



Adv. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawyersachindesai96@gmail.com

TITLE VERIFICATION, SEARCH REPORT & TITLE

CLEARANCE CERTIFICATE

1. This report is given at the instance of our client P D Kamat Realty Private Limited, incorporated under Companies Act 1956 having its Registered office at Office no. 8, Second Floor, Laxmi Bhuvan, Feira Baixa, Mapusa, Bardez, Goa 403507, having the co-operate identity no: U45400GA2020PTC014283, holder of PAN CARD No. AALCP0545P represented by its director Mr. Shambhu Pandurang Kamat, resident of H.No 471/1, Aldona, Bardez, Goa.

2. This report pertains to the known as "GORBATA", situated at Cunchelim, bearing Chalta No. 6 of P.T. Sheet No. 7, admeasuring 1850 sq. mtrs. belonging to MR. GODFREY LUIS CYPRIANO FERNANDES, alias GODFREY



Adv. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawyersachindesai96@gmail.com

FERNANDES, alias GODFRAY FERNANDES, alias GODFREI LUIS CIPRIANO FERNANDES and MRS. SONU FERNANDES, (hereinafter referred to as the OWNERS), both r/o A-402/403, Emgee Greens, behind Taleigao Church, Santissimo Waddo, Caranzalem, Tiswadi, Goa, 403002.

3. DESCRIPTION OF PROPERTY:

All that property known as "GORBATA", situated at Cunchelim, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-district of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Revenue Office, bearing Chalta No. 6 of P.T. Sheet No. 7, admeasuring 1850 sq. mtrs. and bounded as under:

On the North By: Road

On the South By: Road of P. T. S No. 7 Ch. No. 12



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawayersachindesai96@gmail.com

On the East By: 10.00m Road

On the West By: P. T. S No. 7 Ch. No. 5

4. I have perused the following documents for the purpose verification of title, viz:
- a) Property Card of Mapusa City in Form D of Chalta No. 6 of P.T. Sheet No. 7. The Property card is computer generated on 03/03/2025 at 15:52:21PM as per Online Reference Number - 100019664152. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>. This certificate is mentioned as a footnote in the computer generated copy.
- b) Records of Inventory Proceeding no. 77/1955 concluded in the Court of the Court of Judicature of the Judicial Division of Bardez in Portuguese Language along with its English translation.



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawayersachindesai96@gmail.com

- c) Certified copy of the Deed of Renunciation and Succession drawn at Page 91 of Book 757 of the Office of the Notary Ex-Officio of Bardez at Mapusa.
- d) Certified copy of Inventory Proceeding No. 173/2000/B with order passed by court of the Civil Judge Senior Division at Mapusa on 13-12-2022.
- e) Deed of Sale dated 09/01/2015, registered under no. BRZ-BK1-04671-2015, in the Office of the Sub-Registrar of Bardez.
- f) Agreement For Development and sale dated 18-09-2024 registered in the Office of the Sub-Registrar of Bardez at Mapusa under no. BRZ-1-1061-2025, executed between the Owners as the Vendors and P D Kamat Realty Private Limited as the Purchasers.
- g) NOC issued by the Town Country under no. NGPDA/M/49(6)/2060 dated 24/04/2023.



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawyersachindesai96@gmail.com

- h) Original Nil Encumbrance Certificate no NEC/9/2025/775 issued by the Sub-Registrar of Bardez at Mapusa for a period from 18/09/2024 to 26/02/2025.
- i) Copy of Sanad under no. 4/218/CNV/AC-III/2024/1468, dated 23/09/2024 issued by Office of the Additional Collector-III, North Goa District, Mapusa Goa.
- j) Copy of License with approved plan issued by Mhapsa Municipal Council bearing no. CONSTLIC/MAPUSA/2024-2025/25.
5. That the subject of the present report was part of the ENTIRE PROPERTY which was the subject matter of Inventory Proceeding bearing no. 77/55. From perusal of the Inventory Proceeding, it is seen that it was initiated upon the death of Jose Luis Sebastiao Fernandes alias Luis De Honorato Fernandes who was married for the first time to Maria Angelica Barreto and in his second marriage to Carmelina Fernandes alias Carmelina Noronha alias Carmelina Noronha



