

SAVIO X. SOARES

ADVOCATE

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TITLE REPORT

This Title Report is given by me, to **Mr. SYDNEY SALDANHA**, s/o Patrick Saldanha, resident of H. No. 381, Vaiguin Vaddo, Nachinola, Bardez, Goa, based on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine and its contents are accurate and correct), pertaining to the property described herein below.

I. DESCRIPTION OF THE PROPERTY:

ALL THAT PROPERTY known as "DAT" also known as "KANTURLI", admeasuring 950 sq. mtrs., bearing Survey no. 149/12 of Tivim Village, situated at Tivim, Bardez, Goa, which property is not found described in the Land Registration Office of Bardez, but found enrolled in the Taluka Revenue Office under Matriz No. 2684 of the second division of Tivim, situated within the limits of the Village Panchayat of Tivim, Revenue Taluka and Sub-District of Bardez, but under the Registration Sub-District of Bicholim, North Goa District, Goa, and is bounded as under:

On or towards the NORTH : By the property bearing survey no.149/11 of Tivim ,

On or towards the SOUTH : By a Public Road,



On or towards the EAST: By the property bearing survey no. 149/13 of Tivim,

On or towards the WEST: By the property bearing survey no. 149/10 of Tivim;

The property described herein shall hereinafter be referred to as the SAID PROPERTY, for the sake of brevity.

II. DOCUMENTS PERUSED:

1. Deed of Sale dated 11-01-1972, registered with the Office of the Sub-Registrar of Bicholim, under No. 1939, Book No.1, Volume No. 21, at pages 285 to 292, on 15-01-1972.
2. Manual form I & XIV of the property bearing survey no. 149/12 of Tivim Village.
3. Survey Plan of the property bearing survey no. 149/12 of Tivim Village.
4. Regular Inventory Proceeding No. 9/2007/B, of the Court of the Civil Judge Junior Division, at Bicholim, concluded vide Final order dated 29-07-2008.
5. Special Inventory Proceeding No. 20/2017/A, of the Court of the Civil Judge Senior Division, at Bicholim, concluded vide Final order dated 14-02-2018.
6. Form I & XIV of the property bearing survey no. 149/12 of Tivim Village dated 17-05-2018.



7. Conversion Sanad issued by the Additional Collector -III North-Goa, Mapusa, Goa, dated 08-08-2019, bearing No. 4/394/CNV/AC-III/2018/1075.
8. Technical Clearance Order dated 17-10-2019, bearing No. TPB/4650/TIV/TCP-19/4718, issued by the Office of the Senior Town Planner, Town & Country Planning Department, Mapusa, Goa.
9. Construction License bearing No. F-39/19-20/3062, dated 06-02-2020, issued by the Village Panchayat of Tivim.
10. Deed of Sale dated 25-10-2019, duly registered with the Sub-Registrar of Bardez, at Mapusa, under registration no. BRZ-1-3424-2019, under Book -I document, on 25-10-2019.
11. Form I & XIV of the property bearing survey no. 149/12 of Tivim Village dated 23-01-2020.

III. FACTS AS AVAILABLE FROM ABOVE DOCUMENTS :

1. That the SAID PROPERTY bearing survey No. 149/12 of Tivim Village, admeasuring 950 sq. mts, was purchased by Mr. Constancio Cassiano Menezes and his wife Crescian Maria Menezes, from its earlier owners, Mr. Angelo Mariano Lemos and his wife Mrs. Rosalina Angelo Lemos, vide a Deed of Sale dated 11-01-1972, registered with the Office of the Sub-Registrar of Bicholim, under No. 1939, Book No.1, Volume No. 21, at pages 285 to 292, on 15-01-1972, thereby establishing the title of said Mr. Constancio Cassiano Menezes and his wife Crescian Maria Menezes, as the owners of the SAID PROPERTY.



2. That the names of the said Mr. Constancio Cassiano Menezes and his wife Crescian Maria Menezes is found to have been recorded in the Manual Form I & XIV of the SAID PROPERTY, confirming the possession of the SAID PROPERTY in favor of the said Mr. Constancio Cassiano Menezes and his wife Crescian Maria Menezes
3. That the said Mr. Constancio Cassiano Menezes alias Constancio Cassiano Meneses, expired on 21-10-1977, at Mumbai and upon his death, his wife Mrs. Crescian Maria Menezes alias Crescencia Maria Menezes, commenced Regular Inventory Proceeding No. 9/2007/B, in the Court of the Civil Judge Junior Division, at Bicholim, wherein it has been established that the said late Mr. Constancio Cassiano Menezes alias Constancio Cassiano Meneses, left behind, his widow, moiety and half sharer, the said Mrs. Crescian Maria Menezes alias Crescencia Maria Menezes and four children, namely, Mr. Cajetan Eleator Menezes married to Maxiana Menezes, Mr. Jeronimo Jose Menezes married to Maria Menezes, Mrs. Generosa F. Pereira married to Gabriel Manuel Pereira and Mrs. Francisca Maria D'Souza married to Mr. Domingos Francisco D'Souza, as his sole and universal heirs, which is confirmed vide the Regular Inventory Proceeding No. 9/2007/B, of the Court of the Civil Judge Junior Division, at Bicholim, concluded vide Final order dated 29-07-2008.
4. That the SAID PROPERTY was listed as item no.1, in the list of assets and description of assets, in the said Regular Inventory Proceeding No. 9/2007/B, of the Court of the Civil Judge Junior Division, Bicholim, of late Mr. Constancio



Cassiano Menezes alias Constancio Cassiano Menezes, which item no.1 or the SAID PROPERTY came to be allotted absolutely and exclusively to the ownership of Mr. Cajetan Eleator Menezes and Mr. Jeromino Jose Menezes, in the said Regular Inventory Proceeding No. 9/2007/B, vide the Chart of Allotment drawn therein on 10/07/2008 and the same was finalized vide Final order dated 29-07-2008.

