



Dated: 30/04/2025

To,

1. MR. AMARJEET;
2. MR. RAKESH DHAM;
3. MR. HARDEEP SINGH;
4. MR. MEGHAL BHABUTMAL JAIN;
5. MR. BALTEJ SINGH

CERTIFICATE OF TITLE

Description of the Whole Property:-

All that piece of land as "FONDUVEM" situated at Ribandar, described in the Conservatoria

of Registo Predial of Ilhas under No 3415 of Book B-9 New and described in the Revenue register (Matriz Predial) under No. 145, bearing No.13 (Thirteen) belonging to the late Jose Alberto Colaco, admeasuring about 51.279 sq mts and is bounded as under:

On the East: By the property of Jose Maria Sequeira Ora Casa Social of Kenkres;

On the West: By Ribandar Church;

On the North: By River Mandovi;

On the South: By hill and road to Chimbél.

Description of Plot No 17:-



All that piece of land known as Plot No 17 of Property “FONDUVEM” situated at Ribandar, described in the the Conservatoria of Registo Predial of Ilhas under No 3415 of Book B-9 New and described in the Revenue register (Matriz Predial) under No. 145 in the Village Ribandar, Sub District, Ilhas, District of Goa. The aforesaid Plot admeasures 500 sq mts and is surveyed under New Chalta No 101 of P.T. Sheet No. 4 of Panaji City and is bounded as under:

On the East: By 8 mts access road of Vasundhara Housing Colony;

On the West: By Plot No 19 and Plot No 20 of Vasundhara Housing Colony;

On the North: By Plot No 11 of Vasundhara Housing Colony;

On the South: By Plot No 18 of Vasundhara Housing Colony.

This Plot is within the limits of the Panaji Minicipality.

Description of Plot No 18:-

All that piece of land known as Plot No 18 of Property “FONDUVEM” situated at Ribandar, described in the the Conservatoria of Registo Predial of Ilhas under No 3415 of Book B-9 New and described in the Revenue register (Matriz Predial) under No. 145 in the Village Ribandar, Sub District, Ilhas, District of Goa. The aforesaid Plot admeasures 501 sq mts and is surveyed under New Chalta No 102 of P.T. Sheet No. 4 of Panaji City and is bounded as under:

On the East: By 8 mts access road of Vasundhara Housing Colony in the property Fonduvem;

On the West: By Plot No 17 and Plot No 20 of Vasundhara Housing Colony;

On the North: By 8 mts access road of Vasundhara Housing Colony;



On the South: By 8 mts access road and part of Plot No 21 of Vasundhara Housing Colony in the property Fonduvem.

This Plot is within the limits of the Panaji Minicipality.

II Description of documents scrutinized:-

1. Land Description
2. Deed of Qualification (Escritura de Habilitacao) dated 26/11/1963 written in the Book of Notary Dr. Orlando Lobo of Ilhas.
3. Deed of Gratuitous Assignment or Gifts dated 23/09/1963, written in the books of the aforesaid Notary Mr. Orlando Lobo,
4. Deed of Sales or Assignment with Discharge dated 23/09/1964 in the Judicial Division of Ilhas,
5. Conveyance dated 12/01/1971 registered in the Book No 139 at Pages 150 to 159 of Book No. I Vol No 53 dated 18/03/1971 before the Sub Registrar of Ilhas,
6. Conveyance of Sale dated 30/04/1972 executed before the Sub Registrar of Ilhas and registered under No 432 at Pages 148 to 154 of Book No. I Vol No. 66 dated 10/08/1972,
7. Conveyance of Sale dated 26/07/1974 executed before the Sub Registrar of Ilhas and registered under No 502 at Pages 302 to 307 of Book No. I Vol No. 84 dated 26/08/1974,
8. Deed of Gift dated 17/12/2010 executed before the Sub Registrar of Ilhas and registered under Book No. 1 Document bearing No. PNJ-BK1-03558-2010, CD Number PJND4 dated 17/12/2010,
9. Order dated 03/07/2017 passed by the Ad-hoc Senior Civil Judge 'A' Court, Mapusa in Portuguese CMA No 100/2014/A



