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**TITLE REPORT**

To,  
**VILAGGIO ESTATES LLP,**  
having its registered office at Plot No. 4,  
Sy. No. 192, Above Café Coffee Day,  
Botanical Garden Road, Kondapur,  
Hyderabad, 500084.

I. I have pursued the photocopies of the following documents:

- a) Survey Records Form I & XIV bearing Survey No. 85 Sub-Division No. 14 of Village Marna, Bardez - Goa.
- b) Inscription Certificate (bearing Inscription No. 20529)
- c) Description Certificate (bearing Description No. 19859)
- d) Manual Form I & XIV



- e) Inventory Proceedings bearing No. 53/1997/B was initiated before the Civil Judge Senior Division at Panaji
- f) Order dated 25/11/1997 passed by Civil Judge Senior Division at Panaji in Inventory Proceedings bearing No. 53/1997/B
- g) Deed of Sale dated 06/03/1997 registered before Sub-Registrar of Ilhas, Panaji - Goa under Registration No. 378 at pages 342 to 364 of Book No. I, Volume No. 582 dated 14/03/1997
- h) Deed of Sale dated 08/09/1997 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 1317 at pages 201 to 221 of Book No. I, Volume No. 622 dated 11/09/1997
- i) Deed of Sale dated 21/02/2007 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 1106 at pages 185 to 200 of Book No. I, Volume No. 2021 dated 13/03/2007

- j) Deed of Sale dated 12/06/2008 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 3999 at pages 124 to 135 of Book No. I, Volume No. 2707 dated 05/08/2008
- k) Deed of Sale dated 04/08/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-01584-2009, CD No. BRZD25 dated 04/08/2009
- l) Deed of Sale dated 13/04/2015 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-05420-2015, CD No. BRZD764 dated 15/04/2015
- m) Agreement for Sale and Development dated 15/02/2021.
- n) Survey Plan



**PERMISSIONS OBTAINED**

- o) Conversion Sanad dated 27/03/2008 bearing No. RB/CNV/BAR/83/2008 issued by the Collector, North Goa District, Panaji – Goa
- p) Construction License bearing No. V.P/NRL/2008-09/1 dated 03/04/2008 issued by Village Panchayat of Nerul, Bardez – Goa
- q) Technical Clearance Order dated 04/09/2015 bearing Ref. No. TPBZ/947/NER/TCP-15/3057 issued by the Deputy Town Planner, Town and Country Planning Department, Mapusa – Goa
- r) Order dated 11/09/2015 bearing Ref. No. TPBZ/947/NER/TCP-15/3018 issued by Dy. Town Planner, Town and Country Planning Department, Mapusa – Goa



- s) Land Use Zoning Certificate dated 24/11/2020 bearing Ref. No. TPBZ/ZON/8086/NER/TCP-2020/4349 issued by Deputy Town Planner, Town and Country Planning Department, Mapusa - Goa
- t) Nil Encumbrance Certificate dated 11/12/2020 bearing No. 3101/2020

II. **DESCRIPTION OF THE PROPERTY:**

**SCHEDULE I**

ALL THAT part and parcel of land admeasuring an area **2650 sq. mts.**, surveyed under Survey No. **85/14** of Village **Nerul**, identified as "**PIMPALA BATTA**" or "**AMBEA KENI**" or "**AMBEA KHAND**" situated at Fortawado of Nerul Village, within the limits of Village Panchayat of Nerul, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, which property is described in the Land Registration Office of Bardez under No. 19859 at folio 35(R) of Book

B-53 (New) and is inscribed under No. 20529 at page 44 of Book G-33 and is not enrolled in the Taluka Revenue Office and the same is bounded as under :-

North :- By the Public Road;

South :- By the Road;

East :- By the property bearing Survey No. 85/15 of Village Nerul;

West :- By the property bearing Survey No. 85/13 of Village Nerul;

This property shall hereinafter referred to as the **SAID PROPERTY**.

