

ADV. SAINATH PRASAD SALGAONKAR

-----ADVOCATE

L.L.B. (Hons)

Office : E-506, 5th Floor, Saldhana Business Tower,
Near Civil and Criminal Court, Mapusa, Goa.

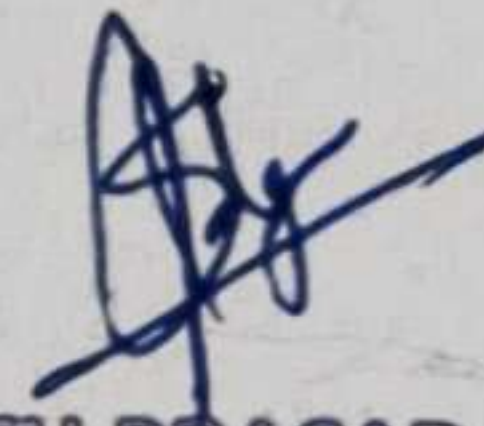
Contact No. 7798911624/ 8668613105
sainath.salgaonkar@gmail.com

Date:-05/05/2026

Title Report

DISCRIPTION OF PROPERTY

All that the property known as "ATTADO", admeasuring an area of 2150 square meters, bearing Survey No. 355 Sub Division No. 2-A of Village Tivim, neither registered in the Land Registration office nor enrolled in the Taluka Revenue office, situated within the jurisdiction of the Village Panchayat of Tivim, Taluka and Sub District of Bardez, District North Goa, State of Goa, shall be hereinafter referred to as the SAID PROPERTY (subject matter of this report) and bounded as follows:



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East: by plot B and remaining part of property bearing Survey No. 355/2
of village Tivim,

West: by existing road and property bearing Survey No. 355/1 of village
Tivim,

North: by plot A-2 and remaining part of property bearing Survey No.
355/2 of Village Tivim,

South: by property bearing Survey No. 355/1 of village Tivim.

DOCUMENTS SCRUTINISED

I have examined following documents which are valid as per
prevailing law:-

1. Copy of form III of Survey No.355/2 of Village Tivim
2. Copy of form IX of Survey No. 355/2 of Village Tivim
3. Copy of Manuel I & XIV form of Survey No. 355/2 of Village Tivim


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4. Copy of Inventory Proceedings No. 92/2020/B
5. Copy of Deed of Sale dated 29/11/2024
6. Copy of Deed of Sale dated 16/04/2026
7. Form I & XIV of Survey No. 355/2 of Village Tivim
8. Form I & XIV of Survey No. 355/2-A of Village Tivim
9. Survey Plan of Survey No. 355/2-A of Village Tivim
10. Order dated 9/10/2024 of the Inspector of Survey and Land Records
11. Copy of Sanad dated 17/9/2025
12. Copy of Technical clearance Order dated 3/06/2025 alongwith
approved Plan
13. Construction License dated 27/06/2025
14. Nil Encumbrance Certificate No. NEC/9/2025/2847

OFFICES SEARCHES

I have given searches in the offices of Sub-Registrar of Bardez and
in Court of Civil Judge Senior Division, Bicholim, Goa.


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FLOW OF TITLE

The SAID PROPERTY is part and parcel of the 'PLOT A', admeasuring an area of 6450 square meters, which is forming part and parcel of the larger property known as "ATTADO", bearing Survey No.355 Sub Division No. 2 of village Tivim, totally admeasuring an area of 12900 square meters, neither registered in the Land Registration office nor enrolled in the Taluka Revenue office, situated within the jurisdiction of Village Panchayat of Tivim, Taluka and Sub District of Bardez, District North Goa, State of Goa.

It is seen that said larger property known as "ATTADO", bearing Survey No.355 Sub Division No. 2 of village Tivim, totally admeasuring an area of 12900 square meters, originally belongs to late Antonio Gregorio De Souza alias Antonio D'Souza alias Antonio J. D'Souza alias Antonio Gregorio D'Souza alias Anton Gregorio D'Souza and Cristopher D'Souza.


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It is seen that said larger property is neither registered in the Land Registration office nor enrolled in the Taluka Revenue office.

It is seen that the 'PLOT A', admeasuring an area of 6450 square meters, forming part and parcel of the said larger property was originally belonged to Antonio Gregorio De Souza alias Antonio D'Souza alias Antonio J. D'Souza alias Antonio Gregorio D'Souza alias Anton Gregorio D'Souza who was married to Mariaquinha DSouza alias Maria Mariaquinha De Souza.

