

CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring an area of 1525 sq.mts. identified as 'SUDIRAVADO' along with a Old House in ruins bearing House no.5 standing thereon surveyed under Survey no.50/1 of Village Nachinola, situated at Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described under No.8208 in the Office of Land-Registrar Bardez but not enrolled in the Taluka Revenue Office.

The said Property is bounded as under:-

Towards the North:- By the property surveyed under no.49/14

Towards the South:- By the property surveyed under no.50/3

Towards the East :- By Road and then Culvert, surveyed under no.50/14.

Towards the West :- By the properties surveyed under no.49/13 and 50/2.

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-

1.-Certificate of Inscription and Description from the office of Land Registrar of Bardez Goa.

2.-Form I and XIV concerning Survey no.50/1 of Village Nachinola Bardez Goa.

3.- Deed of Sale and Acceptance dated 18-12-1932 drawn in the Books of the Notary Public Guilherme Diogo Jose Conceicao das Dores Lobo at page 70 of Book 311 Vol.No.60 executed with Shri.Piedade Caetano Rodrigues along with translation.



-2-

- 4.- Deed of Sales and Discharge dated 04-01-1946 drawn in the Books of the Notary Public Guilherme Diogo Jose Conceicao das Dores Lobo at page 87 to 89V of Book 454 executed with Shri.Piedade Pascoal Rodrigues along with translation.
- 5.- Inventory Proceedings No.155/2016/F in the Court of the Civil Judge Senior Division "F" at Mapusa on the death of Piedade Pascoal Rodrigues and Romaldina Ubaldina Angelica Rodrigues.
- 6.- Inventory Proceedings No.109/99 in the Court of the Civil Judge Senior Division at Mapusa on the death of Caitan Piedade Rodrigues.
- 7.- Deed of Sale dated 01-12-2005 registered under No.4997 of Book I Vol.1465 on 05-12-2005 in the office of Sub-Registrar Bardez.
- 8.- Deed of Sale dated 24-12-2008 registered under No.4, at pages 247 to 269 of Book No.I, Vol.2725 on 01-01-2009, in the office of Sub-Registrar Bardez.
- 9.- Deed of Sale dated 29-10-2021 registered under Book-1 Doc.Reg.No.BRZ-1-4077-2021, on 08-11-2021 in the office of Sub-Registrar Bardez.
- 10.- Agreement for Sale dated 12-11-2021 executed before the Notary Sayed Abbas at Panaji under reg.No.5040/2021 on 1-11-2021.



-3-

- 11.- Zoning Certificate dated 29-10-2020 under No.TPBZ/ZON/8012/NACH/TCP-20/3903, issued from the office of the Senior Town Planner Bardez.
- 12.- Technical Clearance Order dated 21-03-2022 under No.TPB/7469/NACH/TCP-22/1441 from the office of the Senior Town Planner Mapusa.
13. Construction Licence dated 09-05-2022 under No.05/VP/Nac/Const.Lic./2022-2023/141 from the office of Village Panchayat Nachinola.
- 14.- Undertaking cum Declaration of Anthony Fonseca dated 17-09-2021.
- 15.- Undertaking cum Declaration of Luizina Fonseca dated 17-09-2021.
- 16.- Declaration Cum Indemnity of Shri.John Moses Rodrigues dated 30-09-2021.

III FLOW OF TITLE:-


On having Perused the document the above listed document produce on record I confirm that the fraction being 1/4th part of the fourth part or the 1/16th part of the larger property identified as 'SUDIRAVADO', which now forms a separate and independent property by itself and surveyed under no.50/1 of Village Nachinola originally belonged to

-4-

Shri.Piedade Caetano Rodrigues having acquired the same from Shri.Vencatexa Porobo and his wife Smt.Indirabai vide Deed of Sale and Acceptance dated 8-12-1932 drawn at page 70 of Book 311 Vol.No.60 in the Books of the Notary Public Guilherme Diogo Jose Conceicao das Dores Lobo at Mapusa Bardez.