**III. TRACING OF PARTIES TITLE:**

1. The **SAID PROPERTY** is described under No. 19859 and inscribed on **2<sup>nd</sup> July 1949** under No. 20529 in favour of Taumaturgo Lopes alias Joaquim Antonio Gregorio Taumaturgo Paulo Daniel Lopes. Inscription Certificate reveals that the **SAID PROPERTY** was purchased by the said Taumaturgo



Lopes alias Joaquim Antonio Gregorio Taumaturgo Paulo Daniel Lopes from Luiz Filipe Rafael de Souza and his wife, Mrs. Maria de Jesus Leonildes Luis da Gama Rose e Souza for the consideration of Rupees 1,000/- vide Deed dated 18<sup>th</sup> June 1949.

2. **Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained. Portuguese Regime in Goa continued upto 1961 and post 1961, the Land Registration records are not updated. However the said records are still recognized by the Courts and departments for the purpose of title to the property. In terms of the system then prevailant, every property had a description number which describes the property and a corresponding inscription number which records the name of the owner of the same which document is referred to as Description & Inscription**

***Certificate. In terms of the Portuguese Law which is still applicable in Goa and in terms of the principles of law laid down by the courts in Goa, the Inscription & Description Certificate (Land Registration Certificate) is a title document for all legal and practical purposes and therefore the same is a vital document for assessment of title to the property.***

3. Inventory Proceedings bearing No. 53/97 initiated before the Civil Judge Senior Division at Panaji reveals as under :

(i) THAT the said Taumaturgo Paulo Lopes passed away on 09/06/1972 and his wife, Mrs. Sancina Isabel Lopes passed away on 16/06/1971 leaving behind their following sole and universal legal heirs.

(a) Mr. Irwin Lopes married to Mrs. Teresa Lopes alias Philomena Bella Noronha alias Teresa Noronha e Lopes



(b) Mrs. Martha Vaz alias Eufregina Martha  
Lopes e Vaz married to Mr. Anthony X. Vaz

(ii) THAT the said Mr. Irwin Lopes passed away on  
31/03/1977 leaving behind his widow and  
moiety holder, the said Mrs. Teresa Lopes alias  
Philomena Bella Noronha alias Teresa Noronha e  
Lopes and the following sole and universal legal  
heirs:

(a) Mr. Johnson Lopes alias Johnson Jose Pitto  
Lopes married to Mrs. Rita Lopes alias Rita  
Gupta Lopes

(b) Mr. Francis Lopes alias Francis Caetan  
Lopes

(c) Mr. Brian Lopes alias Vincent Brian Anthony  
Lopes

(iii) THAT the said Mr. Anthony X. Vaz passed away  
on 17/05/1967 leaving behind his widow and  
moiety holder, the said Mrs. Martha Vaz alias

Eufregina Martha Lopes e Vaz and the following  
sole and universal legal heirs:

- (a) Mr. Philip Vaz alias Philip Anthony Vincent  
Vaz married to Mrs. Meena Vaz alias Mina  
Dayal
- (b) Mr. Irwin Vaz alias Irwin Cecil John Vaz
- (c) Mrs. Ursula Fernandes alias Ursula Annie  
Vaz e Fernandes married to Mr. Johny  
Fernandes alias John Caetano Fernandes
- (d) Mrs. Yvonne Gonsalves alias Yvonne  
Philomena Vaz e Gonsalves married to Mr.  
Braz Gonsalves
- (e) Mrs. Christine Sequeira alias Christine  
Grace Vaz e Sequeira married to Mr. Steve  
Sequeira alias Steven Edgar Siqueira

4. Upon the death of the said Taumaturgo Paulo Lopes,  
Mrs. Sancina Isabel Lopes, Mr. Irwin Lopes and Mr.  
Anthony X. Vaz, Inventory Proceedings bearing No.  
53/1997/B was initiated before the Civil Judge



Senior Division at Panaji wherein the **SAID PROPERTY** was listed at ITEM NO. 9.