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10. Form D dated 08/10/2020 in respect of Chalta No 101 of P.T. Sheet No. 4
 11. Form D dated 08/10/2020 in respect of Chalta No 102 of P.T. Sheet No. 4 of Panaji City
 12. Zoning Certificate dated 07/07/2021 under Ref No. GPPDA/Zon-Inf/Pnj/305/2021 issued by the Greater Panaji Planning and Development Authority.
 13. Deed of Sale dated 24/09/2022 executed before the Office of the Sub Registrar of Ilhas at Panaji and registered under Book-1 Document bearing Reg No.PNJ-1-2721-2022 dated 27/10/2022
 14. Deed of Sale dated 24/10/2022 executed before the Office of the Sub Registrar of Ilhas at Panaji and registered under Book-1 Document bearing Reg No.PNJ-1-2722-2022 dated 27/10/2022

Note: All the documents scrutinised by me are photocopies.

III Office searches:-

I have given searches in the offices of the Land Registrar/Sub Registrar Ilhas/Director of Archives/Land Revenue Office.

IV Flow of Title:-

The property known as **FONDUVEM** situated at Ribandar described under Conservatoria of Registo Predial of Ilhas under No 3415 of Book B-9 New and described in the Revenue register (Matriz Predial) belonged to late Jose Alberto Colaco.

The late Jose Alberto Colaco died on 03/09/1960 and was survived by his widow Mr. Maria Romelia Rosalia Lucilia Marques and by the following heirs: 1. Maria aida



Filomena de Rosario Colaco, 2. Maria Olinda Filomena do Rosario Colaco, 3. Maria Efigenia Filomena do Rosario Colaco, 4. Maria Ida Filomena Rosario Colaco, 5. Maria Teresa Augusta Pulqueria Filomena Rosario Colaco, 6. Antonio Jose Nazario Rosario Colaco, 7. Antonio Jose Bernardo Filomeno Rosario Colaco, who have been heirs by the Deed of Qualification (Escritura de Habilitacao) dated 26/11/1963 written in the Book of Notary Dr. Orlando Lobo of Ilhas.

By the Deed of Gratuitous Assignment or Gifts dated 23/09/1963, written in the books of the aforesaid Notary Mr. Orlando Lobo, the heirs Maria Ida Filomena Rosario Colaco have transferred their shares and interest in the aforesaid estate left by the deceased Jose Alberto Colaco in favour of the aforesaid Mrs. Maria Romelia Rosalia Lucilia Marques.

By Deed of Sales or Assignment with discharge dated 23/09/1964 in the Judicial Division of Ilhas, the heirs Antonio Jose Nazario Rosario Colaco, Maria Olinda Filomena do Rosario Colaco have transferred their shares and interest in the aforesaid estate left by the deceased Jose Alberto Colaco in favour of the aforesaid Mrs. Maria Romelia Rosalia Lucilia Marques.

In view of the aforesaid Deed of Qualification, and of the aforesaid two deeds of the transfer of the share to the estate of late Jose Alberto Colaco as above mentioned, the said Mrs. Maria Romelia Rosalia Lucilia Marques together with Maria aida Filomena de Rosario Colaco and Maria Teresa Augusta Pulqueria do Rosario Colaco became the owners of the whole property "FONDUVEM" as above detailed.

The aforesaid property "FONDUVEM" consists of three portions known as "adicoes", namely Fisrt Addition (Primeira Adicao), Second Addition (Sequnda Adicao) AND Third Addition (Terceira Adicao).



By Agreement dated 29/05/1967 between Mrs. Maria Romelia Rosalia Lucilia Marques and the other Co Owners and Mr. Vassudeva Tamba, hereinafter known as the Development Contractor, it was agreed to divide the aforesaid property "FONDUVEM" into two portions; one marked red in which all the area of all the houses now occupied by Mundcars shall be included, and another area marked blue corresponding to the area not occupied by the houses of the mundcars.

The above Agreement dated 29/05/1967 was amended by Agreement dated 23/11/1967.

By conveyance dated 12/01/1971 registered in the Book No 139 at Pages 150 to 159 of Book No. I Vol No 53 dated 18/03/1971 before the Sub-Registrar of Ilhas the share of Mrs. Romelia Rosaria Lucilia Marques has been purchased by Mrs. Maria Aida Filomena de Rosario Colaco and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco.

The said owners have divided the aforesaid into 47 plots which are known as Vasundhara Housing Colony.

This Sub Division into plots has been approved by the Town Planning Department and also by the Panaji Municipality as per the Letter No RT 2174 dated 09/10/1967; RT 2425 dated 14/11/1969; and RT 1652 dated 10/02/1971.