By Deed of Sale and Discharge dated 04-01-1946 Shri.Piedade Caetano Rodrigues and his wife Smt. Maria Angelica Aurora Rodrigues sold to Shri.Piedade Pascoal Rodrigues their right to half share in the Said Property, which deed is drawn at page 87 to 89V of Book 454 in the Books of the Notary Public Guilherme Diogo Jose Conceicao das Dores Lobo.

The said Shri.Piedade Caetano Rodrigues alias Caitan Piedade Rodrigues alias Cajetan Rodrigues, alias Cajatan Rodrigues expired on 12-1-1979 in the status of widower as his wife Smt. Mary alias Maria Angelica Aurora Rodrigues having pre-deceased him on 22-10-1973 and upon their demise Inventory Proceedings under No.109/99 were initiated in the Court of the Civil Judge Senior Division at Mapusa, whereby the Said House Property was listed at Item no.1 and the same was allotted with their respective shares to the following legal heirs/successors of Late Piedade Caetano Rodrigues and his wife Maria Angelica Aurora Rodrigues and his daughter Rose Rodrigues, who died in the status of spinster:-



-5-

1. Smt. Rita Sequeira married to Shri.Rafael Pascoal Neves Sequeira----1/4th share.

2(i).-Smt.Magdalene Rodrigues widow of Shri.Francis Rodrigues -----1/8th share.

(ii)-Shri.John Anthony Rodrigues-----1/32 share.

(iii)-Miss Hyacinthi M. Rodrigues-----1/32 share.

(iv)-Miss Celia Lourdes Rodrigues spinster----1/32 share

(v)-Smt.Doris M. Gomes married to Nicolas J. Gomes---1/32 share.

3.-Smt. Joanna A. Gonsalves, married to Shri. Raymond Paul Gonsalves-----1/4th share

4.(i)-Smt.Aurora Rodrigues widow of Anthony Rodrigues----1/8th share

(ii)Smt.Anita Z. Hundekar married to Shri.Zahir Hundekar --1/24th share

(iii)- Miss Audrey Rodrigues -----1/24th share

(iv)- Miss.Andrea Rodrigues E. D'Souza -----1/24th share
and the same is confirmed by Partition Order dated 23-3-2000 and Final Order dated 1-4-2000 passed in the said Inventory Proceedings.

BY Deed of Sale dated 01-12-2005 all the above-mentioned co-owners(i)- Smt.Magdalene Rodrigues, widow of Francis Rodrigues, (ii).- Shri.John Anthony Rodrigues and his wife Smt.Reena Rodrigues, (iii)- Miss.Hycinthi M. Rodrigues, (iv).- Shri. Lloyd Vincente Rodrigues (bachelor) (v)- Smt.Celia Lourdes Rodrigues e Cardozo and her husband Shri.Benny Cardozo (vi)- Smt.Doris M. Gomes and her husband

-6-

Shri.Nicolas J. Gomes, (vii)-Smt.Joanna A. Gonsalves, widow of Shri.Raymond Paul Gonsalves along with the legal heirs of late Raymond Paul Gonsalves (viii)-Smt. Julie Michael Lopes and her husband Shri.Michael Luis Lopes (ix)-Shri.Marcel Gonsalves in the status of bachelor (x)-Shri.Anthony Gonsalves and his wife Smt. Marceline Gonsalves, (xi)-Shri.Joaquim Gonsalves and his wife Smt.Victoria Gonsalves (xii)-Shri.Thomas Gonsalves, (xiii)-Smt.Anita Z. Hundekar and her husband Shri.Zahir Hundekar, (xiv)Smt. Andrea Rodrigues E. D'Souza and her husband Shri.Eusebio Jose Saturnino De Souza, (xv)-Miss Audrey Rodrigues, (xvi)-Miss Anette Rodrigues, (xvii)-Miss Avril Rodrigues, and (xviii)-Allwin Rodrigues who were all together entitled to $3/4^{\text{th}}$ share in the said property sold to one of the legal heir SMT.RITA SEQUEIRA who was entitled to $1/4^{\text{th}}$ share in terms of Inventory proceedings no. No.109/99, all their $3/4^{\text{th}}$ undivided share in all that 'Plot A' admeasuring 762.50 sqmts. being the Northern half of the SAID HOUSE PROPERTY, which deed is registered under No.4997 of Book I Vol.1465 on 05-12-2005 in the office of Sub-Registrar Bardez.

