

NITIN UMESH SAWANT

Advocate

A-307, Third Floor, Pereira Plaza,

Opposite Hospicio Hospital,

Margao – Goa

Email: advnitinsawant@gmail.com

Mob:- 9422061711

Date:-15/04/2024

TITLE REPORT

This **CERTIFICATE OF TITLE** issued at the request of **TRIDENT REALTORS**, Office :-B-206, B-208, A-304, Third Floor, Radha Enclave, Salcete Goa pertaining to Plot of land having total area of 2250 square metres bearing Survey No.244/11, Benaulim village, Salcete Taluka.

SURVEY NO. : -Property surveyed under Survey No. 244/11, Benaulim village, Salcete Taluka.

AREA: - 2250 square metres .

BOUNDARIES: -

On or toward EAST: by property Surveyed under Survey No.243/2

On or toward WEST: by property Surveyed under Survey No.244/10-A of Benaulim village.

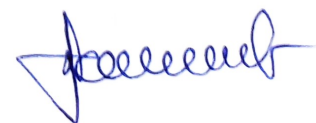
On or toward NORTH: by property Surveyed under Survey No.244/6 and 244/8 of Benaulim Village

On or toward the SOUTH: by property Surveyed under Survey No.244/11-A



DOCUMENTS PERUSED: -

- A. Description and Inscription registered in Land Registration Office of Salcete under Inscription No.. 38365
- B. Deed of Gratuitous Cession of Illiquid Rights dated 15/12/1987 duly registered in the office of the Sub-Registrar of Salcete under No. 116 at pages 257 to 262 of Book No. I Volume No. 60 dated 25/01/1989.
- C. Deed of Gratuitous Cession of Illiquid Rights dated 09/03/1988 duly registered in the office of the Sub-Registrar of Salcete under No. 117 at pages 263 to 268 of Book No. I Volume No. 60 dated 25/01/1989..
- D. Deed of Declaration for Succession of Heirs of Sebastiao Camilo Rodrigues was drawn on 02/02/1990 before the Notary Ex-Officio of Salcete at Margao Goa,
- E. Inventory Proceedings instituted upon the death of Anthony Andrew Fernandes and Brenda Pepy Conceicao Fernandes and the same was registered as Regular Inventory Proceedings bearing No.55/2019/D before the Civil Judge Junior Division, Margao, Goa.
- F. Inventory Proceedings instituted upon the death of Anthony Alex Rodrigues and the same was registered as Regular Inventory Proceedings bearing No.424/2022/F before the Civil Judge Junior Division, Margao, Goa.



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G. Award dated 16/1/1995 passed by Sub Divisional Officer of Deputy Collector, Margao, Goa .

H. Deed of sale dated 16/03/2022 registered in the office of the Sub Registrar of Salcete at Margao under No.MGO-1-983-2022, Book:1 Document, Date: 21/03/2022.

I. Deed of Partnership of TRIDENT REALTORS.

J. Digital Form I & XIV of Survey No.244/11, Benaulim village, Salcete Taluka

K. Digital Survey Plan of Survey No.244/11, Benaulim village, Salcete Taluka

L. Digital Form I & XIV of Survey No.244/11-A, Benaulim village, Salcete Taluka.

M. Manual Form I & XIV of Survey No.244/11, Benaulim village, Salcete Taluka.

N. Letter dated 06/04/2021 issued by Directorate of Settlement & Land Records to Mamlatdar.

O. Technical Clearance Order issued by Town & Country Planning Department Margao Goa dated 06/12/2022 under Ref. No.33942/Benaulim/244/11/2022/5882

OPINION :-

1. landed Property known “PAQUARAMALEM(1/4 Eastern Sise)” situated in the village of Benaulim, within the jurisdiction of Village Panchayat of Benaulim, Taluka and Sub District of Salcete, District of South Goa, State of Goa described in the Land Registration Office of Salcete under No. 39003 at folio 18

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overleaf Book No. B-101 of New Series, surveyed under Survey No. 244/11 (2450 square meters), Village Benaulim, Salcete Taluka.

2. The Said Property was inscribed in the Land Registration Office of Salcete under Inscription No. 38364 in the name of Shri Sebastiao Camilo Rodrigues.
3. The said Sebastiao Camilo Rodrigues expired on 12/03/1986 leaving behind his widow. Smt. Maria Amelia Carneiao e Rodrigues as his moiety share holder and four children namely 1. Zelia Rosa Mercuria Rodrigues (spinster) 2. Janet Laura Rodrigues married to Shri. Ben D'Cruz 3. Brenda Peppy Conceicao Rodrigues (spinster) and 4. Anthony Alex Rodrigues as his sole and universal heirs by Deed of Declaration for Succession of Heirs of Sebastiao Camilo Rodrigues was drawn on 02/02/1990 before the Notary Ex-Officio of Salcete at Margao Goa
4. The said Zelia Rosa Mercuria Rodrigues in the status of spinster relinquished all her illiquid rights in the estate left behind by her father Late Sebastiao Camilo Rodrigues in favour of Shri Anthony Alex Rodrigues vide Deed of Gratuitous Cession of Illiquid Rights dated 15/12/1987 duly registered in the office of the Sub-Registrar of Salcete under No. 116 at pages 257 to 262 of Book No. I Volume No. 60 dated 25/01/1989.
5. The said Janet Laura D'Cruz alias Janet Laura Rodrigues and her husband Mr. Shri. Ben D'Cruz. relinquished all her illiquid