By Conveyance of Sale dated 30/04/1972 executed before the Sub Registrar of Ilhas and registered under No 432 AT Pages 148 to 154 of Book No I Vol No 66 dated 10/08/19725, said Mrs. Maria Aida Filomena do Rosario Colaco and her husband Sebastiao Pinto Botelho and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco as Vendors conveyed Plot No 18 admeasuring 500.85 Sq Mts forming part of



the said larger property described herein above to Mr. Cyprian Pereira and Mr. Augustus Francisco John Eulogius Pereira as the Purchasers.

By virtue of the said Conveyance of Sale dated c30/04/1972, said Mr. Cyprian Pereira and Mr. Augustus Francisco John Eulogius Pereira became the exclusive owners in possession of the Plot No 18 admeasuring 500.85 Sq Mts forming part of the said larger property described herein above.

By Conveyance of Sale dated 26/07/1974 executed before the Sub Registrar of Ilhas and registered under No 502 at Pages 302 to 307 of Book No I Vol No 84 dated 26/08/1974, said Mrs. Maria Aida Filomena do Rosario Colaco and her husband Sebastiao Pinto Botelho and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco as Vendors conveyed Plot No 17 admeasuring 500 Sq Mts forming part of the said larger property described herein above to Mr. Augustus Francisco John Eulogius Pereira as the Purchaser.

By virtue of the said Conveyance of Sale dated 26/07/1974, said Mr. Augustus Francisco John Eulogius Pereira became the exclusive owners in possession of the Plot No 18 admeasuring 500 sq Mtrs forming part of the said larger property described herein above.

By deed of Gist dated 17/12/2010 executed before the Sub Registrar of Ilhas and registered under Book 1 Document bearing No. PNJ-BK1-03558-2010, CD Number PNJD4 dated 17/12/2010, Mr. Cyprian Pereira and his son Dr. Augusto Francis John Eulogius Pereira and his daughter Maria Margarida Fatima Pereira e Fernandes as the Donors gifted the said Plots No 17 and 18 described herein above to Mr. Robert Augustus Fernandes as the Donnee.



By virtue of the said Deed of Gift dated 17/12/2010, said Mr. Robert Augustus Fernandes became the exclusive owner in possession of the said Plot Nos 17 and 18 more particularly described herein above.

The said Mr. Cyprian Pereira was married to Mrs. Gloria Cypriano Pereira alias Maria de Gloria Fatima de Souza alias Maria Gloria Fatima de Souza who expired on 16/02/1982 and said Cypriano Pereira alias Ciprian Pereira expired on 09/09/2014.

As there was no possibility to execute Deed of Succession of Habilitacao for the reason that divergence certificate with respect to the name of said Gloria could not be issued by the Mamladar, Proceedings under Article 1117 of the Portuguese Code of Civil Procedure being Portuguese CMA No 100/2014/A to show that Maria Margarida Fatima Pereira and Sr. Augusto Francis John Eulogius are the only legal heirs on the death of the said Mrs. Gloria Ciprian Pereira alias Maria de Gloria Fatima de Souza alias Maria Gloria Fatima de Souza and Cypriano Pereira alias Ciprian Pereira, which came to be confirmed vide Order dated 03/07/2017 passed by the Ad Hoc Senior Civil Judge 'A; Court, Mapusa.

Form D dated 08/10/2020 in respect of Chalta No 101 of P.T. Sheet No 4 of Panaji City in respect of the Plot admeasuring 500 Sq Mts shows the name of Mr. Robert Augustus Fernandes in the New Holders Column.

Form D dated 08/10/2020 in respect of Chalta No 102 of P.T. Sheet No 4 of Panaji City in respect of the plot admeasuring 501 sq mts shows the name of Mr. Robert Augustus Fernandes in the New Holders Column.

Zoning Certificate dated 07/07/2021 under Ref No GPPDA/Zon-Inf/Pnj/305/2021 was issued by the Greater Panaji Planning and Development Authority stating that the said



property bearing Chalta No 101 and 102 of P.T. Sheet No 4 admeasuring an area of 1001 sq mts (500.00 + 501.00) m² situated at Panaji is earmarked as S-2 Zone.

