

SUDESH N. BORKAR

M.Com. L.L.B

Advocate

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Ref No

Date: 11/07/2019

TO WHOMSOEVER IT MAY CONCERN CERTIFICATE OF TITLE

DESCRIPTION OF THE PROPERTY

All that Villa No. A, B and C to be constructed on portion of land presently surveyed under survey no. 12/3-A admeasuring an area of 590 sq. mts. situated at Nuvem village of Salcete Taluka, which is a part of the property known as "QUIRBATTA", situated at village Nuvem, within the limits and jurisdiction of Village Panchayat of Nuvem, Taluka and Sub District of Salcete, District of South Goa, in the State of Goa, not described in the Land Registration office of Salcete, but enrolled in the Taluka Land revenue office under Matriz No. 571 and the said plot is bounded as follows:

Plot is bounded as under:

On the East : By property of Piedade Xavier Menezes;
On the West : By property of heirs of Francisco Xavier Colaco;
On the North : By property of Livrada Dias and Conceivao Dias; and;
On the South : By property of Rosada Colaco;

The said Villas will be bounded as under:

VILLA 'A'

On the East : By Independent Villa No. C;
On the West : by road followed by property of heirs of Francisco Xavier Colaco;
On the North : By property of Livrada Dias and Conceivao Dias; and;
On the South : By Villa No B;

VILLA 'B'

- On the East : By Independent Villa No. C;
 On the West : by road followed property of heirs of Francisco Xavier Colaco;
 On the North : By Villa No. A; and;
 On the South : By internal road followed by property of Rosada Colaco

VILLA 'C'

- On the East : By property of Piedade Xavier Menezes;
 On the West : By Villa No. A and Villa No. B;
 On the North : By property of Livrada Dias and Conceivao Dias; and;
 On the South : By property of Rosada Colaco

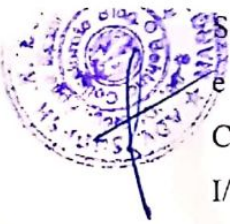
DOCUMENTS SCRUTINIZED

1. Deed of Sales and conveyance dated 10/10/1980
2. Deed of Succession dated 21/12/1998
3. Deed of Rectification dated 25/06/2002
4. Deed of Sale dated 10/10/1980
5. Order dated 14/10/2004
6. Sanad dated 26/10/2018
7. Deed of Sale dated 30/06/2017
8. Deed of Sale dated 26/11/2018
9. Form I and XIV dated 29/01/2019
10. Technical Clearance Order dated 07/05/2019
11. NOC from Health Department dated 27/05/2019
12. Construction Licence dated 03/06/2019

**SEARCH AND INVESTIGATION**

The said property known as "QUIRBATTA", situated at village Nuvem was originally belonging to Smt. Iria Augusta Helena Mesquita e Colaco and which property was allotted to her in the Partition Deed dated 16/06/1973 duly registered in the office of Sub Registrar of Salcete. The said Mrs. Jacinta Rodrigues alias Jacinta Fernandes, Mr. Sebastiao Fernandes and Mrs. Margarida Emilia Rodrigues alias Margarida e Rodrigues purchased the said property admeasuring 590 sq. mts. vide Deed of Sales and conveyance dated 10/10/1980 duly registered in the office of Sub Registrar of Salcete under

