

Sayinandan S. Satordekar
Advocate

Off:- C-16/564,
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THE TITLE VERIFICATION REPORT

DESCRIPTION OF THE PROPERTY:

All that **SAID PLOT B** admeasuring 3294 sq.mts forming part of the first lot of Comunidade of Corlim, presently surveyed under no. 143/1-B of Village Corlim, described in Land Registration Office of Ilhas under No. 18490 of Book B - 49 new and also of first lot of comunidade of Corlim, described in Land Registration Office of Ilhas 18491 of Book B-49 new known as 'CHURCH AREA ' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi Goa, herein after referred to as the SAID PLOT and bounded as under:-

East :By Internal road

West: By Boundary of Village Carambolim

North :by plot A of the same Property

South: By other property

DOCUMENTS INSPECTED.

1. Inscription Certificate



2. Order dated 17/10/981 in the Special civil suit no. 184/1980/A in the court of civil Judge Senior Division at Panaji.
3. Deed of Succession dated 7/5/2014 was drawn before the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa in Book No.719 at Page 63 onwards under Registration No.306.
4. Deed of Sale dated 18/04/2016, registered before Sub registrar of Ilhas under no. PNJ-BK1-00900-2016, CD no. PNJD45 dated 19/04/2016.
5. Manual Form I & XIV
6. Form No. I & XIV of the property bearing Survey no.143/1-B of Village Corlim
7. Survey plan of the property bearing Survey no. 143/1-B of Village Corlim
8. Conversion Sanad issued by Office of the Collector North Goa District, Panaji Goa, dated 28/12/2016 bearing No.RB/CNV/TIS/AC-II/06/2013.



9. Development permission/Technical Clearance Order dated 8/10/2021 bearing no. TIS/10081/TCP/COR/2021/1747 issued by Town & Country Planning Department Tiswadi Panaji, Goa, along with approved plan of construction
10. NOC from the Health Department dated 18/10/2021 bearing no.PHC/CORLIM/NOC /2020-22/1523.
11. Construction License dated 17/11/2021 bearing no. VP/COR/2021-2022/CONST-LICN.09/1034 issued by Village Panchayat Merces Merces, Tiswadi Goa

TITLE REPORT

It is seen from the aforesaid documents that the SAID PLOT is a part of larger property under the ownership of one Domingos Gonsalves Joveniano Joao Sardinha, who was the owner of two properties namely part of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, Described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration office of Ilhas under No. 18491 of Book B-49 new, which property is known as '**CHURCH AREA**' also known as '**COMMUNIDADE DE CORLIM**' situated at Corlim, Tiswadi Goa.



That the said Domingos Gonsalves Joveniano Joao Sardinha expired on 27-04-1952, leaving behind wife Maria Regina Divina Soares and two sons namely Joaquim Francisco Joao Socorro Cruz Sardinha and Antonio Xavier Sardinha.

That, after the death of said Domingos Gonsalves Joveniano Joao Sardinha, his wife Maria Regina Divina Soares filed inventory proceeding No. 10672/1952 in the Court of Civil Judge of Ilhas at Panaji to partition his assets and in the said inventory Proceeding the said properties were listed under item Nos.2 and 3 and were allotted $\frac{1}{2}$ to his one son Joaquim Francisco Joao Socorro Cruz Sardinha and $\frac{1}{2}$ to his other son Antonio Xavier Sardinha and the allotments made in the said Inventory Proceeding were confirmed and made absolute by order dated 03-03-1953.

That, the said Joaquim Francisco Joao Socorro Cruz Sardinha and his wife Margarida Arez Sardinha filed special civil suit no. 184/1980/A in the court of civil Judge Senior Division at Panaji against his brother the said Antonio Xavier Sardinha to Partition common properties belonging to them and in the said suit a commissioner was appointed by the court to divide the



common properties and the said commissioner divided the said properties into 4 plots identified by letters A,B,C and D admeasuring 3294, 3294, 2020 and 2020 sq.mts. respectively and as per Final Decree dated 17-10-1981 passed in the said suit Plot B, admeasuring 3294 sq.mts. and plot D admeasuring 2020 sq.mts of the said properties were allotted to said Mr. Antonio Xavier Sardinha.

That, accordingly, said Mr. Antonio Xavier Sardinha obtained Conversion Sanad from the Office of the Collector North Goa District, Panaji Goa, dated 28/12/2016 bearing No.RB/CNV/TIS/AC-II/06/2013, by Office the Collector North Goa District, Panaji Goa.

That, Mr. Antonio Xavier Sardinha is married to Mrs. Dorina Maria Olivia De Sardinha, under the regime of communion of assets and therefore, the said Mrs. Dorina Maria Olivia De Sardinha has also acquired right to the said plots B and D of the said properties.

That, Mr. Antonio Xavier Sardinha expired on 4/6/2013, and pursuant to his death, a Deed of Succession dated 7/5/2014 was drawn before the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa in Book No.719 at Page 63 onwards under Registration No.306, widow of said Mr. Antonio xavier sardinha alias Anton Xavier Sardine, Mrs.



Donrina Maria Olivia de Sardinha and their children, namely Mr. Francisco Anthony Agnelo Sardina and Mrs. Maria Antoneta Sardinha married to Nepoleao J Miranda became the sole and universal heirs.

That, vide Deed of Sale dated 18/04/2016, registered before Sub registrar of Ilhas under no. PNJ-BK1-00900-2016, CD no. PNJD45 dated 19/04/2016, said Mrs. Donrina Maria Olivia de Sardinha along with other legal heirs of said late Mr. Antonio Xavier Sardinha, conveyed and sold the SAID PLOT, to M/s. Albert Developers represented by its Sole Proprietor Mr. Albert Esteves.

That, Town & Country Planning Department Tiswadi Panaji, issued Development permission/Technical Clearance Order dated 8/10/2021 bearing no. TIS/10081/TCP/COR/2021/1747 and the Village Panchayat of Corlim has granted Construction License dated 17/11/2021 bearing no. VP/COR/2021-2022/CONST-LICN-09/1034 for constructing Residential Building, compound wall in the SAID PLOT.

LEGAL OPINION:

Based upon the scrutiny of the above referred various documents, I hereby certify as under:



a) That Mr. Albert Esteves sole Proprietor of Albert Developer have subsisting right to develop the SAID PLOT which is described hereinabove in terms of the said Deed of Sale dated 18/04/2016 and have a clear, marketable title to dispose/sell the built up area such as Apartments/flats, etc. constructed in the SAID PLOT.

b) That the SAID PLOT is not affected by any acquisition or requisition proceedings.

c) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.

Issued without prejudice.

Place: Panaji, Goa.

Date :10/12/2021



S. S. Satordekar
(Advocate)

