

**CERTIFICATE OF TITLE**

**I.- DESCRIPTION OF THE PROPERTY**

All that part and parcel of land admeasuring 5075 m2 bearing survey no.208/3-A situated at Aradi known as CHAMARACHI ARADI within the local limits of the Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa which property is described in the Office of Land Registrar Bardez under no.14712 of Book B-38 (New) and is enrolled under no.450 in the Taluka Revenue Office of Bardez.

The said plot is bounded as under:-

Towards the North : Survey no.208/2 of Candolim.

Towards the South : Survey no.208/4 of Candolim.

Towards the East : Survey no.209 of Candolim.

Towards the West : Public Road.

**II.- LIST OF DOCUMENTS SCRUTINISED:-**

I have examined the following documents which are valid as per the prevailing laws:-

1.-Form I & XIV concerning survey no.208/3-A of Candolim.

2.-Deed of Sale dated 16-1-1950 drawn at folio 95 (R) of book 429 in the office of Notary Jeronimo Salvador Constantino Socrates da Costa.

*Snd*

3.-Deed of Sale dated 8-8-1995 registered under no.854 of book I Vol.385 in the office of Sub Registrar Bardez.

4.-Deed of Sale dated 5-10-2006 registered under no.5184 of Book I Vol.1837 in the office of Sub Registrar Bardez.

5.-Agreement dated 15-11-2006 between M/s. Zephyr Holdings and Shri. Suraj Morajker.

6.-Deed of Sale dated 23-12-2011 registered under Book I Doc.Reg.No.BRZ-BK1-05983-2011, CD No.BRZD62 in the office of Sub Registrar Bardez.

7.-Letter dated 27-10-2006 from the Add. Collector North Goa.

8.- Order dated 05-11-2012 confirming the partion in Survey Records as 208/3-A admeasuring 1579m2

9.- Order dated 30-01-2017 under No.NGPDA/CON/214 /135/1268 from North Goa Planning and Development Authority.

10.-Construction Licence No.VP/32/11/35/1369/2016-17 dated 23-02-2017 from Village Panchayat Candolim.

11.- Sanad dated 04-04-2014 under No.4/401/CNV/AC-III/2018/541 from the Add.Collector North Goa.

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12.- Order dated 26-07-2019 under No.NGPDA /CAN/44/135/656/19 from North Goa Planning and Development Authority.

13.- Nil Encumbrance Certificate dated 06-02-2017 from Sub-registrar Bardez.

14.-Survey Plan.

**III.- OFFICES SEARCHED**

I have given searches in the Offices of Land Registrar/Sub Registrar Bardez, Court of Civil Judge Bardez.

**IV.- FLOW OF TITLE**

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that the said property belonged to Smt. Idalina Fernandes as having acquired the same under a Deed dated 16-1-1950 drawn in the office of Notary Socrates da Costa.

On the demise of the said Smt. Idaline the said property devolved on her son Thomas Fernandes. Though there is no formal document of evolution title to the said Thomas Fernandes; he was known to be the only child of the said Idalina and her husband and had been in possession of the property.

By a Deed of Sale dated 8-8-1995 (i) Smt. Lina Rosa Maria Victoria Fernandes alias Rosalin Victoria;

*Smt.* widow of the said Thomas Fernandes with his daughter

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(a) Esperance Caciaana Fernandes e Mendonca (being the widow of Vincente Joao Mendonca) and his son (b) Shri. Joaquim Fernandes with his wife sold the said property to Shri. Melwyn Noel Newman; which Deed is registered under no.854 of Book I Vol.385 in the office of Sub Registrar Bardez.

There is no formal document on record to establish the heirship of the late Thomas Fernandes; however, in pursuance of the conveyance from his abovenamed widow and legal heirs; the property stands recorded in the name of Shri. Melwyn Newman in the Survey Record of Rights.

By a Deed of Sale dtd 5-10-2006 Shri. Melwyn Noel Newman sold the said property to M/s. Zephyr Holdings; which Deed is registered under no.5184 of book I Vol.1837 in the office of Sub Registrar Bardez.

On 15-11-2006 M/s. Zephyr Holdings entered into an Agreement with Shri. Suraj Morajker for development of the said property.

On 23-12-2011 M/s. Zephyr Holdings sold the said Plot to Shri. Suraj Morajker operating as sole proprietor Sun Estate Developers which deed is duly registrar in the office of Sub-registrar Bardez.

On 05-11-2012 Order made in case No.15/41/part/Land /DC-II for granted partition no. 208/3-A being admeasuring 1579m2 of Candolim.





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23-02-2017 Construction Licence No.VP/32/11/35/1369 /2016-17 issued from Village Panchayat Candolim for construction in the said plot.

On 04-04-2014 Sanad under No.4/401/CNV/AC-III/2018/541 issued by the Add.Collector North Goa for and area of 1579sq.mts for residential of Villa.

By Order dated 26-07-2019 under No. NGPDA/CAN/44/135/656/19 issued by North Goa Planning and Development Authority authorised construction of Villas C1 to C5 in the said Plot.

Nil Encumbrance Certificate No.222/2017 from Sub-registrar Bardez brought on record confirms that there is no registered charge on the said property from 01-01-2001 to 06-02-2017.

**V. - OPINION**

In the light of the above circumstances I confirm that Shri.Suraj Morajkar operating as sole proprietor of Sun Estate Developers has and holds absolute, valid and marketable title to the said plot.

Panaji, 25-10-2019.



Adv. S.S. Naik