no. 765 at pages 239 to 243 of Book No. 1 Volume no. 240 dated 08/12/1981 from Smt. Iria Augusta Helena Mesquita e Colaco. By virtue of Deed of Succession dated 21/12/1998 drawn in the office of Notarial Ex-officio of Salcete recorded at folio 67 reverse to 69 of Deeds book no. 1400 upon the death of Antonio Do Carmo Colaco who died on 04/08/1998 leaving behind Mrs. Maria Piedade as his moiety sharer and Mr. Winston Colaco and Wilson Colaco as his sole and universal heirs. Vide a subsequent Deed of Rectification dated 25/06/2002 duly registered in the office of Sub Registrar of Salcete under no. 2313 at pages 164 to 174 of Book No. 1 Volume no. 1357 dated 09/07/2002 the legal heirs of the then late Smt. Iria Augusta Helena Mesquita e Colaco corrected the mistakes which had occurred in the Deed of Sale dated 10/10/1980 in relation to the boundaries of the said property. The said Mrs. Jacinta Rodrigues alias Jacinta Fernandes, Mr. Sebastiao Fernandes and Mrs. Margarida Emilia Rodrigues alias Margarida e Rodrigues filed application for partition of the plot in the office of Dy. collector and S.D.O. Margao in case No. LRC/PART/621/2002 dated 14/10/2004 and obtained new survey number bearing 12/3-A of village Nuvem. The said Mrs. Jacinta Rodrigues alias Jacinta Fernandes, Mr. Sebastiao Fernandes and Mrs. Margarida Emilia Rodrigues alias Margarida e Rodrigues have obtained land conversion Sanad from the office of the Collector, South Goa, vide approval no. AC-I/SAL/SG/CONV/69/2016/12336 dated 26/10/2018 of the survey No. 12/3-A. By virtue of Deed of Sale 30/06/2017 duly registered in the office of Sub Registrar of Salcete under no. MGO-BK1-03037-2017 CD NUMBER MGOD113 on 04/07/2017 Mrs. Jacinta Rodrigues alias Jacinta Fernandes, Mr. Sebastiao Fernandes and Mrs. Margarida Emilia Rodrigues alias Margarida e Rodrigues as widow sold the said property admeasuring an area of 590 sq. mts. to Mr. Cleve Fernandes and became the owner of the said property. Upon the death of Cirilo Alexandrino Agnelo Fernandes a deed of Succession was drawn on 28/09/2018 before Notary Ex-officio of Salcete recorded at pages 41 to 42 of Deed Book No. 1657 who expired on 29/12/1998 leaving behind Mrs. Margarida Emilia Rodrigues alias Margarida e Rodrigues as successor/only legal heir. By virtue of Deed of Sale dated 26/11/2018 duly registered in the office of Sub Registrar of Salcete under No. MGO-BK1-05056-2018 CD NUMBER MGOD130 on 26/11/2018 Mr. Cleve Fernandes in the status of bachelor sold the said



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portion of property admeasuring an area of 590 sq. mts. to **Margao Estate & Developers, a partnership firm** and became the owner of the said portion of the property. The name of Mr. Rama Sheth Dessai, Mrs. Sonali Suresh Walve alias Sonali Tushar Ogale and Mrs. Sneha Ratil Kavlekar are shown in the occupant column in Form I and XIV of Surveyed under survey no. 12/3-A of village Nuvem, Salcete, Goa under mutation no. 77177. The office of Town and Country Planning and Development Authority has issued Technical Clerence Order vide its letter no. TPM/31314/NUV/12/3-A/19/3037 dated 07/05/2019 for construction of residential Bungalow A, B & C. The office of Primary Health Centre of Loutulim has issued No objection for construction of residential Bungalow A, B & C vide its letter No. PHCL/DHS/NOC/2019-20/268 dated 27/05/2019. The office of village Panchayat of Nuvem has issued construction license for construction of construction of residential Bungalow A, B & C which construction license bearing No. VP/NUV/BL/2019-20/09 dated 03/06/2019. That in my opinion the proposed borrowers/purchasers along with their spouses (as the case may be) who may agreed to purchase villas and other premises in the proposed project to be constructed in the said property shall have subsisting interest over the schedule property after execution and registration of Agreement for Sale in the office of Sub Registrar of Salcete on the terms and condition mentioned therein along with Nil Encumbrance Certificate.

CERTIFICATE OF TITLE

From the above documents produced as whereas I am of the opinion that Margao Estate & Developers, a partnership firm shall holds absolute clear, valid and marketable title over the said property and to do construction of premises /villas in the project therein after obtaining necessary permission from the competent authorities. The certificate is issued upon the request of Margao Estate & Developers, a partnership firm, having its office at Office no. FF2, Dattadham, 1st Floor, Cariamoddi, Near Football Ground, Curchorem, Quepem, Goa, 403706.

Yours faithfully


ADV. SUDESH .N. BORKAR
 (Sudesh N. Borkar)
 Aona Bazar Complex,
 Behind Collectors' Bldg
 Margao-Goa