That from the contents of the said Deed of Sale dated 01-12-2005 it reveals that the original owners (i)late Piedade Caetano Rodrigues and (ii)-late Piedade Pascoal Rodrigues, mutually divided the Property into two equal halves, identified as 'PLOT A' and 'PLOT B', each admeasuring 762.50 sqmts. with well-defined landmarks on their boundaries whereby the said 'Plot A' with the mud house


-7-

standing thereon was allotted to Shri.Piedade Caitan Rodrigues and the 'Plot B' with the trees standing therein was allotted to Shri.Piedade Pascoal Rodrigues.

Thus the said Smt.Rita Sequeira and her husband Shri.Rafael Pascoal Neves Sequeira in terms of the Inventory Proceeding no.109/99 and Deed of Sale dated 01-12-2005 thus became the lawful owner in possession of the said 'Plot A' admeasuring 762.50 sqmts. being the Northern half of the SAID HOUSE PROPERTY.

That the said Shri.Piedade Pascoal Rodrigues and his wife Shri.Romaldina Ubaldina Angelica Rodrigues who were entitled to the other half share in the **Said House Property** being identified as 'Plot B' expired on 22-7-1982 and 3-7-1981 respectively and upon their demise Inventory Proceedings under No.155/2016/F were initiated in the Court of the Civil Judge Senior Division "F" at Mapusa, whereby their one-half share in the said property admeasuring 762.50 sqmts. was listed at item no.1 and the same was bid in the auction and allotted to their Son Shri. John Moses Rodrigues, married to Smt. Cheryl Jean Rodrigues alias Cheryl Jean D'Souza, and the same is confirmed by Judgement, Order and Decree dated 2-9-2016.

By Deed of Sale dated 24-12-2008 the said Smt. Rita Sequeira and her husband Shri.Rafael Pascoal Neves Sequeira sold to said Shri. John Moses Rodrigues, their share in the said property being 'Plot A' admeasuring 762.50 sqmts.



-8-

being the Northern half of the Said Property, which Deed is registered under No.4, at pages 247 to 269 of Book No. I, Vol.2725 on 01-01-2009, in the office of Sub-Registrar Bardez.

On having acquired the Said property, Shri. John Moses Rodrigues carried out mutation proceedings and thus his name stands recorded in Occupants Column in Form I and XIV bearing survey no. 50/1 of Village Nachinola admeasuring an area of 1525 sqmts.

The Said Smt. Cheryl Jean Rodrigues having married to Shri. John Moses Rodrigues under the regime of Communion of Assets as per the laws prevailing in the State of Goa has acquired the half moiety share in the SAID PROPERTY.

Thus in terms of the Inventory proceedings under no. 155/2016/F and Deed of Sale dated 24-12-2008m, Shri. John Moses Rodrigues and his wife Cheryl Jean Rodrigues, became the lawful owners of the SAID PROPERTY.

On 29-10-2020 Zoning Certificate under No.TPBZ/ZON/8012 /NACH/TCP-20/3903, was issued by the office of the Senior Town Planner Bardez, confirming that the said property admeasuring 1525 sqmts. falls in Settlement Zone as per Regional Plan 2021.

By Deed of Sale dated 29-10-2021 Shri. John Moses Rodrigues with his wife Cheryl Jean Rodrigues sold all that part and parcel of land admeasuring an area of 1525 sq.mts.

-9-

identified as 'SUDIRAVADO' along with a Old House in ruins bearing House no.5 standing thereon surveyed under Survey no.50/1 of Village Nachinola to Shri.Nath Laud alias Nath Ramanand Laud, which Deed is registered under Book-1 Doc.Reg.No.BRZ-1-4077-2021, on 08-11-2021 in the office of Sub-Registrar Bardez.

On having acquired the said house property Shri.Nath R.Laud alias Nath Ramanand Laud carried out mutation proceedings and thus his name stands recorded in Occupants Column in Form I and XIV bearing survey no. 50/1 of Village Nachinola admeasuring an area of 1525 sqmts.

