



Date: 29/12/2023

**CERTIFICATE OF TITLE AND SEARCH**

This Certificate of Title and Search is issued at the request of ROYAL CLASSIC BUILDERS, a Partnership Firm, with registered address at Navelim, Salcete, Goa, in respect of the project named "ARCADIA" under construction in the property known as KIRBATTA admeasuring 2500.00 Sq. meters, forming a separate and independent property in itself surveyed under survey No. 14/7-N of Nuvem Village, erstwhile identified as Plot No. 19 and erstwhile formed part of the Survey No. 14/7 of Nuvem Village, situated at situated at Nuvem, within the jurisdiction of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

**I. Description of the Property:**

**A) Property under Scrutiny:**

The property under scrutiny is landed property known as KIRBATTA admeasuring 2500.00 Sq. meters, forming a separate and independent property in itself surveyed under survey No. 14/7-N of Nuvem Village, erstwhile identified as Plot No. 19 and erstwhile formed part of the property consisting of following three adjoining properties:

- (i) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 42685 at pages 166 reverse of Book No. B-110 of new series, enrolled in the Taluka Revenue Office under Matriz No. 533;

- (ii) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 18028 at pages 88 reverse of Book No. B-48 of new series, enrolled in the Taluka Revenue Office under Matriz No. 532;
- (iii) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 42686 at pages 167 reverse of Book No. B-110 of new series, enrolled in the Taluka Revenue Office under Matriz No. 531;

The above three properties being adjoining to one another, formed a one and single property admeasuring 33675.00 Sq. Meters known as "KIRBHATTA" surveyed in the records of rights of Village Nuvem under Survey No. 14/7 and 20/1, situated at Nuvem, within the jurisdiction of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

The single property formed out of the said three properties is for the sake of convenience is hereinafter referred to as the "SAID LARGER PROPERTY".

The Plot No. 19 admeasuring 2500.00 Sq. meters surveyed under survey No. 14/7-N of Nuvem Village is hereinafter referred to as "SAID PROPERTY".

B) Location:

The SAID PROPERTY is situated at Nuvem, within the jurisdiction of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa.

C) Registration details of SAID LARGER PROPERTY:

The SAID LARGER PROPERTY is found registered in the Land registration Office of Salcete and enrolled in the Taluka Revenue Office as under:

- i. Description No. 42685 at pages 166 reverse of Book No. B-110 of new series, enrolled in the Taluka Revenue Office under Matriz No. 533;
- ii. Description No. 18028 at pages 88 reverse of Book No. B-48 of new series, enrolled in the Taluka Revenue Office under Matriz No. 532; and
- iii. Description No. 42686 at pages 167 reverse of Book No. B-110 of new series, enrolled in the Taluka Revenue Office under Matriz No. 531.

D) Survey Number of the said property as per new Land Revenue Code:

The SAID PROPERTY is surveyed under Survey No. 14/7-N of Nuvem Village.

E) Boundaries of the SAID LARGER PROPERTY and SAID PROPERTY:

**Boundaries of the property under Description No. 42685**

On the East : by rivulet;  
On the West : by the top of the hill;  
On the North : by the property Xira of Fr. Joao Francisco  
Constancio Pereira; and  
On the South: by the property Xira of the heirs of Jose da  
Piedade Moares.

**Boundaries of the property under Description No. 18028**

On the East : by rivulet;  
On the West: by the top of the hill;  
On the North: by the property Xira of Gabriel; and

On the South: by the property Quirbata of Noronha.

**Boundaries of the property under Description No. 42686**

On the East: by rivulet;  
On the West: by the top of the hill;  
On the North: by the property Anuz of Fabrica of the Church of Margao; and  
On the South: by the property Xira of the Fr. Joao Francisco Constancio Pereira.

**Boundaries of the Said Property**

On the East: by open space;  
On the West: by Plot No. 18 and 8.00 mts. wide road;  
On the South: by Plot No. 20 under Survey No. 14/7-M of Nuvem Village;  
On the North: by nullah

F) Area of the SAID PROPERTY:

The SAID PROPERTY admeasures 2500.00 Sq. Meters.

