



Dated:07/06/2024

To,

M/s AADHVAY REALTORS PVT. LTD.,
1002, Pali Palms, 16th Road, Pali Village,
Bandra West, Mumbai 400050

CERTIFICATE OF TITLE

Description of the Said Property: -

All that Property known as "ZAMBUCHEM BATTA" or "TEMBACHEM BATTA", admeasuring an area of 2,450 sq mts, situated at Village Pilerne, Bardez, Goa, Taluka and Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under Description No.8935 of Book B-23 new and not enrolled in the Taluka Revenue Office of Bardez and is bounded as under: -

On or towards the East: By property bearing Survey Nos.147/6 and 147/8;

On or towards the West: By Road;

On or towards the North: By property bearing Survey No.147/4.; and

On or towards the South: By property bearing Survey No.147/7.

I Description of documents scrutinized: -

1. Description No.8935 of Book B-23
2. Inscription No.5372 of Book G-13
3. Manual Form I and XIV,

Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim Goa. 403 521
Email: pratiksha.adv@gmail.com





4. Form III (Index of Land)
5. Form IX
6. Will dated 18/06/1986 drawn in the Office of the Notary Ex Officio of Ilhas at Panaji, Goa in Book No.63 at Page 19 to 28 of Book of Wills
7. Will dated 13/08/1986 drawn in the Office of the Notary Ex Officio of Ilhas at Panaji, Goa in Book No.63 at Page 69 reverse to 78 of Book of Wills
8. Death Certificate of Mr. Jeronimo Minguel Jose Lucio De Souza
9. Death Certificate of Mrs. Maria Clara Gorgenen Antonieta de Braganza Santiago e Souza
10. Deed of Succession dated 21/04/2008 executed before the Notary Ex Officio at Canacona in the Notarial Book of Deeds No.15 at page 95.
11. Zoning Information dated 31/05/2022 under Ref No.TPBZ/ZON/9862/PIL/TCP-2022/3394 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa
12. Form I and XIV dated 27/01/2024 in respect of Survey No.147/5 of Village Pilerne admeasuring 2450 sq mts
13. Nil Encumbrance Certificate dated 05/04/2024
14. Deed of Sale dated 17/05/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-2347-2024 on 17/05/2024

Note: All the documents scrutinised by me are photocopies.

III Office searches: -

Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim Goa. 403 521
Email: pratiksha.adv@gmail.com





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

IV Flow of Title: -

There exists all that Property known as **"ZAMBUCHEM BATTA"** or **"TEMBACHEM BATTA"**, admeasuring an area of 2,450 sq mts, situated at Village Pilerne, Bardez, Goa, Taluka and Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under Description No.8935 of Book B-23 new and not enrolled in the Taluka Revenue Office of Bardez (hereinafter referred to as **"SAID PROPERTY"**), which property is more particularly described herein above.

The said property more particularly described herein above, described in the Land Registration Office of Bardez under Description No.8935 of Book B-23 new originally belonged to Mr. Custodio Sebastiao Adolfo De Souza and stands inscribed in his name under Inscription No.5372 of Book G-13, he having purchased the same from Antonio Calisto de Athaide and his wife Maria Esmina de Athaide and others by virtue of Public Deed of Sale and Quittance dated 20/03/1900 before the Notary of Comarca Carlos Augusto Maria D'Oliveira Pegado.

The said Mr. Custodio Sebastiao Adolfo De Souza was succeeded by his son Mr. Jeronimo Minguel Jose Lucio De Souza and his name is seen recorded as Occupant in the Manual Form I and XIV, Form III (Index of Land) and Form IX pertaining to the said property.

Though there is no succession deed/inventory proceedings on the death of said Mr. Custodio Sebastiao Adolfo De Souza, it is safe to conclude that said



Mr. Jeronimo Minguel Jose Lucio De Souza was the only child of Mr. Custodio Sebastiao Adolfo De Souza as there have been no claims from any other person/s since the last more than 50 years after the promulgation of survey records.