By Deed of Sale dated 24/09/2022 executed before the Office of the Sub Registrar of Ilhas at Panaji and registered under Book-1 Document bearing Reg No.PNJ-1-2721-2022 dated 27/10/2022, the said Mr. Robert Augustus Fernandes, bachelor, sold and conveyed all that piece of land known as Plot No 18 of Property "FONDUVEM" situated at Ribandar, described in the the Conservatoria of Registo Predial of Ilhas under No 3415 of Book B-9 New and described in the Revenue register (Matriz Perdial) under No. 145 in the Village Ribandar, Sub District, Ilhas, District of Goa. The aforesaid Plot admeasures 501 sq mts and is surveyed under New Chalta No 102 of P.T. Sheet No. 4 of Panaji City more particularly described herein above to Mr. Amarjeet, Mr. Rakesh Dham, Mr. Hardeep Singh, Mr. Meghal Bhabutmal Jain and Mr. Baltej Singh as the Purchasers.

By virtue of the above Deed of Sale dated 24/09/2022, said Mr. Amarjeet, Mr. Rakesh Dham, Mr. Hardeep Singh, Mr. Meghal Bhabutmal Jain and Mr. Baltej Singh became the exclusive owners in possession of all that piece of land known as Plot No 18 of Property "FONDUVEM" situated at Ribandar, described in the the Conservatoria of Registo Predial of Ilhas under No 3415 of Book B-9 New and described in the Revenue register (Matriz Perdial) under No. 145 in the Village Ribandar, Sub District, Ilhas, District of Goa. The aforesaid Plot admeasures 501 sq mts and is surveyed under New Chalta No 102 of P.T. Sheet No. 4 of Panaji City.

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2022 dated 27/10/2022, the said Mr. Robert Augustus Fernandes, bachelor, sold and conveyed all that piece of land known as Plot No 17 of Property "**FONDUEM**" situated at Ribandar, described in the the Conservatoria of Registo Predial of Ilhas under No 3415 of Book B-9 New and described in the Revenue register (Matriz Predial) under No. 145 in the Village Ribandar, Sub District, Ilhas, District of Goa. The aforesaid Plot admeasures 500 sq mts and is surveyed under New Chalta No 101 of P.T. Sheet No. 4 of Panaji City more particularly described herein above to Mr. Amarjeet, Mr. Rakesh Dham, Mr. Hardeep Singh, Mr. Meghal Bhabutmal Jain and Mr. Baltej Singh as the Purchasers.

By virtue of the above Deed of Sale dated 24/10/2022, said Mr. Amarjeet, Mr. Rakesh Dham, Mr. Hardeep Singh, Mr. Meghal Bhabutmal Jain and Mr. Baltej Singh became the exclusive owners in possession of all that piece of land known as Plot No 17 of Property "**FONDUEM**" situated at Ribandar, described in the the Conservatoria of Registo Predial of Ilhas under No 3415 of Book B-9 New and described in the Revenue register (Matriz Predial) under No. 145 in the Village Ribandar, Sub District, Ilhas, District of Goa. The aforesaid Plot admeasures 500 sq mts and is surveyed under New Chalta No 101 of P.T. Sheet No. 4 of Panaji City.

Based upon the documents produced and the searches conducted, I opine that said Mr. Amarjeet, Mr. Rakesh Dham, Mr. Hardeep Singh, Mr. Meghal Bhabutmal Jain and Mr. Baltej Singh are the absolute owners in possession of the said property bearing Chalta No 101 and 102 of P.T. Sheet No 4 admeasuring an area of 1001.00 sq mts (500.00 + 501.00)m² situated at Panaji described hereinabove and have a clear and marketable title to the "said property", subject to production of latest Nil Encumbrance Certificate.



V. Opinion:-

From the documents produced I am of the opinion that said Mr. Amarjeet, Mr. Rakesh Dham, Mr. Hardeep Singh, Mr. Meghal Bhabutmal Jain and Mr. Baltej Singh are the absolute owners in possession of the said property bearing Chalta No 101 and 102 of P.T. Sheet No 4 admeasuring an area of 1001.00 sq mts (500.00 + 501.00)m² situated at Panaji described hereinabove and have a clear and marketable title to the "said property", subject to production of latest Nil Encumbrance Certificate.

There is no claim of any minor to the said Properties.

Urban Land Ceiling Act is not possible.

Pratiksha Kamat

Advocate

**Pratiksha
Jaiwant
Kamat**

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by Pratiksha
Jaiwant Kamat
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