

**RUPA A.DUBLAY (KOTKAR)**  
**ADVOCATE & NOTARY**

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OFF:- 310, 3<sup>rd</sup> Floor, Gera Imperium Star  
Next to Central Library,  
Patto, Panaji-Goa.  
Mobile No. 9422056634  
Email Id:- advrupadublay@gmail.com

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Date:- 11/12/2023

**CERTIFICATE OF TITLE CONCERNING**

**SURVEY NO. 123/9**

**VILLAGE- PEHNA DE FRANCA, BARDEZ-GOA.**

I Adv. Rupa A. Dublay (Kotkar) having office at Office No. 310, 3<sup>rd</sup> Floor, Gera Imperium Star, Patto, Panaji-Goa being requested by **M/S. ARC BUILDERS** through its Partner **SHRI SHABBIR KARIM SHAIKH ALIAS SHABBIR K UDHAGUTTI**, have scrutinized the Xerox copies of the documents furnished, and I am submitting the certificate of title in respect of an all that piece and parcel of land admeasuring 1125 sq. mtrs. surveyed under No. 123/9 of Village Penha De France form the part of the property "**TERRENO SEM DENOMINACAO ESPECIAL**" ALSO KNOWN AS **PALNXIR**" situated at Betim, within the limits of Village Panchayat Penha De Franca,

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Date:-

- G. Copy of Will dated 16/02/1995
- H. Copy of Form I and XIV
- I. Copy of Will dated 22/08/2012
- J. Copy of Order dated 29/11/2021 passed in the said Inventory Proceeding bearing No. 124/2021/F
- K. Copy of Order dated 06/05/2022 passed by the Civil Judge Senior Division at Mapusa in Portuguese Civil Misc. Appln. No. 50/2022/B
- L. Copy of Deed of Sale dated 06/01/2023
- M. Copy of Old Form I and XIV
- N. Copy of Zonning Certificate
- O. Copy of Sanad dated 13/06/2023
- P. Copy of Technical Clearance order dated 15/09/2023
- Q. Copy of Construction License from Village Panchayat of Penha De Franca dt. 09/11/2023
- R. Copy of NOC from the Health Department dated 18/10/2023
- S. Copy of Nil Encumbrance Certificate

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**DESCRIPTION OF THE PROPERTY:-**

All that piece and parcel of land admeasuring 1125 sq. mtrs. surveyed under No. 123/9 of Village Penha De France form the part of the property "**TERRENO SEM DENOMINACAO ESPECIAL**" **ALSO KNOWN AS PALNXIR**" situated at Betim, within the limits of Village Panchayat Penha De Franca, Taluka Bardez, Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under No. 11170 at page 133 of Book B-29(new), enrolled in the Taluka Revenue office under Matriz No. 634, and is bounded as under:-

ON THE EAST :- By land of Comunidade of Serula

ON THE WEST :- By reserved way 6 mtrs. wide.

ON THE NORTH :- By Plot No. 3 of the said property

ON THE SOUTH :- By internal access road 6 mtrs wide

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**TRACING OF TITLE**

The aforesaid All that piece and parcel of land admeasuring 1125 sq. mtrs. surveyed under No. 123/9 of Village Penha De France form the part of the property **“TERRENO SEM DENOMINACAO ESPECIAL” ALSO KNOWN AS PALNXIR** situated at Betim, within the limits of Village Panchayat Penha De Franca, Taluka Bardez, Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under No. 11170 at page 133 of Book B-29(new), enrolled in the Taluka Revenue office under Matriz No. 634 and is bounded as under:-

ON THE EAST :- By land of Comunidade of Serula

ON THE WEST :- By reserved way 6 mtrs. wide.

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A. The said property in question is described under Description No. 11170 at page 133 of Book B-29(new) and is bounded as follows:-

East :- With the land of comunidade of Serula by the side of the Public Road.