The name of said Mr. Jeronimo Minguel Jose Lucio De Souza is found recorded in the Survey Records, being Form III, Form IX and Manual Form I and XIV, which shows that the said Mr. Jeronimo Minguel Jose Lucio De Souza has been in possession of the said Property known as **"ZAMBUCHEM BATTA"** or **"TEMBACHEM BATTA"**, admeasuring an area of 2,450 sq mts, situated at Village Pilerne, Bardez, Goa, Taluka and Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under Description No.8935 of Book B-23 new and not enrolled in the Taluka Revenue Office of Bardez, more particularly described herein above for the last more than 50 years.

By virtue of the above, the possession of the said property with Mr. Jeronimo Minguel Jose Lucio De Souza stands proved as an entry in the records of rights and a certified entry in the register of mutation shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefore as stated under Section 105 of the Goa Daman and Diu Land Revenue Code 1968. So also Section 35 of the Indian Evidence Act which states that an entry in any public or other official book, register or record or an electronic record, stating a fact in issue or relevant fact and made by a public servant in discharge of his official duty or by any other person in performance of duty especially enjoined by the law of the country in which such book, register or record or an electronic record is kept is itself a relevant fact.





The said Mr. Jeronimo Minguel Jose Lucio De Souza was married in his first and only nuptial to Mrs. Maria Clara Gorgenen Antonieta de Braganza Santiago e Souza.

By Will dated 18/06/1986 drawn in the Office of the Notary Ex Officio of Ilhas at Panaji, Goa in Book No.63 at Page 19 to 28 of Book of Wills, the said Mrs. Maria Clara Gorgenen Antonieta de Braganza Santiago e Souza bequeathed the said property more particularly described herein above to her four sons, namely Adolfo Jose Eremita Lucas Lumen de Braganza Santiago e Souza, Alonzo Celestino Jose Afra de Braganza Satiago e Souza, Alirio Diogo Luis Jose de Braganza Santiago e Souza and Asterio Jose Antonio Maria De Braganza Santiago e Souza.

By Will dated 13/08/1986 drawn in the Office of the Notary Ex Officio of Ilhas at Panaji, Goa in Book No.63 at Page 69 reverse to 78 of Book of Wills, the said Mr. Jeronimo Minguel Jose Lucio De Souza bequeathed the said property more particularly described herein above to his four sons, namely Adolfo Jose Eremita Lucas Lumen de Braganza Santiago e Souza, Alonzo Celestino Jose Afra de Braganza Satiago e Souza, Alirio Diogo Luis Jose de Braganza Santiago e Souza and Asterio Jose Antonio Maria De Braganza Santiago e Souza.

The said Mr. Jeronimo Minguel Jose Lucio De Souza expired on 06/02/1995 and the said Mrs. Maria Clara Gorgenen Antonieta de Braganza Santiago e Souza expired on 14/07/1992. (Death Certificates perused).

By virtue of the above said Adolfo Jose Eremita Lucas Lumen de Braganza Santiago e Souza, Alonzo Celestino Jose Afra de Braganza Satiago e Souza, Alirio Diogo Luis Jose de Braganza Santiago e Souza and Asterio Jose Antonio





Maria De Braganza Santiago e Souza became the absolute owners in possession of the said property described herein above.

The wife of said Asterio Jose Antonio Maria De Braganza Santiago e Souza, namely Mrs. Maria Ana Victoria Anastasia Dias e Souza expired on 15/07/2007 leaving behind her widower and half sharer said Asterio Jose Antonio Maria De Braganza Santiago e Souza and her children Abigall Manuela Dias e Souza and Mr. Ashton Dias De Souza as her sole and universal heirs, which fact stands confirmed vide Deed of Succession dated 21/04/2008 executed before the Notary Ex Officio at Canacona in the Notarial Book of Deeds No.15 at page 95.

