

**TITLE REPORT – “PROPERTY ADMEASURING 2475 SQ.MTS. IN  
PROPERTY BEARING SURVEY NO. 91/16 OF VILLAGE MOIRA,  
CAPACITY TO CONVEY – OWNERSHIP,  
MARKETABILITY.**

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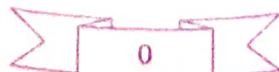
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## TITLE REPORT

This title report is prepared at the request of **MR. AJAY BHARTI partner of ZARAMOUNT HAVANA VILLAS LLP**, to scrutinize the title of the property described in Schedule.

## SCHEDULE

### (DESCRIPTION OF THE SAID PROPERTY)

ALL THAT immovable property known as "**CATURLI**" or "**CATURLI VADDO**", within the limits of the Village Panchayat of Moira, Taluka Bardez and Registration Sub District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office and nor enrolled in the Taluka Revenue Office of Bardez, surveyed under survey No. **91 sub division 16** of Village of **Moira** admeasuring **2475 sq.mts.**, hereinafter referred to as "**THE SAID PROPERTY**" and bounded as follows:

EAST: By property bearing Survey No. 91/1 of Village Moira;

WEST: By property bearing Survey No. 90/1-B and 90/1 of Village Moira;

NORTH: By property bearing Survey No. 91/1 of Village Moira; and

SOUTH: By Public Road.

DOCUMENTS PRODUCED

Following documents were submitted:

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| 1. | Certificate of Title was duly issued by Adv. A. V. Salatry having office at Mapusa Goa   |
| 2. | Deed of Sale dated 28/03/1994, duly registered before the Sub Registrar of Bardez, under registration No. 1434 of Book No. I, Volume 270, dated 03/01/1995.  |
| 3. | Conversion sanad for part of the property bearing y No. 91/16 admeasuring 1880 Sq.mts. issued by the Office of Additional Collector-III, North Goa District, |

|    |   |
|----|---|
|    | Mapusa, Goa, under No. 4/355/CNV/AC-III/2022/12 dated 22/02/2022  |
| 4. | Form III, IX and I&XIV bearing Survey No. 91/16 of Village Moira issued Talathi of Village Panchayat Anjuna.  |
| 5. | Form I&IV bearing Survey No. 91/16 of Village Moira issued Mamlatdar of Bardez and Survey Plan issued by DSLR.  |
| 6. | Memorandum of Understanding dated 29/12/2021  |
| 7. | Deed of Sale dated 28/10/2022, duly executed before Sub-Registrar of Bardez, at Mapusa, Goa, registered under Book 1 Document registration No. BRZ-1-4829-2022, dated 02/11/2022. |

The photocopies copies of the above documents were furnished and I assume the authenticity of the same.

I have carefully read the above documents and give my observations and opinion as under:

OBSERVATIONS AND OPINION

- 1. ZARAMOUNT HAVANA VILLAS LLP**, claims title to the SAID PROPERTY on the basis of a Deed of Sale dated 28/10/2022, duly executed before Sub-Registrar of Bardez, at Mapusa, Goa, registered under Book 1 Document registration No. BRZ-1-4829-2022, dated 02/11/2022, whereby SAID PROPPERTY is purchased from **MR. MATHIAS LOURENCE RODRIGUES**, and his wife **MRS. JOANITA POLINA REBELO E RODRIGUES** and same is confirmed by **MR. RAJAT C. MISHRA** and **MR. VEGANAND CHANDRAKANT SAUNDATIKAR**.

- 2. SAID PROPERTY** originally belonged SAID PROPERTY originally belonged to Mr. Francis Coelho alias Frasis Coelho alias Faracis Coelho and Mr. Baotis Coelho

alias Bautis Coelho and their possession to the SAID PROPERTY was further confirmed by virtue of their names recorded in form III, IX and I&XIV of records of right.

3. Vide Deed of Sale dated 28/03/1994, duly registered before the Sub Registrar of Bardez, under registration No. 1434 of Book No. I, Volume 270, dated 03/01/1995, the said Mr. Francis Coelho alias Frasis Coelho alias Faracis Coelho and Mr. Baotis Coelho alias Bautis Coelho sold the SAID PROPERTY to Mr. Mathias Lourence Rodrigues.

Observation: As marital status of Mr. Francis Coelho alias Frasis Coelho alias Faracis Coelho was mentioned in the Deed of Sale was inadvertently mentioned as married instead of unmarried, out of abundant caution a publication was carried out

inviting objections, till date no objections were received.

4. Said Mr. Mathias Lourence Rodrigues's mutated records of survey No. 91 Sub Division No. 16 of Village Moira, Bardez, Goa and obtained conversion sanad for part of the SAID PROPERTY admeasuring 1880 Sq.mts. issued by the Office of Additional Collector-III, North Goa District, Mapusa, Goa, under No. 4/355/CNV/AC-III/2022/12 dated 22/02/2022.

5. Said Mr. Mathias Lourence Rodrigues is been married Mrs. Joanita Polina Rebelo E Rodrigues under the regime of communion of assets.

6. Mr. Rajat C. Mishra and Mr. Veganand Chandrakant Saundatkar entered into Memorandum of Understanding dated 29/12/2021 with Mr. Mathias

Lourence Rodrigues and his wife Mrs. Joanita Polina Rebelo E Rodrigues agreeing to purchase the SAID PROPERTY upon the terms and conditions mentioned therein.

7. Said Mr. Rajat C. Mishra and Mr. Veganand Chandrakant Saundatkar failed to comply with the said requirements under the said respective Memorandum of understanding dated 29/12/2021.

In the light of the above, I am of the considered opinion that there is free flow of title to the SAID PROPERTY and **ZARAMOUNT HAVANA VILLAS LLP** is the 'holder in actual possession' of the SAID PROPERTY with a clear and marketable title of ownership in their favour and has the capacity to develop and or convey its title unto a willing purchaser.





ADV. SUNIL SHETYE