

- 1) *Francisco de Bragança*
- 2) *A.B. (Zito) Bragança*
- 3) *Shailesh S. Vengurlekar*
- 4) *Ruby V. Shirodkar*
- 5) *Vinisha Bragança*
- 6) *Wilson Rodrigues*
- 7) *Gautamy U. Naik*
- 8) *Siddhi R. Malvankar*

201-205, 2nd Floor Rizim Plaza,  
Opp. Office Complex, Morod,  
Mapusa, Bardez - Goa. 403 507  
Tel: 2250224, 2250420

**Advocates.**

Ref. No.

Date:-

17 September 2021

## TITLE REPORT

This title report is prepared at the request of MR. DEEPAK SAKHARAM GOVEKAR, Proprietor of M/S CHAMUNDA DEVELOPERS, , having his office at B-201, 2<sup>nd</sup> Floor, Saldanha Business Tower, at Court Junction, Mapusa, Bardez, Goa, in respect of the property more particularly described in the Schedule hereinunder.

### DESCRIPTION OF THE PROPERTY:

All that property known as BADEM or SORVES or ADDO or MUDDY situated in Badem of Assagao, within the limits of Village Panchayat of Assagao, Taluka

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and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration office nor enrolled in the Taluka Revenue Office, surveyed in the Old Cadastral survey under no.330 corresponding to survey no.56/2 of Village Assagao, in the current records of Rights, admeasuring 1875 sq.mts, which property is bounded as under:

EAST: By property bearing survey no.56/3 of Assagao

WEST: By property bearing survey no.56/1 of Assagao

NORTH: By property bearing survey no.30 of Assagao

SOUTH: By road.

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**DOCUMENTS RELIED UPON:**

1. Form I and XIV of property bearing survey no.56/2 of Village Asagao dated 7/9/2000, 20/8/2021,15/7/2020.
2. Survey plan of property bearing survey no.56/2 of Village Assagao dated 22.7.2020.
3. Old Cadastral survey records bearing survey no. 330 of Village Assagao.
4. Gift Deed executed on 11.4.1970 registered before sub registrar of Bardez under no. 3467 at pgs 349 to 353 Vol 37 dated 24.4.1970.
5. Inventory proceedings no.161/2018/D, before the Civil Judge Junior Division "D" Court at Mapusa.

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6. Deed of Sale dated 16/8/2021 registered before the sub registrar of Bardez under No. BRZ-1-2873-2021 dated 16/8/2021 Book No. I.
7. Approval from Town and Country Planning Department vide No.TPB/6571/ASSG/TCP-21/2513 dated 28.6.2021.
8. NOC from Electricity Department vide no. AE / II/XVII/2019-20/O&M/TECH-5/637 DATED 12.7.2021.
9. NOC from Health Department vide NOC PHCS/NOC-CONST/21-22/778 dated 27.7.2021.
10. Conversion Sanad bearing No.4/152/CNV/AC-III/2021/962 dated 4.8.2021 issued by Office of the Additional Collector III North Goa District, Mapusa Goa.
11. Infrastructue Tax Payment Challan/Receipt dated 24/6/2021.

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12. Construction Licence from Village Panchayat of Assagao bearing no.26/2021-22 dated 7/9/2021.

13. Approved Plan by Dy. Town Planner Ref NO. TPB/6571/ADS/2021-2513.

14. Nil Encumbrance Certificate dated 26/8/2021 issued by Sub Registrar of Bardez, at Mapusa under no.1786.

**TRACING OF TITLE:**

1. The said property originally is recorded in the Old Survey records bearing no. 330 of Village Assagao in the name of Lourencinho De Souza, Lucinda de Souza and Cosme de Souza and corresponding to new survey no. 56/2 of Village Assagao.

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2. The New Survey records bearing survey no. 56/2 viz Form I and XIV stood in the name of Julie D'Souza.
3. That the said property was subject matter of inventory proceedings no.161/2018/D, before the Civil Judge Junior Division "D" Court at Mapusa.
4. That the said property originates from Diogo Joao de Souza alias Diogo Joao D'Souza and Andre Paulo de Souza alias Andre Paulo D'Souza, the two sons of late Pascoal Xavier de Souza alias Pascoal de Souza and his wife Ana Rodrigues alias Anna Rodrigues.
5. That half right belonged to Diogo Joao de Souza alias Diogo Joao D'Souza and his wife Carmelina de Souza alias Carmelina D'Souza alias Rosa Vitoria de Souza and the other half belonged to Andre Paulo de Souza alias Andre Paulo D'Souza and his wife Angelina de Souza.