By virtue of the above said Adolfo Jose Eremita Lucas Lumen de Braganza Santiago e Souza and his wife if married, Alonzo Celestino Jose Afra de Braganza Santiago e Souza and his wife if married, Alirio Diogo Luis Jose de Braganza Santiago e Souza and his wife if married and Asterio Jose Antonio Maria De Braganza Santiago e Souza, Abigall Manuela Dias e Souza and Mr. Ashton Dias De Souza and their spouses if married became the exclusive owners in possession of the said property more particularly described herein above.

Zoning Information dated 31/05/2022 under Ref No.TPBZ/ZON/9862/PIL/TCP-2022/3394 was issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa states that the said property surveyed under Survey No.147/5 of Village Pilerne admeasuring 2450 sq mts falls in the "Settlement Zone Category (VP-1) with Permissible FAR 80".





Form I and XIV dated 27/01/2024 in respect of Survey No.147/5 of Village Pilerne admeasuring 2450 sq mts shows the names of Adolfo Jose Eremita Lucas Lumen de Braganza Santiago e Souza, Alonzo Celestino Jose Afra de Braganza Satiago e Souza, Alirio Diogo Luis Jose de Braganza Santiago e Souza and Asterio Jose Antonio Maria De Braganza Santiago e Souza in the Occupants Column.

Nil Encumbrance Certificate dated 05/04/2024 shows that there are no encumbrances on the said property for the period from 01/01/2019 to 05/04/2024.

By Deed of Sale dated 17/05/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-2347-2024 on 17/05/2024, said Adolfo Jose Eremita Lucas Lumen de Braganza Santiago e Souza and his wife Mrs. Maria Tereza de Menino Jesus Silveira e Souza alias Maria Tereza de Menino Jesus Silveira Souza alias Maria Tereza do Meninojesus Silveira Souza, Alonzo Celestino Jose Afra de Braganza Satiago e Souza alias Alonzo Celestino de Souza alias Dsouza Celestin Alonzo and his wife Mrs. Erminia Nicolette Filomena Sevilha Souza alias Erminia Nicolette de Souza alias Dsouza Ermina, Alirio Diogo Luis Jose de Braganza Santiago e Souza alias Alirio Desouza and his wife Mrs. Maria do Ceu Nina de Braganca e Souza alias Maria Desouza and Asterio Jose Antonio Maria De Braganza Santiago e Souza alias Asterio de Souza, widower, Mr. Ashton Dias e Souza alias Ashton Souza, bachelor, Mrs. Abigail Manuela Dias e Souza Pereira alias Abigail M. De Souza alias Abigail Manuela Souza e Pereira alias Abigail Manuela Souza Pereira and her husband Ryan Joseph Pereira as the Vendors sold and conveyed all that Property known as "ZAMBUCHEM BATTA"





or **"TEMBACHEM BATTA"**, admeasuring an area of 2,450 sq mts, situated at Village Pilerne, Bardez, Goa, Taluka and Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under Description No.8935 of Book B-23 new and not enrolled in the Taluka Revenue Office of Bardez, more particularly described herein above to M/s Aadhvay Realtors Pvt. Ltd. represented by its Director Miss Simran Suresh Tekchandani as the Purchaser.

By virtue of the said Deed of Sale dated 17/05/2024 said M/s Aadhvay Realtors Pvt. Ltd., became the exclusive owners in possession of all that Property known as **"ZAMBUCEM BATTA"** or **"TEMBACHEM BATTA"**, admeasuring an area of 2,450 sq mts, situated at Village Pilerne, Bardez, Goa, Taluka and Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under Description No.8935 of Book B-23 new and not enrolled in the Taluka Revenue Office of Bardez, more particularly described herein above.

V. Opinion: -

From the documents produced I am of the opinion that said M/s Aadhvay Realtors Pvt. Ltd., are the exclusive owners in possession of all that Property known as **"ZAMBUCEM BATTA"** or **"TEMBACHEM BATTA"**, admeasuring an area of 2,450 sq mts, situated at Village Pilerne, Bardez, Goa, Taluka and Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under Description No.8935 of Book B-23 new and not enrolled in the Taluka Revenue Office of Bardez, more particularly described herein above and have clear and marketable title to the same.





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

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat

Advocate

