed of Sale dated 15-12-2015 Shri Ganesh Vithal Gaonkar with his wife Smt. Anusuya Ganesh Gaonkar along with Smt. Anandi M. Sawant sold the said property admeasuring 480m² to Shri Sumit Sethia, which Deed is duly registered under book I Doc.Reg. no.BRZ-BK1-09257-2015 CD no.BRZD775 on 16-12-2015 in the Office of Sub-Registrar Bardez.

Thus Shri Sumit Sethia became the lawful Owner in possession of the Plot admeasuring 800sq.mts. and 480 sq.mts. totally admeasuring 1280sq.mts. out of the total area of 3725sq.mts. bearing Survey no.530/10 of Village Anjuna.

On having purchased the same Shri Sumit Sethia carried out Partition and mutation of his holding admeasuring 1280sq.mts. and was allotted fresh sub-division no.530/10-A and thus his name stands recorded in the Survey Record of Rights in Form I and XIV bearing Survey no.530/10-A admeasuring 1280 sq.mts.

Sanad under no.4/12/CNV/AC-III/2019/630 dated 21-07-2020 was issued by the Office of The Additional Collector-III, for conversion of use of land for Residential purpose in the said property bearing Survey no.530/10-A of Village Anjuna Bardez Goa.



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Technical Clearance Order under no.TPB/5048/ANJUNA/TCP-20/2341 dated 26-06-2020 was issued by the Office of The Town and Country Planning Department, District Level Office, (North) Mapusa Bardez Goa for proposed amalgamation of Plots and construction of residential Villas (10 nos.) in Survey no.530/10-A and 530/10.

Construction License under no.VP/ANJ-CAI/2020-2021/1072 dated 06-08-2020 was issued by the Office of the Village Panchayat of Anjuna-Caisua Bardez Goa for proposed amalgamation of Plots and construction of residential Villas (10 nos.) in Survey no.530/10-A and 530/10.

It is observed that one Shri Joao Minguel Alvares Lobo alias Micheal Lobo and others entered into an Memorandum of Understanding dated 21-4-2014 with M/s. Ashray Real Estate Developers for sale of the said Plot.

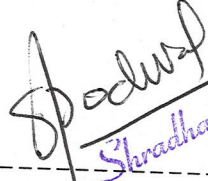
Subsequently Smt. Anandi Mrityunjay Sawant, Shri Yeshwant Sawant and his wife Smt. Meenakshi Yeshwant Sawant filed an Suit against Joao Minguel Alvares Lobo and others AND M/s. Ashray Real Estate Developers whereby in terms of the Consent Decree the Plaintiffs Smt. Anandi Mrityunjay Sawant, Shri Yeshwant Sawant and his wife Smt. Meenakshi Yeshwant Sawant are declared as the exclusive Owners of the said Plot and the Memorandum of Understanding dated 21-04-2014 executed with M/s. Ashray Real Estate Developers was declared null and void and the Deeds executed in favour of Shri Sumit Sethia concerning the said property stands valid and subsisting.

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IV. - OPINION

In the above circumstances I confirm that Shri Sumit Sethia has and hold absolute, valid and marketable title to the said Plot admeasuring 1280sq.mts bearing Survey no.530/10-A being a part of Sy.no.530/10 of Village Anjuna.

Panaji, 06-12-2021.



Shradha Shirwaiker Poduval
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Adv. Shradha Shirwaiker
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