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6. That the said Diogo Joao de Souza alias Diogo Joao D'Souza and his wife Carmelina de Souza alias Carmelina D'Souza alias Rosa Vitoria de Souza expired leaving behind as sole and universal heirs the following:

a. Cosme de Souza, who expired as a bachelor without ascendants or descendants, leaving his collaterals at (b) and (c) herein as his sole and universal heirs.

b. Luciana Esmeralda de Souza alias Lucinda de Souza alias Luciana Estrocio married to Assuncao Paulo Estrocio alias Assumption Estrocio, and

c. Joana Julia de Souza alias Joan Julie D'Souza alias Julia Cosmas D'Souza alias Julie D'Souza alias Julya D'Souza alias Jullia D'Souza married to Cosme Joao Batista de Souza alias Cosmas John Baptist D'Souza alias Cosma D'Souza.

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7. Similarly the said Andre Paulo de Souza alias Andre Paulo D'Souza and his wife Angelina de Souza expired leaving behind as their sole and universal heir to their only child Lourencinho de Souza.
8. The said Lourencinho de Souza expired without and living ascendants, descendants or siblings but leaving being his co-laterals viz. paternal cousins the parties at (5) (b) and (c) herein above as his sole and universal heirs.
9. That by Gift Deed executed on 11.4.1970 the said Luciana Esmeralda de Souza and her husband Assuncao Pascoal Estrocia gifted their half share in the property to their sister / sister in law Joana Julia De Souza alias Julie D'souza.
10. That said Joana Julia de Souza alias Joan Julie D'Souza alias Julia Cosmas D'Souza alias Julie

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D'Souza alias Julya D'Souza alias Jullia D'Souza married to Cosme Joao Batista de Souza alias Cosmas John Baptist D'Souza laias Cosma D'Souza acquired absolute right to the said property.

11. That the original survey records of said property stood in the name of said Julie D'souza.

12. That on the death of the said Joana Julia de Souza alias Joan Julie D'Souza alias Julia Cosmas D'Souza alias Julie D'Souza alias Julya D'Souza alias Jullia D'Souza married to Cosme Joao Batista de Souza alias Cosmas John Baptist D'Souza alias Cosma D'Souza, and taking into consideration their sole and universal heirs, by a final chart of allotment confirmed by orders dated 13.11.2018 the said property was allotted to the Martin Joaquim

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Manuel D'Souza married to Mrs. Rosarinha Isabel D'Souza who became the owners in possession of the said property and the name of the said Martin Joaquim Manuel D'Souza was duly entered in survey records of the said property.

13. That the said Martin Joaquim Manuel D'souza as owners in possession of the said property, sold the said property to Mr. Deepak Sakharam Govekar, Proprietor of M/s Chamunda Developers, by Deed of Sale dated 16/8/2021 registered before the sub registrar of Bardez under No. BRZ-1-2873-2021 dated 16/8/2021 Book No. I.

14. That said Deepak Sakharam Govekar thus became absolute owner in possession of the said proeprty and entered his name in the occupants column of survey records.

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15. That followings permissions/approvals, for construction/developments of the property are obtained.

- a) Approval from Town and Country Planning Department vide No.TPB/6571/ASSG/TCP-21/2513 dated 28.6.2021.
- b) NOC from Electricity Department vide no. AE / II/XVII/2019-20/O&M/TECH-5/637 DATED 12.7.2021.
- c) NOC from Health Department vide NOC PHCS/NOC-CONST/21-22/778 dated 27.7.2021.
- d) Conversion Sanad bearing No.4/152/CNV/AC-III/2021/962 dated 4.8.2021 issued by Office of the Additional Collector III North Goa District, Mapusa Goa.
- e) Construction licence from Village Panchayat of Assagao bearing no.26/2021-22 dated 7/9/2021.

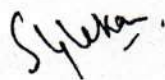
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f. Approved Plan by Dy. Town Planner Ref NO.  
tpb/6571/ADS/2021-2513.

g. Approval from Town and Country Planning  
Department vide No.TPB/6571/ASSG/TCP-21/2513 dated  
28.6.2021.

16. That Nil Encumbrance Certificates does not  
show any encumbrance on the said property.

That said MR. DEEPAK SAKHARAM GOVEKAR,  
Proprietor of M/s Chamunda Developers, is the  
absolute owner in possession of the said property  
and have a clear and marketable title and is  
entitled to develop the said property in terms of  
licenses and approvals hereinabove mentioned.



(SHAILESH VENGURLEKAR)  
ADVOCATE