West :- Land of Comunidade

North :- Land of Comunidade

South :- By property known as "JARDIN" belonging to D. Anna Leopoldina Do Mondonca, widow of Jose Caetano from Salvador Do Mundo.

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- B. It is seen under Inscription No. 25416 at page 105V of Book G-37 in the Land Registration Office of Ilhas since 25/03/1964, the said property stands inscribed in favour of Shri. Alfredo Joubert Dos Santos Braganza upon purchase from Shri. Claudio Juliao Francisco Pinto and his wife Smt. Linda Maura Teles De Vasconceloa Pinto vide Deed of Sale with Acquittance dated 13/02/1964.
- C. It is seen vide Deed of Sale with Acquittance dated 13/02/1964 drawn before Notary of Judicial Division of Ilhas Shri. Antonio Orlando Lobo at page 70 verse onwards of Book No. 467 said Shri. Alfredo Joubert Dos Santos Braganza purchased the said property from Shri. Claudio Juliao Francisco Pinto and his wife Smt. Linda Maura Teles De Vasconceloa Pinto.

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- D. It is seen from the Deed of Sale dated 20/12/1971, registered before the Sub Registrar of Ilhas under No. 2 at pages 47 to 53 of Book I, Vol.62 dated 05/01/1972, that the said Alfredo Joubert Dos Santos Braganza along with his wife Smt. Maria Helena Margarida De Santana Rita Vas sold said property admeasuring 1125 sq. mtrs. of the said property to Smt. Alice Lurecia Domitila Josefina Borges, widow of Shri. Caetano J. Laurente Ribeiro.
- E. Upon purchase of the said property Smt. Alice Lurecia Domitila Josefina Borges carried out mutation under Section 96 of Land Revenue Code and accordingly her name was recorded on Form I and XIV under mutation No. 738 which is reflected in manual Form I and XIV.

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- F. The said Smt. Alice Lurecia Domitila Josefina Borges was married to Laurente Ribeiro alias Caitano Jeremias Laurente Ribeiro who expired on 28/05/1971 and his death is registered before the Mapusa Municipal Council under Registration No. D/138/1971 dated 29/05/1971 vide Death Certificate dated 28/09/2012 and it is confirmed that said Alice Lurecia Domitila Josefina Borges had purchased the said property when she was a widow.
- G. The said Alice Lurecia Domitila Josefina Borges alias Alice Borges expired on 12/01/2009. And it is seen from the Will dated 16/02/1995, recorded before Notary Ex-Officio of Ilhas at 11V to 14V of Book 101, wherein she bequeathed the said property along with other properties in favour of her daughter Smt. Aurelia Mariana Filomena Do Agnelo Rebeiro E Silveira alias Aurelia Ribeiro Silveira married to Shri. Jose Bismark Silveira and other properties to her other daughter Kum. Maria Amelia Borges Ribeiro who was Spinster.



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- H. As per the said Will dated 16/02/1995 the said Aurelia Mariana Filomena Do Agnelo Rebeiro E Silveira alias Aurelia Ribeiro Silveira carried out the mutation whereby the name of said Alice Lurecia D.J. Borges was deleted in the Form I and XIV of survey No. 123/9 of Village Penha De France and the name of said Aurelia Ribeiro Silveira was recorded in the Occupants Column by Mutation No. 30554.
- I. By Will dated 22/08/2012, recorded before Notary Ex-Officio of Ilhas at pages 68V to 73 of Book No. 182 said Jose Bismark Silveira alias Jose Bismark Matias Daniel Da Silveira, the husband of said Aurelia Mariana Filomena Do Agnelo Rebeiro E Silveira alias Aurelia Ribeiro Silveira bequeathed his undivided half disposable share in said Plot along with other properties to his three sons Shri. Fernando Savio Ribeiro De Silveira alias Fernando S. R. Silveira alias Fernando Savio Silveira, Shri. Noel Jose Ribeiro and Shri Lynn Pascoal Ribeiro Silveria alias Lynn Pascoal R. Silveira.