5. Terms of Compromise dated 29/09/1997 were filed in the said Inventory Proceedings bearing No. 53/1997/B before the Civil Judge Senior Division at Panaji wherein interested parties amicably settled the questions of assets and the **SAID PROPERTY** at Item No. 9 was allotted jointly to the said Mrs. Teresa Lopes alias Philomena Bella Noronha alias Teresa Noronha e Lopes; Mr. Johnson Lopes alias Johnson Jose Pitto Lopes and his wife, Mrs. Rita Lopes alias Rita Gupta Lopes; Mr. Francis Lopes alias Francis Caetan Lopes; Mr. Brian Lopes alias Vincent Brian Anthony Lopes; Mrs. Martha Vaz alias Eufregina Martha Lopes e Vaz; Mr. Philip Vaz alias Philip Anthony Vincent Vaz and his wife, Mrs. Meena Vaz alias Mina Dayal; Mr. Irwin Vaz alias Irwin Cecil John Vaz; Mrs. Ursula Fernandes alias Ursula Annie Vaz e Fernandes and her husband, Mr.



Johny Fernandes alias John Caetano Fernandes;  
Mrs. Yvonne Gonsalves alias Yvonne Philomena Vaz  
e Gonsalves and her husband, Mr. Braz Gonsalves  
and Mrs. Christine Sequeira alias Christine Grace  
Vaz e Sequeira and her husband, Mr. Steve Sequeira  
alias Steven Edgar Siqueira and the said Terms of  
Compromise dated 29/09/1997 was confirmed vide  
Order dated 25/11/1997 passed by Civil Judge  
Senior Division at Panaji in Inventory Proceedings  
bearing No. 53/1997/B.

6. Vide Deed of Sale dated 06/03/1997 registered  
before Sub-Registrar of Ilhas, Panaji – Goa under  
Registration No. 378 at pages 342 to 364 of Book  
No. I, Volume No. 582 dated 14/03/1997, the said  
Mrs. Teresa Lopes alias Philomena Bella Noronha  
alias Teresa Noronha e Lopes; Mr. Johnson Lopes  
alias Johnson Jose Pitto Lopes and his wife, Mrs.  
Rita Lopes alias Rita Gupta Lopes; Mr. Francis  
Lopes alias Francis Caetan Lopes; Mr. Brian Lopes

alias Vincent Brian Anthony Lopes; Mrs. Martha Vaz alias Eufregina Martha Lopes e Vaz; Mr. Philip Vaz alias Philip Anthony Vincent Vaz and his wife, Mrs. Meena Vaz alias Mina Dayal; Mr. Irwin Vaz alias Irwin Cecil John Vaz; Mrs. Ursula Fernandes alias Ursula Annie Vaz e Fernandes and her husband, Mr. Johny Fernandes alias John Caetano Fernandes; Mrs. Yvonne Gonsalves alias Yvonne Philomena Vaz e Gonsalves and her husband, Mr. Braz Gonsalves and Mrs. Christine Sequeira alias Christine Grace Vaz e Sequeira and her husband, Mr. Steve Sequeira alias Steven Edgar Siqueira sold **the SAID PROPERTY** in favour of Mr. Sumant Pasricha.

7. Vide Deed of Sale dated 08/09/1997 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 1317 at pages 201 to 221 of Book No. I, Volume No. 622 dated 11/09/1997, the said Mr. Sumant Pasricha sold **the SAID PROPERTY** in favour of Mr. Kuverji Ramji Gala.



8. Vide Deed of Sale dated 21/02/2007 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 1106 at pages 185 to 200 of Book No. I, Volume No. 2021 dated 13/03/2007, the said Mr. Kuverji Ramji Gala sold **the SAID PROPERTY** in favour of Mr. Sumant M. Pasricha.
9. Vide Conversion Sanad dated 27/03/2008 bearing No. RB/CNV/BAR/83/2008 issued by the Collector, North Goa District, Panaji – Goa, the area admeasuring **1959 sq. mts.** from the **SAID PROPERTY** bearing Survey No. 85/14 was converted for Residential Use.
10. Construction License bearing No. V.P/NRL/2008-09/1 dated 03/04/2008 issued by Village Panchayat of Nerul, Bardez – Goa was obtained by Sumant Pasricha for the proposed Construction of



Residential Building & Compound Wall in the SAID  
PROPERTY.