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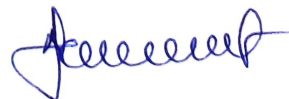
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Mob:- 9422061711

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rights in the estate left behind by her father/father in law Late. Sebastiao Camilo Rodrigues in favour of Shri Anthony Alex Rodrigues vide Deed of Gratuitous Cession of Illiquid Rights dated 09/03/1988 duly registered in the office of the Sub-Registrar of Salcete under No. 117 at pages 263 to 268 of Book No. I Volume No. 60 dated 25/01/1989.

6. Subsequent to Deed of Declaration for Succession of Heirs of late Sebastiao Camilo Rodrigues was drawn on 02/02/1990, the said Brenda Peppy Conceicao Rodrigues married to Anthony Andrew Morries Fernandes .
7. The said Brenda Peppy Conceicao Rodrigues and Anthony Andrew Morries Fernandes expired on 23/12/2018 and 27/05/2018 respectively leaving behind two children namely (i) Celestine Amelina Fernandes (Spinster) and (ii) Demetrius Morries Fernandes (bachelor) as their sole and universal heirs.
8. Upon the death of Brenda Peppy Conceicao Rodrigues and Anthony Andrew Morries Fernandes, the Inventory Proceedings was initiated and the same is registered as Regular Inventory Proceedings bearing No.55/2019/D before the Civil Judge Junior Division, Margao, Goa wherein the the share in Survey No.244/11 of Brenda Peppy Conceicao Rodrigues and Anthony Andrew Morries Fernandes allotted to Celestine Amelina Fernandes (Spinster) and (ii) Demetrius Morries Fernandes.
9. Upon the death of Anthony Alex Rodrigues, the Inventory Proceedings was initiated and the same is registered as Regular Inventory Proceedings bearing No.424/2022/F before the



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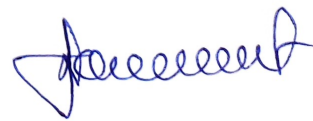
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Civil Judge Junior Division, Margao, Goa wherein the Shares in Survey No.244/11 of Anthony Alex Rodrigues allotted to Maria Amelia Carneiao E Rodrigues.

10. In view of ownership in terms of aforesaid documents, the said Maria Amelia Carneiao E Rodrigues, Celestine Amelina Fernandes and Demetrius Morries Fernandes sold the Plot of land having an area of 2275 square metres to TRIDENT REALTORS vide Deed of Sale dated 16/03/2022 registered in the office of the Sub Registrar of Salcete at Margao under No.MGO-1-983-2033, Book:1 Document, Date: 21/03/2022.
11. Executive Engineer Works Div VI (Rand B) Public Works Department, Fatorda, Margao, Goa acquired 175 square metres from the property bearing Survey NO.244/11 .
12. The aforesaid PWD obtained separate Survey Number 244/11- A, Benaulim village to its Plot .
13. As such the Plot of land purchased by TRIDENT REALOTRS retained the same Survey Number 244/11 Benaulim village, Salcete Taluka however the area reduced from 2275 to 2250 square metres,
14. TRIDENT REALTORS have obtained all development permission of residential building with residential villas such as Technical Clearance Order dated 06/12/2022 from Town and Country Planning Department, Margao ; NOC dated 27/12/2022 from Primary Health Centre, Cansualim , Construction licenses dated 04/04/2024 from Village Panchayat of Benaulim etc



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In view of aforesaid documents, I have come to the conclusion that the Plot of Land having total area of 2250 square metres surveyed under Survey No.244/11, of Benaulim village, Salcete Taluka. is owned by TRIDENT REALTORS and the title to the aforesaid Plot of Land is clear and marketable and free from encumbrances and the possession of aforesaid Plot is confirmed by me upon perusing the documents mentioned herein above and therefore it can be safely concluded that TRIDENT REALTORS is the lawful owners of the aforesaid Plot of Land.

Your's Faithfully



NITIN UMESH SAWANT
ADVOCATE
A-307, Third Floor, Pereira Plaza,
Opposite Hospicio Bus Stand
Margao Goa - 403601