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- J. The said Jose Bismark Silveira alias Jose Bismark Matias Daniel Da Silveira expired on 24/12/2012 and upon his death an Inventory Proceeding was initiated in the Civil Judge Junior Division F Court at Panaji bearing No. 124/2021/F by his wife Smt. Aurelia Mariana Filomena Do Agnelo Rebeiro E Silveira alias Aurelia Ribeiro Silveira.

It is seen from the above said Inventory Proceeding that said Jose Bismark Silveira alias Jose Bismark Matias Daniel Da Silveira expired on 24/12/2012 leaving behind his half sharer and moiety holder said Aurelia Mariana Filomena Do Agnelo Rebeiro E Silveira alias Aurelia Ribeiro Silveira and his following children's namely:-

- a. Shri. Fernando Savio Ribeiro De Silveira alias Fernando S. R. Silveira alias Fernando Savio Silveira married to Smt. Maria Clarissa Fernandes

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- b. Shri. Noel Jose Ribeiro Silveira alias Noel Jose R. Silveira married to Smt. Anansha M.S. Silveira
- c. Shri. Lynn Pascoal Ribeiro Silveira alias Lynn Pascoal R. Silveira as Bachelor.

Thereafter his son Shri. Fernando Savio Ribeiro De Silveira alias Fernando S. R. Silveira alias Fernando Savio Silveira expired on 19/04/2021 leaving behind Smt. Maria Clarissa Fernandes as his half sharer and moiety holder and his following children's namely:-

- a. Kum. Dasha Maria Silveira (minor)
- b. Kum. Erica Fatima Silveira (minor)
- c. Kum. Samara Perpetua Silveira (minor)

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Therefore vide Order dated 29/11/2021 passed in the above said Inventory Proceeding the following are confirmed as sole surviving legal heirs of late Jose Bismark Silveira alias Jose Bismark Matias Daniel Da Silveira under Section 373 of the Goa Succession, Special Notaries and Inventory Proceedings Act, 2012.

- a. Smt. Aurelia Mariana Filomena De Agnelo Ribeiro alias Aurelia Ribeiro Silveira was declared as widow and moiety holder of the said Jose Bismark Silveira
- b. Shri. Noel Jose Ribeiro Silveira alias Noel J. R. Silveira alias Noel Silveira,
- c. Smt. Anasha Maria Savia Almeida alias Anasha Almeida alias Smt. Anasha M.S. Silveira,
- d. Shri. Lynn Pascoal Ribeiro Silveira alias Lynn Pascoal R. Silveira alias Lynn Silveira,
- e. Smt. Maria Clarissa Fernandes alias Maria Fatima Perpetua Clarissa Fernandes,



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- f. Kum. Dasha Maria Silveira,
- g. Kum. Erica Fatima Silveira and
- h. Kum. Samara Perpetua Silveira

K. By Order dated 06/05/2022 passed by the Civil Judge Senior Division at Mapusa in Portuguese Civil Misc. Appln. No. 50/2022/B being the mother of three minor children Kum. Dasha Maria Silveira, Kum. Erica Fatima Silveira and Kum. Samara Perpetua Silveira was appointed as the natural guardian under Article 1488 of the Portuguese Code of Civil Procedure to sell the share of her three minor children in respect of the said property with the condition that the share amount of the minors to be deposited in the Nationalized Bank till they attain majority.

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L. It is seen from the Sale Deed dated 06/01/2023 duly registered before the Sub-Registrar of Mapusa, Bardez Goa under registration No. BRZ-1-676-2023 the said Smt. Aurelia Mariana Filomena De Agnelo Ribeiro alias Aurelia Ribeiro Silveira, Shri. Noel Jose Ribeiro Silveira alias Noel J. R. Silveira alias Noel Silveira, Smt. Anasha Maria Savia Almeida alias Anasha Almeida alias Smt. Anansha M.S. Silveira, Shri. Lynn Pascoal Ribeiro Silveira alias Lynn Pascoal R. Silveira alias Lynn Silveira, Smt. Maria Clarissa Fernandes alias Maria Fatima Perpetua Clarissa Fernandes, Kum. Dasha Maria Silveira, Kum. Erica Fatima Silveira and Kum. Samara Perpetua Silveira sold the said property admeasuring 1125 sq. mtrs. to **M/S. ARC BUILDERS**.

