

Mr. D. S. Petkar (Notary)  
Mr. Nilesh B. Naik  
Mrs. Ana Clara Ejipsy e Remedios  
Mr. Kevin J. Braganza  
Miss Theola T. Dias  
Miss Benifer Braganza



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28/11/2019.

### TITLE REPORT

At the instance of Mr. Jose Braganza, Director of B F Realty Pvt. Ltd., I proceed to scrutinize the documents placed in my hands, for my scrutiny and opinion in respect of the property surveyed under no. 156/8-Aof Village Salvador do Mundo Survey Records, Bardez – Goa and totally admeasuring 4,755 sq.mts.

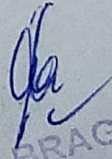
### SCHEDULE – I

All that immoveable property known as “**PREDIO RUSTICO OITERL SORVO**”, along with a residential house existing therein bearing V.P. No. 79/1, situated at Ward Paitona of Village Salvador do Mundo, which is within the limits of Village Panchayat of Salvador do Mundo, Sub District of Bardez Taluka, District of North Goa, State of Goa, surveyed under survey No. 156/8 of Village Salvador do Mundo Survey Records and and totally admeasuring **5,775 sq.mts.** The aforesaid property is not found described in the Land Registration Office of Bardez but is enrolled in the Taluka Revenue Office under matriz no. 395 of first circumscription of Salvador do Mundo. Hereinafter referred to as “**THE ENTIRE PROPERTY**” and is bounded as under:

North: By water drain beyond which lies survey no. 156/7;

South: By survey no. 155/1, 2 & 3;

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East: By water drain beyond which lies Public Road & partly by survey no. 155/3;

West: By survey no. 154/12 & partly by water drain;

### SCHEDULE – II

All that major western portion admeasuring 4755 sq.mts., excluding the house plot, which forms a part and parcel of the entire property described in Schedule – I and having its independent survey bearing no. 156/8-A of Village Salvador Do Mundo Survey Records. The said major western portion, admeasuring 4755 sq.mts. shall herein be referred to as “THE SAID PROPERTY” and is bounded as under:

North: By water drain beyond which lies survey no. 156/7;

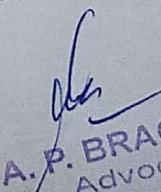
South: By survey no. 155/3 & partly by survey no. 155/2;

East: Partly by water drain beyond which lies the road & partly by remaining portion of the said property wherein the said house bearing no. 79/1 exists therein which is unsold and belonging to the original owner, the said Leo Francisco Joseph Cordeiro;

West: By survey no. 154/12;

### DOCUMENTS INSPECTED & SCRUTINIZED WITH RESPECT TO SCHEDULE – I PROPERTY

- 1) Deed of Sale dated 24/11/1966 duly registered before the Office of the Sub Registrar of Tiswadi at Panaji, under serial no. 713/66.
- 2) Pre-promulgated survey records at Form 9.

  
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- 3) Index of Land at Form III.
- 4) Manuel form I & XIV with respect to the entire property bearing survey no. 156/8 of Village Salvador do Mundo
- 5) Deed of Gift, dated 21/01/1975 registered before the Sub Registrar of Tiswadi at Panaji, under serial no. 62/75.
- 6) Deed of Sale dated 9/05/2011, registered before the Sub Registrar of Bardez at Mapusa, under serial no. 2292/2011
- 7) Deed of Rectification, dated 21/07/2011, registered before the Sub Registrar of Bardez at Mapusa, under serial no. 3766/2011
- 8) Declaration dated 7<sup>th</sup> April, 1975 duly registered before the Sub Registrar of Tiswadi at Panaji, under serial no. 280/75.
- 9) Declaration dated 22/01/1975 duly registered before the Sub Registrar of Tiswadi at Panaji, under serial no. 67/75.
- 10) Computerized Form I & XIV with respect to **"THE SAID PROPERTY"** bearing survey no. 156/8-A of Village Salvador do Mundo.
- 11) Survey plan with respect to **"THE SAID PROPERTY"** bearing survey no. 156/8-A of Village Salvador do Mundo.
- 12) Order passed by the Additional Director of Panchayat in Panchayat Appeal no. 09/2011.
- 13) Permission granted from the Office of the Assistant Engineer Water Resources Department, bearing no. WRD/WDI/SDI/F.31/542/2009-10.
- 14) Nil encumbrance certificate issued by the Office of the Sub Registrar of Bardez at Mapusa, with respect to **"THE SAID PROPERTY"**.
- 15) Conversion sanad issued by the Office of the Additional Collector III, North Goa, bearing No.4/326/CNV/AC-III/2018/1334
- 16) Technical clearance order passed by the Office of the Senior Town Planner bearing no. TPB/4825/SDM/TCP-1/4135.

