

Village  
**Shradha Shirwaiker Poduval**  
**ADVOCATE**

3rd Floor, Velho Building  
Panaji, Goa 403 001  
Phone : (0832) 2228904, 9822386349  
E-mail : advshradhakpoduval@gmail.com

CERTIFICATE OF TITLE

I. - Description of the Property

All that part and parcel of land totally admeasuring 1845sqmts (consisting of three plots Nos.2, 3 and 4) together surveyed under no.47/1-A of village Salvador do Mundo along with the house bearing House NO.191/1 having a built-up area approximately 167squaremtrs standing thereon forming part of the property identified as 'GORBATTI' also known as "TORDA" situated at Village Serula parish of Salvador-do-Mundo within the limits of Village Panchayat of Salvador-do-Mundo Taluka and Registration Sub-District of Bardez District North Goa in the State of Goa, which whole property is described in the office of Land Registrar of Bardez under no.5024 at pages 321 of Book B-13 New and was then comprising of dwelling house Hilly land and Coconut grove and enrolled in the Taluka Revenue Office under Matriz number(i).-house bearing Matriz 888 and (ii).- Hilly land bearing Matriz No.898 AND (iii).- Coconut grove bearing Matriz 891.

The said Property is bounded as under:-

Towards the North:- By property Surveyed No.48/7, 8 and 9  
Salvador-do-Mundo.

Towards the South:- By tarred Road.

Towards the East:-By property Surveyed no 47/2 Salvador-do-Mundo.

Towards the West:-By property Surveyed no 47/1 Salvador-do-Mundo.

(ix)-Construction Licence under no.VP/SDM/LIC. NO/17/2011-2012/443 dated 16-7-2011 issued by the office of Village Panchayat Silvador-Do-Mundo.

(x).- Sanad dated 30-01-2013 under No.RV/CNV/BAR/AC-I/42/2012 issued by the office of Collector North Goa-Panaji.

(xi).-Deed is registered under Book 1 Document Registration no BRZ-1-1470-2022 on 01-04-2022 in the office of sub-registrar Mapusa Bardez Goa.

(xii)-Nil Encumbrance Certificate 2622/10 dated 24-12-2010 from the office of Mapusa Bardez Goa confirming that there is no charge on the said property from 1-1-1978 to 24-12-2010.

- (xiii).- (a).-Plans.  
(b).- House Tax  
(c).- Electricity Bill

#### IV. FLOW OF TITLE

On perusal of the abovelisted documents I confirm that the said property originally belonged to Manual Antonio Saturnino de Mendonca as the same stand inscribed in his favour under Inscription No.2890 at folio 5 of Book G-5 in the office of Land Registrar Bardez on 26-09-1892 from the said Inscription Certificate it reveals that the said property was allotted to Manual Antonio Saturnino de Mendonca interms of the Public Deed dated 08-02-1982 registered at Folio 57V before the Notary Jose Paulo Telis, which was executed between himself and his wife Ana Luciana Ermelinda Barreto AND his sister Ana Ditosa Margelina Mendonsa (Spinster).

*[Handwritten signature]*

The said Manual Antonio Saturnino de Mendonca expired on 31-10-1894 and his wife Ana Luciana Ermelinda Barreto passed away on 15-03-1924 and Upon the demise of said Manual Antonio Saturnino de Mendonca alias Manual Antonio Caetano Saturnino de Mendanha and his wife Ana Luciana Ermelinda Barreto, Inventory Proceedings under No.27/75 were filed in the court of the Civil Judge Senior Division at Panaji, whereby the said property was listed as Item No.2 and the same was bidden in auction and allotted to Shri. Aleixo Manuel de Costa son of late Maria Luisa Ines de Mendanha who was the daughter of late Manual Antonio Saturnino de Mendonca and the same is confirmed by the chart of Partition Order dated 01-08-1977 further confirmed by Final Order dated 15-11-1977.

During the time of promulgation of survey rights which was in the year 1971-72, the said property was allotted Survey No. 47/1 of Village Salvador-do-Mundo and the name of said Aleixo Manuel de Costa stands recorded in the Form III.


By Deed of Sale dated 19-01-1978 Shri. Aleixo Manuel D'Costa And his wife Smt. Olga Dina Vaz sold to Smt. Romaldina Uslina Fernandes all that plots Nos. 2, 3 and 4 totally admeasuring 1845 sqmts adjacent to each other forming part of the property surveyed under No. 47/1 of Village Salvador-do-Mundo which Deed is registered under no. 252 at pages 225 to 229 of Book-I volume 131 in the office of Mapusa Bardez Goa.

It reveals from the contents of the said Deed of Sale that the said property surveyed under 47/1 was divided into seven plots out of which the Plots No.2, 3, and 4 were sold to Smt.Romaldina Uslina Fernandes.

On having purchased the said Plots Smt.Romaldina Uslina Fernandes carried out mutation and Partition proceedings and the said Plots No.2 ,3, and 4 totally admeasuring 1845square mtrs were allotted new Sub-Division number bearing survey no 47/1-A and thus the name of Smt.Romaldina Uslina Fernandes stands recorded in survey records of rights in the form I and XIV bearing survey No.47/1-A under Mutation No.2061 of Village Salvador-Do-Mundo.

On 20-10-2010 Zoning certificate under No.1/TCP/ZON/SDM/10/3425 was issued by the office of Town and Country planning department Mapusa Goa certifying that the said property bearing survey no 47/1-A falls in the settlement Zone.

By Deed of Sale dated 01-03-2011. Smt.Romaldina Uslina Fernandes and her husband Shri.Maximiano James Salvador Fernandes sold the said property along with the house standing thereon to Avant Housing And Development Pvt. Ltd, which Deed is registered under Book 1 Document Registration no BRZ-BK1-01064-2011, CD Number BRZD141 on 02-03-2011 in the office of sub-registrar Mapusa Bardez Goa.



On having purchased the same Purple Aster Leisure Homes LLP, carried out mutation proceedings and thus the name of Purple Aster Leisure Homes LLP, stands recorded in survey records of rights in the form I and XIV bearing survey No.47/1-A under Mutation No.83267 of Village Salvador-Do-Mundo.

V-OPINION:-

In the above circumstances I confirm that Purple Aster Leisure Homes LLP has and holds clear, valid, absolute and marketable title to the said Property admeasuring 1845 sqmts surveyed under no 47/1-A along with the house bearing House No.191/1 having a built-up area approximately 167squaremtrs standing thereon.


For better clarity over the title the following documents to be produced on record:-

1.- Certified copy of Original Inventory Proceedings under No.27/75 filed in the court of the Civil Judge Senior Division at Panaji.

2.- Upto date Nil Encumbrance Certificate.

Panaji, 03-01-2025

Adv. Shradha Shirwaiker Poduval

  
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