On 21-3-2022 Technical Clearance Order dated 21-03-2022 under No. TPB/7469/NACH/TCP-22/1441 has been issued by the office of the Senior Town Planner Mapusa to Shri.Oscar Pereira for construction of Residential Villas 1 to 5 (5Nos), swimming pool and Compound Wall in survey No.50/1 of Village Nachinola.

By Agreement for Sale dated 12-11-2021 Shri.Nath Laud and his wife Smt. Kalyani Dempo agreed to sell to Equiknox Homes and Investment Ventures LLP, the said property for development purpose on the terms and conditions expressed therein, which agreement is executed before the Notary Sayed Abbas at Panaji under reg.No.5040/2021 on 1-11-2021.

-10-

On 09-05-2022 Construction Licence under No.05/VP/Nac/Const.Lic./2022-2023/141 was issued by the office of Village Panchayat Nachinola to Mr.Oscar Pereira for construction of residential Villas 1 to 5 (5Nos) swimming pool and Compound Wall in survey No.50/1 of Village Nachinola.

It is observed that one of the Co-Owner namely Smt.Joanna A. Gonsalves married to Shri.Raymond Paul Gonsalves, the legal heir/successor of the original owner Late Piedade Caetano Rodrigues and his wife Maria Angelica Aurora Rodrigues was entitled to the share in the said property in terms of the Inventory Proceedings under No.109/99.


Subsequent to the inventory proceedings the said Shri.Raymond Paul Gonsalves expired on 02-11-2001 survived by his widow and moiety sharer the said Smt.Joanna A. Gonsalves and his legal heirs(i)Smt. Julie Michael Lopes married to Shri.Michael Luis Lopes (ii)-Shri.Marcel Gonsalves in the status of(bachelor) (iii)-Shri.Anthony Gonsalves married to Smt. Marceline Gonsalves, (iv).- Shri.Joaquim married to Smt.Victoria Gonsalves (V)- Shri.Thomas Gonsalves. However no deed of succession is produced on record, and the above Co-Owners by Deed of Sale dated 01-12-2005 have sold their share to one of the another co-owner Smt.Rita Sequeira who had also acquired share in the said property interms of the same inventory proceeding No.109/99 .

-11-

There being No Succession Deed produced on record to confirm the heirship of late Raymond Gonsalves and the sale having happened with the family members who are very well aware of the above heirship and Shri. John Moses Rodrigues who has subsequently purchased the said House property from Smt. Rita Sequeira who is also well known to the family of Joana Gonsalves.

The said (i)-Shri. John Moses Rodrigues along with two others (i)- Anthony Fonseca and (ii) Luizina Fonseca who are known to the family members in absence of Succession deed have given a declarations/undertakings dated 30-09-2021 and others both on 17-09-2021 respectively confirming the heirship of late Raymond Gonsalves.

Also subsequent sale transactions having taken place by deed dated 01-12-2005 which is over a period of 17 years and subsequent transaction being Deed of Sale dated 24-12-2008, 29-10-2021 and Agreement for Sale dated 12-11-2021 and subsequent mutation having carried out in the names of the present owners in the survey records of rights in the Form I and XIV and there have being no claims over the said House property from any persons claiming to be the heirs, and also permission and approvals having been obtained from concerned departments for development and construction purpose. Thus in view of the above, the absence of the succession deed should not be an impediment for issuing the title.




-12-

IV. - OPINION: -

In the above circumstances I confirm that Shri.Nath Laud alias Nath Ramanand Laud and his wife Smt. Kalyani Dempo, have and holds clear valid and absolute clear marketable title to all that part and parcel of land admeasuring an area of 1525 sq.mts. identified as 'SUDIRAVADO' along with a Old House in ruins bearing House no.5 standing thereon surveyed under Survey no.50/1 of Village Nachinola, subject to Agreement dated 12-11-2021 executed with Equinox Homes and Investment Ventures LLP.

Panaji 14-04-2022


Adv. Shradha Shirwaiker Poduval
Shradha Shirwaiker Poduval
ADVOCATE
Panaji - Goa