- 17) No Objection from Directorate of Health Service PHC – Porvorim, bearing No. PHCP/CONS.NOC-2019-20/1070, dated 16/09/2019
- 18) Construction License issued by the Village Panchayat of Salvador Do Mundo bearing Ref No. VP/SDM/Const.Lic.No.21/2019-20/1195, dated 11/11/2019
- 19) Addendum to the Development Agreement, dated 25/11/2019.

#### BRIEF FACTS OF THE CASE

“THE ENTIRE PROPERTY” was originally owned and possessed by Jacinto Xavier Sebastiao Cordeiro and his wife Gertrudes alias Gerty Fernandes, both who hailed from Ward Paitona of Village Salvador do Mundo, who by virtue of Deed of Sale dated 24/11/1966 duly registered before the Office of the Sub Registrar of Tiswadi at Panaji, under serial no. 713/66, sold the entire property to Berta Jose Francisca Cordeiro, who was then separated from her husband viz; Vasulo Gonesh Gauncar alias Vasu Ganesh Shet Gauncar Morascar and she served as domestic worker to the said Jacinto Xavier Sebastiao Cordeiro.

Subsequently the said Berta Jose Francisca Cordeiro, being a single mother gifted “THE ENTIRE PROPERTY” to her only son viz; Leo Francisco Joseph Cordeiro, by virtue of Deed of Gift dated 21/01/1975 duly registered before the Sub Registrar of Tiswadi at Panaji, under serial no. 62/75.

There is no land Registration along with its inscription or origin of title in favour of Jacinto Xavier Sebastiao Cordeiro and his wife Gertrudes alias Gerty Fernandes from which the said Berta Jose Francisca Cordeiro obtains her title to the entire property. However due to sufficient lapse of time from the execution of the said 1966 Deed of Sale, the same hasn't been challenged or disputed. Besides the said residential house existing therein has been occupied by her since before the year 1966. Therefore it can be inferred that the title of Berta Jose Francisca Cordeiro to the entire property has crystallized in her favour and hence she was entitled to execute any future conveyance.

In the index of lands at Form III the name of Berta Jose Francisca Cordeiro is shown as Occupant in possession of survey no. 156/8. The Pre-promulgated Survey Records in Form IX reveals the name of Leo Francisco Joseph Cordeiro as Transferee of the plot bearing survey no. 156/8. and finally the name of Berta Francisco Jose Cordeiro was confirmed in the survey records at Form I & XIV as occupant in possession of "THE ENTIRE PROPERTY". Pursuant to the said Deed of Gift dated 21/01/1975, the said Leo Francisco Joseph Cordeiro mutated his name in the survey records and thereby deleted the name of Berta Francisco Jose Cordeiro.

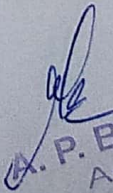
As a matter of abundant caution the said Leo Francisco Joseph Cordeiro received Declarations from the said Vasulo Gonesh Gauncar alias Vasu Ganesh Shet Gauncar Morascar and his daughter Lira Anita Jose and the same is registered in the Office of the Sub Registrar of Tiswadi at Panaji under serial no. 280/75 and 67/75

respectively, stating their "No Objection" and consent to the aforesaid Deed of Gift dated 21/01/1975.

By virtue of Deed of Sale dated 09/05/2011, duly executed and registered before the Office of the Sub Registrar of Bardez at Mapusa, under serial no. 2292/2011, the said Leo Francisco Joseph Cordeiro and his wife Greville Jane Cordeiro sold all that major western portion of "THE ENTIRE PROPERTY", excluding the house plot and admeasuring 4755 sq.mts to (1) **MR. MELCHIER JOSEPH PINTO DO ROSARIO**, (2) **MR. DARRYL NOAH ALLEN VAZE** and (3) **MR. ROSS FRANCIS VAZE**. Subsequent to the said Deed of Sale dated 09/05/2011, a Deed of Rectification, dated 21/07/2011, registered before the Sub Registrar of Bardez at Mapusa, under serial no. 3766/2011 was executed to rectify certain typographical errors in the said Sale Deed.