5. That the SAID PROPERTY accordingly came to be recorded in the Form I & XIV (survey records), in the name of the said Mr. Cajetan Eleator Menezes and Mr. Jeromino Jose Menezes, as can be seen from the Form I & XIV dated 17-05-2018.
6. That subsequently, expired on 16-02-2011, late Mr. Jeromino Jose Menezes, one of the co-owners of the SAID PROPERTY and upon his death a Special Inventory Proceeding No. 20/2017/A, was commenced in the Court of the Civil Judge Senior Division, at Bicholim, by his widow Mrs. Maria Menezes, which was concluded vide Final order dated 14-02-2018, wherein it was confirmed that late Mr. Jeromino Jose Menezes, upon his death left behind his widow, moiety and half sharer Mrs. Maria Menezes alias Maria Alciana Menezes and two Children, namely, Mr. Jason Mario Menezes married to Michellene Ann-Natalia Beckett, Mr. Jonathan Cassiano Menezes married to Mrs. Candice Stacey Menezes, as his sole and universal heirs, in which Special Inventory Proceeding No. 20/2017/A, one half of the SAID PROPERTY, which was of the share and ownership of the late Mr. Jeromino Jose Menezes, and was listed at Item no. 2, of the list of assets and final list of assets of the estate



of the late Mr. Jeromino Jose Menezes, came to be allotted jointly to Mrs. Maria Menezes alias Maria Alciana Menezes (1/2), Mr. Jason Mario Menezes married to Michellene Ann-Natalia Beckett (1/4), and to Mr. Jonathan Cassiano Menezes married to Mrs. Candice Stacey Menezes (1/4), vide a chart of allotment drawn up on 07-02-2018, by the Court of the Civil Judge Senior Division, at Bicholim, in the said inventory proceedings, which was finalized vide Final order dated 14-02-2018.

7. That thus, from the documents mentioned above it stood established that, Mr. Cajetan Eleator Menezes and his wife Maxiana Luisa Menezes, Mrs. Maria Menezes alias Maria Alciana Menezes, Mr. Jason Mario Menezes and his wife Michellene Ann-Natalia Beckett and Mr. Jonathan Cassiano Menezes and his wife Mrs. Candice Stacey Menezes, came to be the sole owners of the SAID PROPERTY.
8. That thereafter, the said Mr. Cajetan Eleator Menezes and the other co-owners of the SAID PROPERTY, obtained a Conversion Sanad for the SAID PROPERTY, which was issued by the Additional Collector -III North-Goa, Mapusa, Goa, dated 08-08-2019, bearing No. 4/394/CNV/AC-III/2018/1075.
9. That subsequently, the said Mr. Cajetan Eleator Menezes and the other co-owners of the SAID PROPERTY, obtained a Technical Clearance Order dated 17-10-2019, bearing No. TPB/4650/TIV/TCP-19/4718, which is issued by the Office of the Senior Town Planner, Town & Country Planning



Department, Mapusa, Goa, for the development of the SAID PROPERTY.

10. That the SAID PROPERTY, thereafter came to be purchased by Mr. Sydney Saldanha, s/o Patrick Saldanha, for valid consideration, from its erstwhile owners, namely, Mr. Cajetan Eleator Menezes and his wife Maxiana Luisa Menezes, Mrs. Maria Menezes alias Maria Alciana Menezes, Mr. Jason Mario Menezes and his wife Michellene Ann-Natalia Beckett and Mr. Jonathan Cassiano Menezes and his wife Mrs. Candice Stacey Menezes, vide a Deed of Sale dated 25-10-2019, duly registered with the Sub-Registrar of Bardez, at Mapusa, under registration no. BRZ-1-3424-2019, under Book -I document, on 25-10-2019, establishing the flow and transfer of the title, ownership and possession of the SAID PROPERTY, to the said Mr. Sydney Saldanha, s/o Patrick Saldanha.
11. That the Village Panchayat of Tivim has issued a Construction License bearing No. F-39/19-20/3062, dated 06-02-2020, for the development of the SAID PROPERTY.
12. That the Form I & XIV (survey records) of the SAID PROPERTY is presently standing in the name of Mr. Sydney Saldanha, confirming that the said Mr. Sydney Saldanha, is in possession of the SAID PROPERTY.
13. That there does not feature any names or entries in the tenants column and/or the other rights column of the survey records of the SAID PROPERTY, therefore confirming that there are no other persons holding any rights or interests to the SAID PROPERTY.



IV

REPORT/CERTIFICATE OF TITLE:

It is, now therefore, opined and certified by me, in view of the facts brought out by the documents cited above and observation made therein, that Mr. Sydney Saldanha, s/o Patrick Saldanha and his wife, are presently the owners of the Said Property, known as "DAT" also known as "KANTURLI", admeasuring 950 sq. mtrs., bearing Survey no. 149/12 of Tivim Village, situated at Tivim, Bardez, Goa and they have a clear and marketable title to the Said Property, known as "DAT" also known as "KANTURLI", admeasuring 950 sq. mtrs., bearing Survey no. 149/12 of Tivim Village, situated at Tivim, Bardez, Goa subject to obtaining of a Nil Encumbrance Certificate from the Office of the Sub-Registrar.

Mapusa - Goa

5th May, 2021