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawayersachindesai96@gmail.com

e Fernandes. In the said Inventory Proceeding bearing no. 77/55, the ENTIRE PROPERTY was described as Item no. 10. An undivided half (1/2) of it was allotted to Carmelina Fernandes alias Carmelina Noronha alias Carmelina Noronha e Fernandes and an undivided one fourth (1/4th) each was allotted to Maria Filomena Fernandes and Delphine Noronha alias Ana Delphine Noronha who were the spinster daughters of the said Carmelina Fernandes and Jose Luis Sebastiao Fernandes. The Court of Judicature of the Judicial Division of Bardez, passed the final order in this Inventory Proceeding bearing no. 77/55 on 10/08/1959. During the promulgation of the survey records however, only Carmelina Fernandes' name was reflected in the occupant column of the Form D of the ENTIRE PROPERTY.

6. The said Maria Filomena Fernandes alias Maria Philomena Fernandes was married to Cyril Fernandes alias Cirilo Fernandes. They had three children, viz: one son i.e. the



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawayersachindesai96@gmail.com

Owner no. 1 Mr. Godfrey Luis Cypriano Fernandes, and two daughters Dulcina Carolina Fernandes and Cheryl Daphne Fernandes. After the death of Cyril Fernandes alias Cirilo Fernandes, on 08/04/1973, the daughters Dulcina Carolina Fernandes and Cheryl Daphne Fernandes executed a Deed of Renunciation dated 2/12/1991, registered in the Office of the Sub-Registrar of Bardez at Mapusa at page 91 of Book 757 of the said Office, relinquishing their rights that they came to inherit from their deceased father Cyril Fernandes alias Cirilo Fernandes, to the undivided one eight share in the ENTIRE PROPERTY.

7. Mrs. Carmelina Fernandes alias Carmelina Noronha alias Carmelina Noronha e Fernandes during her lifetime executed a Deed of Gift dated 24/04/1991, registered in the Office of the Sub-Registrar of Bardez under no. 1980 of Book no. I, Volume no. 125, gifted her undivided half share in the ENTIRE PROPERTY to Mr. Godfrey Luis Cypriano Fernandes. By virtue of the above documents Mr. Godfrey



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawayersachindesai96@gmail.com

Luis Cypriano Fernandes, came to own and possess an undivided three fourth ($3/4^{\text{th}}$) share, right title and interest in the ENTIRE PROPERTY and the balance undivided one fourth ($1/4^{\text{th}}$) came to be owned and possessed by his aunt Delfina Fernandes alias Delphine Noronha alias Ana Delphine Noronha. By mutation orders dated 31/03/1998 and 16/06/1998, passed by the Inspector of Survey and Land Records, City Survey of Mapusa, the Form D of the ENTIRE PROPERTY was mutated and the names of Delfina Fernandes alias Delphine Noronha alias Ana Delphine Noronha and that of Mr. Godfrey Luis Cypriano Fernandes was recorded as holders in title.

8. Mrs. Carmelina Fernandes alias Carmelina Noronha alias Carmelina Noronha e Fernandes expired on 15/07/1997. She had three children, viz: (i) Prisca D'souza married to Damiao Dsouza, (ii) Maria Philomena Fernandes married to Cyril Fernandes, (parents of Mr. Godfrey Luis Cypriano Fernandes) and (iii) Delfina Fernandes alias Delphine



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawayersachindesai96@gmail.com

Noronha alias Ana Delphine Noronha alias Ana Delphine Fernandes married to Ubaldo Noronha. An Inventory Proceeding bearing No. 173/2000/B, was initiated in the Court of the Civil Judge Senior Division at Mapusa, for the distribution of Carmelina Fernandes estate amongst her heirs. In this Inventory Proceeding the ENTIRE PROPERTY was listed as Item no. 1.

