

SHRI. MELWIN FERNANDES (B.A L.L.B)

Our Lady of Guia Bldg

3rd Floor, Above R.T.O. Office,
F.L. Gomes Road,
VASCO-DA-GAMA, GOA

Ph.No.0832-2510568

Mob: 9422061580

Date: 02/03/2019

LEGAL TITLE OF PROPERTY BEARING SURVEY NO. 65/5 & 34(PART) OF VILAGE MOIRA BELONGING TO M/S SUSHEELA HOMES AND PROPERTIES PVT. LTD.

Description of property:

(SCHEDULE-I)

The property known as " Gharbhat" or " Juna Aforamento" admeasuring 2,560 sq meters situated at Moira, taluka of Bardez, Goa and now surveyed under survey No. 65/5 & 34 (Part) of Village Moira. The said property is not described in the Land Registration office of Bardez nor enrolled in the old revenue record (matriz predial). The property is bounded as :

ON THE NORTH: By Land of Comunidade of Moira

ON THE SOUTH: By the public road.

ON THE WEST : By Land of Comunidade of Moira

ON THE EAST : By Land of Comunidade of Moira

LIST OF DOCUMENTS ON RECORD AND SCRUTINY DONE:

1. Form I & XIV survey No. 65/5 & 34.
2. Order dated 25/05/1983 of Dy. Collector, North Goa at Panaji, Goa in case No. LRC/MISC/415/83.
3. Deed of Sale dated 28/08/1990.
4. Certificate dated 06/05/2005 issued by Registrar and attorney of the said comunidade.
5. Construction License dated 25/03/2008 of Village Panchayat Moira bearing No. VP/MOI/F/PER/25/2007-2008/1295.
6. Deed of Sale dated 9/01/2017.


Melwin Fernandes ..2/-
ADVOCATE
Vasco -da-Gama

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TRACING OF LEGAL TITLE:

The property known as "Gharbhat" or "Juna Aforamento" admeasuring 1,850 sq meters situated at Moira, taluka of Bardez, Goa. The said property is not described in the Land Registration office of Bardez nor enrolled in the old revenue record (matriz predial). The property is bounded on the east, west, north by land of Comunidade of Moira and on the south by the land originally belonging to Comunidade of Moira now belonging to Mrs. Iona Rita D'Mello Jha and her husband Mr. Amitabh Jha.

The said property known as "Gharbhat" or "Juna Aforamento" originally belonged to late Manuel Xavier D'souza, who was also recorded in Form I & XIV of records of rights as the sole owner of the said property.

After the death of late Manuel Xavier D'souza, the said property devolved exclusively on his daughter Irene D 'souza Pinto Correia, as evidenced by order dated 25/05/1983 of Dy Collector , North Goa at Panaji, Goa in case No. LRC/MISC/415/83. Mrs. Irene D 'souza Pinto Correia and her husband Miguel Pinto Correia conveyed the said property to Mrs. Iona Rita D'Mello Jha by registered Deed of Sale dated 28/08/1990.

Then Mrs. Iona Rita D'Mello Jha and her husband Mr. Amitabh Jha have subsequently acquired from comunidade of Moira the Plot of land admeasuring 710 sq meters which was located between the Southern boundary of survey no. 65/5 and the public road, as evidenced by certificate dated 06/05/2005 issued by Registrar and attorney of the said comunidade. This plot is surveyed as part of survey No. 65/34(Part) of Village Moira.


Melwin Fernandes ...3/-
ADVOCATE
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The owners have also enclosed the said property by a permanent compound wall in terms of Construction License dated 25/03/2008 of Village Panchayat Moira bearing No. VP/MOI/F/PER/25/2007-2008/1295.

Mrs. Iona Rita D'mello and the husband Mr. Amitabh Jha sole the property to M/s Susheela Homes and Properties Pvt. Ltd by deed of sale dated 09/01/2017 who are now the owners in possession of the said property.

I certify that M/s Susheela Homes and Properties Pvt. Ltd have an absolute, clean and clear marketable title, free from encumbrance over the property bearing survey no. 65/5 and 65/34(Part) of village Moira, described in Schedule- I herein above.



Adv. Melwin Fernandes

Melwin Fernandes

ADVOCATE

Vasco-da-Gama