M. Upon purchase of the above said property **M/S. ARC BUILDERS** moved an Application under Section 96 of Land Revenue Code and mutated the said property in their name under Mutation Entry No. 86760.

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- N. As per Zonning Certificate dated 16/03/2023 bearing Reference No. TPBZ/ZON/11197/PDF/TCP-2023/1723 issued by the Office of the Senior Town Planner, Town and Country Planning Department, North Goa, Mapusa Bardez Goa the said property falls in Settlement Zone.
- O. **M/S. ARC BUILDERS** obtained Sanad dated 13/06/2023 bearing Reference No. CAD3BAR04-23-208/842 issued by the Office of the Additional Collector-III North Goa District, Mapusa-Goa for the said property admeasuring 1125 sq. mtrs. for the purpose of residential.
- P. It is seen from the Technical Clearance order dated 15/09/2023 from the Office of the Senior Town Planner of Town and Country Planning Department, Mapusa Bearing Reference No. TPB/9034/PDF/TCP/2023/8086, dt. 15/09/2023 **M/S. ARC BUILDERS** obtained the same for construction of residential building A and B with swimming pool and Compound Wall in the said property.

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- Q. Thereafter **M/S. ARC BUILDERS** obtained Construction License from Village Panchayat of Penha De Franca vide its Reference No. VP/PDF/044/23-24/1625/19, dt. 09/11/2023, for construction of residential building A and B with swimming pool and Compound Wall in the said property.
- R. **M/S. ARC BUILDERS** obtained NOC from the Health Department bearing Reference No. DHS/2023/DHS0901/00031/1622, dated 18/10/2023 for construction of residential building A and B with swimming pool and Compound Wall in the said property.
- S. It is seen from the Nil Encumbrance Certificate bearing No. NEC/9/2023/3345 issued by Civil Registrar cum Sub Registrar Bardez Mapusa Goa that there is no Encumbrance on the said property from 10/02/2023 to 23/11/2023.



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T. **M/S. ARC BUILDERS** thereafter started with the construction project called as "**ARC LEGACY**", in said property and is willing to sell the premises of the building to any prospective purchaser/s.

**OPINION**

After perusing the Xerox copies of the aforesaid documents thoroughly and to the inquiries and searches made and after necessary investigation to the title, I am of the opinion that **M/S. ARC BUILDERS** is the owner of the SAID PROPERTY with a very strong semblance of ownership in his favour for the said property and have the capacity to convey the residential premises unto a willing Purchaser(s), provided that there are no other documents or material that contradicts or conflicts with the documents or material given to me for scrutiny.

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All the necessary parties have been joined in the documents and the documents have desired effect. The facts and events material to the title have been satisfactorily proved.

In the result I have to state that I have done necessary searches of the concerned offices up-to-date and as a result of such searches, I am satisfied that the SAID PROPERTY is free all types of encumbrances.

I have also verified that the SAID PROPERTY is not attached by any court of law as per the inspection carried out by me in the respective offices.

No tenancy laws are involved in the SAID PROPERTY. The SAID PROPERTY is also not affected by the Land Ceiling Act since it is not applicable to the State of Goa.

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**NOTE:-** This report if prepared strictly on the basis of Certified Xerox copies of documents furnished to me.

Place: Panaji-Goa.

Dated: 11/12/2023

*Rupa A. Dublay*  
Adv. Rupa A. Dublay (Kotkar)

**RUPA A. DUBLAY**  
Advocate & Notary  
Tiwadi Taluka  
Panaji-Goa.  
Reg. No. 232/19