11. Vide Deed of Sale dated 12/06/2008 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 3999 at pages 124 to 135 of Book No. I, Volume No. 2707 dated 05/08/2008, the said Mr. Sumant M. Pasricha along with his wife, Mrs. Sonia Pasricha sold **the SAID PROPERTY** in favour of M/s. Unicorn Developers.

12. Vide Deed of Sale dated 04/08/2009 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-BK1-01584-2009, CD No. BRZD25 dated 04/08/2009, the said M/s. Unicorn Developers sold **the SAID PROPERTY** in favour of Track Vision and Planners Pvt. Ltd. and Tanvi Buildon Pvt. Ltd.



**13.** Vide Deed of Sale dated 13/04/2015 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-BK1-05420-2015, CD No. BRZD764 dated 15/04/2015, the said Tanvi Buildon Pvt. Ltd. sold its 50% undivided right, title, share and interest in **the SAID PROPERTY** equivalent to 1325 sq. mts. in favour of Trak Vision and Planners Pvt. Ltd.

**14.** In view of above, the said Trak Vision and Planners Pvt. Ltd. became absolute owners in possession of the **SAID PROPERTY** admeasuring **2650 sq. mts.**

**15.** Vide Technical Clearance Order dated 04/09/2015 bearing Ref. No. TPBZ/947/NER/TCP-15/3057, the Deputy Town Planner, Town and Country Planning Department, Mapusa – Goa granted permission for carrying out the Construction of Residential Complex and Compound Wall (Revised Plan) as per the approved plan in the **SAID PROPERTY.**

16. Vide Order dated 11/09/2015 bearing Ref. No. TPBZ/947/NER/TCP-15/3018 issued by Dy. Town Planner, Town and Country Planning Department, Mapusa - Goa, Infrastructure Tax was assessed for carrying out construction of residential Complex (revised Plan) in the **SAID PROPERTY**.
17. Public Notice dated 11/01/2021 was published in Gomantak (Marathi) and Navhind Times wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the **SAID PROPERTY**, by the said Trak Vision and Planners Pvt. Ltd. and after elapse of 15 days no objection are received.
18. The said Trak Vision and Planners Pvt. Ltd. entered into Agreement for Development dated 15/02/2021 with **FAIR GREEN VENTURES LLP**, a Limited Liability Partnership (**LLP**) and **VILAGGIO ESTATES LLP**, a Limited Liability Partnership (**LLP**) for



development of the **SAID PROPERTY** admeasuring  
**2650 sq. mts.**

19. Manual Form I & XIV are Revenue Records prepared under the applicable Goa Land Revenue Code

Manual Form I & XIV:

in respect of the SAID PROPERTY bearing Survey No. **85/14** of Village **Nerul**, Bardez - Goa clearly shows the name of Kuverji Ramji Gala. The said Manual Form I & XIV is consistent with the devolution of ownership.

20. In light of above, considering the fact that the Inscription and Description records, Order dated 25/11/1997 passed by Civil Judge Senior Division at Panaji in Inventory Proceedings bearing No. 53/1997/B along with Terms of Compromise dated 29/09/1997, Deed of Sale dated 06/03/1997, Deed of Sale dated 08/09/1997, Deed of Sale dated

21/02/2007, Deed of Sale dated 12/06/2008, Deed of Sale dated 04/08/2009 AND Deed of Sale dated 13/04/2015 and the Survey Records in respect of the **SAID PROPERTY**, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners, I am of the opinion that **TRAK VISION AND PLANNERS PVT. LTD.** has clear and marketable title in respect of **the SAID PROPERTY** admeasuring 2650 sq. mts. subject to the following :