Pursuant to the said Deed of Sale and Deed of Rectification, the said (1) **MR. MELCHIER JOSEPH PINTO DO ROSARIO**, (2) **MR. DARRYL NOAH ALLEN VAZE** and (3) **MR. ROSS FRANCIS VAZE** got their name mutated in the survey records of 'THE ENTIRE PROPERTY' and pursuant to the said mutation proceedings, partition of the said major western portion admeasuring 4755 sq.mts. was obtained from the Office of the Deputy Collector of Bardez at Mapusa and as independent survey no. 156/8-A. (herein referred to as "THE SAID PROPERTY" and better described in Schedule - II).

There is a water drain between the public road and the said property admeasuring 4755 sq.mts. and the same was accessed through an ancient culvert that was existing on the water drain

  
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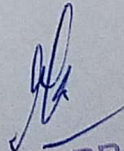
which the Owners have reconstructed after obtaining permission from the Office of the Assistant Engineer, Water Resources Department bearing no. WRD/WDI/SDI/F.31/542/2009-10.

By virtue of an Agreement of Development, the said MR. MELCHIER JOSEPH PINTO DO ROSARIO, MR. DARRYL NOAH ALLEN VAZE along with their spouses and MR. ROSS FRANCIS VAZE, bachelor, gave for development to BRAGANZA & FULARI VENTURES PVT. LTD., a portion of "THE SAID PROPERTY" admeasuring 2900 sq.mts.

The Office of the Additional Collector – III of Bardez at Mapusa, has issued conversion sanad for a portion of "THE SAID PROPERTY" admeasuring 2470 sq.mts and the same bears Reference No.4/326/CNV/AC-III/2018/1334. The Office of the Senior Town Planner of Bardez at Mapusa has granted technical clearance Order to carry out proposed construction of a residential complex consisting of Block A, B, Parking shed, Gym, Swimming Pool and Compound wall in the converted area of "THE SAID PROPERTY" admeasuring 2470 sq.mts. Pursuant to the Technical clearance order; Directorate of Health Services, Primary Health Centre, Porvorim has issued No Objection from Sanitary point of view and the Office of the Village Panchayat of Salvador do Mundo has issued construction license for the same and bearing Ref No. VP/SDM/Const.Lic.No.21/2019-20/1195, dated 11/11/2019.

Hence the Development proposed to be carried out by BRAGANZA & FULARI VENTURES PVT. LTD., shall only be to the extent of the converted area admeasuring 2470 sq.mts. and the balance area of

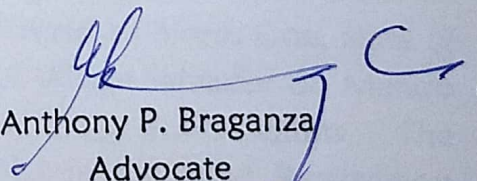
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“THE SAID PROPERTY” admeasuring 2285 sq.mts. shall remain in legal ownership with the said MR. MELCHIER JOSEPH PINTO DO ROSARIO, MR. DARRYL NOAH ALLEN VAZE and MR. ROSS FRANCIS VAZE. To this effect an Addendum to the said Development agreement has been executed between the owners and Braganza and Fulari Ventures Pvt. Ltd. In the said Addendum the proposed development in the said property is to the extent of converted portion (Sanad) of 2470 sq.mts.

In view of the above, I am satisfied and certify that the title of (1) MR. MELCHIER JOSEPH PINTO DO ROSARIO, (2) MR. DARRYL NOAH ALLEN VAZE and (3) MR. ROSS FRANCIS VAZE is clear and marketable with respect to the “THE SAID PROPERTY” described in Schedule – II and to execute a Conveyance Deed/s, Agreements of Sale or any Deeds in favour of any third party with respect to the said property or built up area proposed to be constructed, they along with their respective spouses shall have to be made parties to the conveyances/Agreements.

Mapusa  
28 /11/2019.

  
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