**II. Scrutiny of Documents and Flow of Title:**

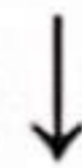
I have verified the following documents:

- i. Certificates of Description No. 42685, 18028 and 42686 and Certificates of Inscription No. 45133, 45134 and 45135;
- ii. Deed of Sale dated 29/08/1979;
- iii. Consent Decree dated 16/09/2002;
- iv. Deed of Succession dated 28/04/2000;
- v. Agreement for Development dated 23/11/2005;
- vi. Deed of Sale dated 14/07/2006;

- vii. Deed of Sale Dated 27/10/2010;
- viii. Order dated 23/11/2022;
- ix. Deed of Sale dated 26/07/2023;
- x. Conversion Sanad dated 06/02/2007;
- xi. Provisional NOC from TCP vide Letter dated 01/03/2006;
- xii. Provisional NOC from Village Panchayat of Nuvem, vide Letter dated 03/06/2006;
- xiii. Final NOC from TCP vide Letter dated 27/02/2007;
- xiv. Final NOC from Village Panchayat of Nuvem, vide Letter dated 08/03/2007;
- xv. NOC from Primary Health Centre Loutolim;
- xvi. Construction Licence dated 20/12/2023.

***From the perusal of above documents the flow of title can be narrated as under:***

- The SAID LARGER PROPERTY was originally owned by Mr. Joaquim Piedade Dias of Nuvem in whose name the said three properties of the SAID LARGER PROPERTY are inscribed under Inscription No. 45133, Inscription No. 45134 and Inscription No. 45135 all at page 76 and 76 overleaf of Book No. G-52.



- Said Mr. Joaquim Piedade Dias was married under regime of communion of assets to Mrs. Remizia Felicidade Vaz, the former expired on 25/07/1979 and later on 14/05/1975, leaving behind as sole and universal heirs their following seven children namely:
  - a) Mr. Salvador Dias, Bachelor;
  - b) Mrs. Ana Joaquina Dias married to Mr. Arnaldo Diago Rosario Cota;
  - c) Mrs. Divina Maria Dias married to Mr. Custodio Sebastiao Vaz;

- d) Mr. Isidor Dias married to Mrs. Maria Rita Martins; the former expired leaving behind his widow said Mrs. Maria Rita Martins and as sole and universal heirs his six children being (i) Cindrella Angelina Glady Dias, (ii) Maria Fatima Christas Dias, (iii) Meena Lizette Dias, (iv) Alvaro Jose Dias, (v) Clifford Dias, and (vi) Mrs. Remezia Dias
- e) Miss. Valeriana Dias, Spinster;
- f) Mr. Lourenco Santana Dias married to Mrs. Fatima Ana Joaquina Pereira; and
- g) Mrs. Filomena Dias married to Mr. Purificacao Agostinho Fernandes,

as is found declared in the Inventory Proceeding No. 15/2002 instituted before the Comarca Judge of Salcete and Quepem at Margao, Goa.

That due to passing of the road which crosses the SAID LARGER PROPERTY in north-south direction, the SAID LARGER PROPERTY got bifurcated into two portions being Western Portion admeasuring 32050.00 Sq. Meters surveyed under Survey No. 14/7 of Village Nuvem and Eastern Portion admeasuring 1625.00 Sq. Meters surveyed under Survey No. 20/1 of Village Nuvem.



- Earlier thereof, vide Deed of Sale dated 29/08/1979, duly registered in the office of the Sub-Registrar of Salcete at Margao, under Reg. No. 40, at pages 396 to 401 of Book IV, Vol. VIII, dated 15/11/1979, said Mr. Lourenco Santana Dias purchased all the illiquid rights to the inheritance left by his parents from the other co-owners except from children of late Mr. Isidor Dias.

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- The Inventory Proceedings No. 15/2002/M as referred above, was disposed off vide Consent Decree dated 16/09/2002 passed in terms of Consent Terms of the same date, whereby towards the 1/14<sup>th</sup> share of the children of late Mr. Isidor Dias in the inheritance left behind by late Mr. Joaquim Piedade Dias, Mrs. Remizia Felicidade Vaz and Mr. Isidor Dias, they were allotted definite plots in Survey No. 14/4 of Nuvem Village, thus Mr. Lourenco Santana Dias became the absolute owner of the SAID LARGER PROPERTY.

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- That Mr. Lourenco Santana Dias was married in first nuptial to Mrs. Fatima Ana Joaquina Pereira, the later expired on 10/04/1980 leaving behind her widower said Mr. Lourenco Santana Dias and as sole and universal heirs her two namely (i) Mr. Lamont Ludvig Dias and (ii) Ms. Latimer Fatima Dias, as is declared vide Deed of Succession dated 28/04/2000, drawn in the office of the Ex-Officio Notary Public, Salcete at folio 23v to 25 of Deed Book No. 1414.
- Said Mr. Lourenco Santana Dias in his second nuptial was married to Mrs. Tereza Maria Braganza.