- i. Rights of **FAIR GREEN VENTURES LLP**, a Limited Liability Partnership (**LLP**) and **VILAGGIO ESTATES LLP**, a Limited Liability Partnership (**LLP**) in Agreement for Sale and Development dated 15/02/2021
- ii. Production of Nil Encumbrance Certificate



**IV. In addition to above, I have to make the following observations:**

1. No tenants/Mundkars are reflected in the survey records of the said property.
2. The Urban Ceiling Act is not applicable to the State of Goa.
3. Conversion Sanad dated 27/03/2008 bearing No. RB/CNV/BAR/83/2008 issued by the Collector, North Goa District, Panaji - Goa reveals that the area admeasuring **1959 sq. mts.** from the **SAID PROPERTY** bearing Survey No. 85/14 was converted for Residential Use.
4. Land Use Zoning Certificate dated 30/11/2020 bearing Ref. No. TPBZ/ZON/8086/NER/TCP-2020/4349 issued by Deputy Town Planner, Town and Country Planning Department, Mapusa - Goa has been furnished which reveals



that the **SAID PROPERTY**, admeasuring **2650 sq. mts.** falls in "Settlement Zone (VP-1)" as per Regional Plan for Goa 2021.

**V. EVIDENCE OF POSSESSION:-**

The **SAID PROPERTY** admeasuring an area **2650 sq. mts.**, surveyed under Survey No. **85/14** of Village **Nerul** reflects the name of Trak Vision and Planners Pvt. Ltd. in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the ownership of the present owner in respect of **the SAID PROPERTY**.

**VI. ENCUMBRANCE ON PROPERTY:-**

I have taken search in the Office of the Sub-Registrar of Mapusa, Bardez - Goa and have not found any registered mortgages in respect of the said property. Nil Encumbrance Certificate dated 11/12/2020 bearing No. 3101/2020 in respect of the **SAID PROPERTY** is furnished to establish that



there is no encumbrance. **However updated Nil Encumbrance Certificate in respect of the said PROPERTY needs to be furnished**

**CERTIFICATE**

From the documents produced from my scrutiny, I hereby certify that **TRAK VISION AND PLANNERS PVT. LTD.** have clear and marketable title in respect of **the SAID PROPERTY** admeasuring **2650 sq. mts.** subject to the following :

- i. Rights of **FAIR GREEN VENTURES LLP**, a Limited Liability Partnership (**LLP**) and **VILAGGIO ESTATES LLP**, a Limited Liability Partnership (**LLP**) in Agreement for Sale and Development dated 15/02/2021
- ii. Production of Nil Encumbrance Certificate



➤ **General Qualifications and Assumptions**

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out at 'I' above.
- For the purpose of issuing this report on title:
  - (a) I have not carried out a negative search in respect of litigations (i) in relation to the said property and/or (ii) against the larger property;
  - (b) I have not inspected the originals of the title documents produced for scrutiny referred to above; and
  - (c) I have taken the title documents under which Taumaturgo Lopes alias Joaquim Antonio Gregorio Taumaturgo Paulo Daniel Lopes acquired the Land as the root of title.
- For the purpose of issuing this report on title, I have assumed:
  - (a) the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title

- submitted to me, asset out at 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;
- (b) that the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force;
- (c) that all the documents relating to the said property and furnished to me have been validly executed and delivered by the parties to them;
- (d) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- (e) that there are no pending litigations in respect of the said property; and
- (f) that names of persons spelt differently in different documents in respect of the said property are the same person;
- The accuracy of this report on title necessarily depends on the documents furnished to me and the



information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

- This report on title is confined to the said property only.
- The search conducted at the Office of the Sub-Registrar of Mapusa, Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.
- The availability/existence of the access to the **SAID PROPERTY** is not within the scope of this report



**SHIVAN S. DESAI**  
ADVOCATE

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Goa - 403 001.  
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- A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

Place:- Panaji-Goa.

Date:- 07/04/2022



**(Adv. Shivan S. Desai)**