9. During the course of the Inventory Proceeding bearing No. 173/2000/B, Prisca D'souza, Damiao Dsouza, Maria Philomena Fernandes and Ubaldo Noronha expired and their heirs were brought on record as Interested Parties to the Estate that was the subject matter of the Inventory Proceeding bearing No. 173/2000/B.

10. During the pendency of the Inventory Proceeding bearing No. 173/2000/B, by a Deed of Sale dated 09/01/2015, registered under no. BRZ-BK-1-04671-2015, in the Office of the Sub-Registrar of Bardez, Mr. Godfrey Luis Cypriano Fernandes,



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawayersachindesai96@gmail.com

purchased the undivided one fourth (1/4th) share, right title and interest in the ENTIRE PROPERTY, of the said Mrs. Delfina Fernandes alias Delphine Noronha alias Ana Delphine Noronha alias Ana Delphine Fernandes and her children, viz: Mr. Anthony Noronha, Mr. Terence Noronha, Mrs. Shirley Carvalho e Noronha, Mr. Osmonde Noronha and Mr. Rudolf Noronha.

11. Mr. Godfrey Luis Cypriano Fernandes married to the Mrs. Sonu Fernandes (OWNER NO. 2) hence became the absolute owners of the ENTIRE PROPERTY. The Hon'ble Civil Judge Senior Division by an order dated 21/12/2018 confirmed the allotment of the ENTIRE PROPERTY to Mr. Godfrey Luis Cypriano Fernandes married to the Mrs. Sonu Fernandes.

12. P D Kamat Realty Private Limited, incorporated under Companies Act 1956 having its Registered office at Office no. 8, Second Floor, Laxmi Bhuvan, Feira Baixa, Mapusa,



Adu. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa - Goa, Mob. No. 9370090412
Email ID : lawyersachindesai96@gmail.com

Bardez, Goa 403507, having the co-operate identity no: U45400GA2020PTC014283, holder of PAN CARD No. AALCP0545P represented by its director Mr. Shambhu Pandurang Kamat, being interested in developing, a part of the ENTIRE PROPERTY, offered to purchase and area admeasures 1850 sq. mtrs. which is mentioned in paragraph 3 hereinabove has entered into an Agreement for Development and Sale dated 18-09-2024 registered in the Office of the Sub-Registrar of Bardez at Mapusa under no. BRZ-1-1061-2025.

13. As per this Agreement the part that is the subject matter of this report is referred to as the SAID PLOT and is more specifically described in Schedule II, of the said Agreement. Out of the area of 1850 sq. mtrs, and area of 425 sq. mtrs. is designated as Orchard Zone. P D Kamat Realty Private Limited, would retain this area of 425 sq. mtrs. for itself and shall develop and construct buildings consisting of flats to be sold to the prospective purchasers, in the balance area of



Adv. Sachin Desai & Associates

Office : 9, Natalina Apartments, Opp. Civil Courts, Altinho, Mapusa · Goa, Mob. No. 9370090412
Email ID : lawyersachindesai96@gmail.com

1425 sq. mtrs. The balance area of 918 sq. mtrs. of the ENTIRE PROPERTY along with the house bearing no. 78/3 shall continue to remain under the exclusive OWNERS.

LEGAL OPINION:

14. From the perusal of the document as listed in Paragraph 4, I am of the legal opinion that the Owners have a clear and marketable title to the property that is the subject of the Agreement for Development and Sale dated 18-09-2024 registered in the Office of the Sub-Registrar of Bardez at Mapusa under no. BRZ-1-1061-2025 and that P D Kamat Realty Private Limited, has a valid and subsisting right to develop the same and sell the constructed premises and the proportionate share in the land corresponding to the Built-Up area of the constructed premises to Prospective Purchasers.

Mapusa

05/03/2025

SACHIN DESAI
ADVOCATE

(Adv. Sachin Desai)

9, NATALINA APTS.
OPP. CIVIL COURTS,
ALTINHO MAPUSAGOA.
MOB. 9370090412