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- Said Mr. Lourenco Santana Dias, his wife from second nuptial Mrs. Tereza Maria Dias and his children from first nuptial Mr. Lamont Ludvig Dias (bachelor) and Miss. Latimer Fatima Dias (spinster), vide Agreement for Development dated 23/11/2005 executed before Notary Shri. Datta Nadkarni under his Reg. No. 2085, permitted Mr. Cancio Mascarenhas to develop the Eastern Portion and Western Portion of

the Said Larger Property, in pursuance whereto the same came to be divided into several sub-plots, upon obtaining following necessary approvals and permissions:

- a) Conversion Sanad dated 06/02/2007 under Ref. No. AC-II/SG/CONV-38/2006;
- b) Provisional NOC from Town and Country Planning Department vide Letter dated 01/03/2006 under Ref. No. TPM/Subdiv/Nuvem/14/7/06/364;
- c) Provisional NOC from Village Panchayat of Nuvem, vide Letter dated 03/06/2006 under Ref. No. VP/NUV/2006-07/17;
- d) Final NOC from Town and Country Planning Department vide Letter dated 27/02/2007 under Ref. No. TPM/subdiv/Nuvem/1417/07/1219;
- c) Final NOC from Village Panchayat of Nuvem, vide Letter dated 08/03/2007 under Ref. No. VP/NUV/2006-07/2439.

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- Vide Deed of Sale dated 14/07/2006, registered with the Sub-Registrar of Salcete at Margao, under No. 3247, at pages 228 to 264 of Book I, Vol. 2088, dated 02/08/2006, said Mr. Lourenco Santana Dias, his wife from second nuptial Mrs. Tereza Maria Dias and his children from first nuptial Mr. Lamont Ludvig Dias (bachelor) and Miss. Latimer Fatima Dias (spinster) and said Mr. Cancio Mascarenhas sold unto Goldshield Services Pvt. Ltd., one of such subdivided plots being identified as Plot No. 19 admeasuring 2500.00 Sq. Meters.

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- Vide Deed of Sale Dated 27/10/2010, duly registered in the office of the Sub-registrar, Salcete under Reg. No. MGO-BK1-05518-2010, CD



No. MGOD35 dated 28/10/2010, said Goldshield Services Pvt. Ltd., sold the Plot No. 19 i.e. the SAID PROPERTY unto Malan Enterprises Private Limited, a company.

- Post the purchase thereof, Malan Enterprises Private Limited applied for partition of the SAID PROPERTY from the SAID LARGER PROPERTY and vide Order dated 23/11/2022 passed by the Inspector of Survey and Land Records, Salcete in Case No. 3/ISLR/Part/Sal/Nuv/684/21/313, the Said Property came to be partitioned from the Said Larger Property and came to be separately recorded under Survey No. 14/7-N of Village Nuvem with area as 2500.00 Sq. Meters and with denomination "KIRBATTA".



- Vide Deed of Sale dated 26/07/2023, duly registered in the office of the Sub-registrar, Salcete under Reg. No. MGO-1-3073-2023, dated 28/07/2023, said Malan Enterprises Private Limited, sold the SAID PROPERTY unto M/s Royal Classic Builders, a Partnership Firm.
- The said M/s Royal Classic Builders with intention to develop the Said Property by constructing Residential Bungalows BG-A1 to A-9), swimming pools and compound wall, obtained following licences, permissions and approvals:
  - (a) Technical Clearance Order under Ref. No. 34869/Nuvem/14/7-N/2023/6377 dated 28/11/2023 from the Office of the Town and Country Planning Department, Margao;
  - (b) NOC from Health under Ref. No. PHCL/DHS/NOC/2023-24/1081 dated 12/12/2023;
  - (c) Construction Licence No. VP/NUV/BL/2023-2024/ dated 20/12/2023 from Office of the Village Panchayat of Nuvem;

- In terms of the said Deed of Sale dated 26/07/2023, M/s Royal Classic Builders is the lawful owner in possession of the SAID PROPERTY and is entitled to develop the SAID PROPERTY by constructing Residential Bungalows, swimming pools and compound in the Said Property.

**Certificate:**

On the basis of the scrutiny of the documents as referred to in this report, I hereby certify that the SAID PROPERTY is owned and possessed by M/s Royal Classic Builders, a Partnership Firm.

This Title Report which is issued at the request of M/s Royal Classic Builders is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Yours faithfully,

  
Adv. Gaurish M. Kudchadkar