It is seen that said Antonio Gregorio De Souza alias Antonio D'Souza alias Antonio J. D'Souza alias Antonio Gregorio D'Souza alias Anton Gregorio D'Souza expired on 12/01/1987 and Mariaquinha DSouza alias Maria Mariaquinha De Souza expired on 29/09/2007 leaving behind following persons as their only legal heirs:-


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- i. Mr. Mario Luciano D'Souza married to Mrs. Maria Asontina Epifiana Fernandes,
- ii. Mr. Antonio Luis De Souza alias Anthony Luis D'Souza married to Mrs. Sifarosa Magie Texeira alias Maggie Sinforosa D'Souza,
- iii. Mr. Gymi Caetand De Souza alias Jemi Caetano De Souza alias James Caitano D'Souza married to Mrs. Neves Melea D'Souza,
- iv. Mrs. Irene Monica D'Souza alias Irene Rebeiro alias Irene.
- v. Mr. Pascal Anthony Rebeiro married to Mrs. Rufa Pascal Rebeiro.

It is seen that on the death of Antonio Gregorio De Souza alias Antonio D'Souza alias Antonio J. D'Souza alias Antonio Gregorio D'Souza alias Anton Gregorio D'Souza married to Mariaquinha DSouza alias Maria Mariaquinha De Souza, the inventory proceedings bearing


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No. 92/2020/B were initiated in the Court of the Civil Judge, Senior Division 'C' Court at Bicholim, Goa.

It is seen that in the inventory proceedings bearing No. 92/2020/B which were initiated in the Court of the Civil Judge, Senior Division 'C' Court at Bicholim, Goa, the 'PLOT A', admeasuring an area of 6450 square meters, forming part and parcel of the said larger property known as "ATTADO", bearing Survey No.355 Sub Division No. 2 of village Tivim, totally admeasuring an area of 12900 square meters, situated within the jurisdiction of Village Panchayat of Tivim, Taluka and Sub District of Bardez, District North Goa, State of Goa, was subdivided and as per consent terms filed in the said inventory proceedings the 'Plot A-3', admeasuring an area of 2150 square meters, forming part of the 'PLOT A', admeasuring an area of 6450 square meters, which is forming part and parcel of the said larger property known as "ATTADO", bearing Survey No.355 Sub Division No. 2 of village Tivim, situated within the jurisdiction of Village Panchayat of Tivim, Taluka and Sub District of Bardez, District North Goa, State of Goa, was allotted to Mr.


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James Caitano D'Souza alias Gymi Caetano De Souza alias Jemi Caetano De Souza and his wife Mrs. Neves Melba Dsouza.

It is seen that by order dated 9/10/2024, the Inspector of Survey and Land Records, Mapusa, Goa, have partitioned the 'Plot A-3', admeasuring an area of 2150 square meters, forming part of the 'PLOT A', admeasuring an area of 6450 square meters, which is forming part and parcel of the said larger property known as "ATTADO", bearing Survey No.355 Sub Division No. 2 of village Tivim, situated within the jurisdiction of Village Panchayat of Tivim, Taluka and Sub District of Bardez, District North Goa, State of Goa and have been allotted the new Survey No.355 Sub Division No.2-A to the said 'PLOT A-3', admeasuring an area of 2150 square meters, which is hereinafter referred to as the 'SAID PROPERTY' and the same is the subject matter of this report.

It is seen that by Deed of Sale dated 29/11/2024, registered in the office of the Sub Registrar of Bardez under registration No. BRZ-1-6821-


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2024 dated 13/12/2024, said Mr. James Caitano D'Souza alias Gymi Caetano De Souza alias Jemi Caetano De Souza and his wife Mrs. Neves Melba DSouza as VENDORS, sold the half undivided share admeasuring an area of 1075 square meters of the SAID PROPERTY known as "ATTADO" totally admeasuring an area of 2150 square meters, bearing Survey No. 355 Sub Division No. 2-A of Village Tivim, situated within the jurisdiction of the Village Panchayat of Tivim, Taluka and Sub District of Bardez, District North Goa, State of Goa, to Mrs. Reena Parshuram Desai.

It is seen that after the purchase of the half undivided share, Mrs. Reena Parshuram Desai has done the mutation and included her name in the occupant column of the SAID PROPERTY bearing Survey No. 355 Sub Division No. 2-A of Village Tivim.

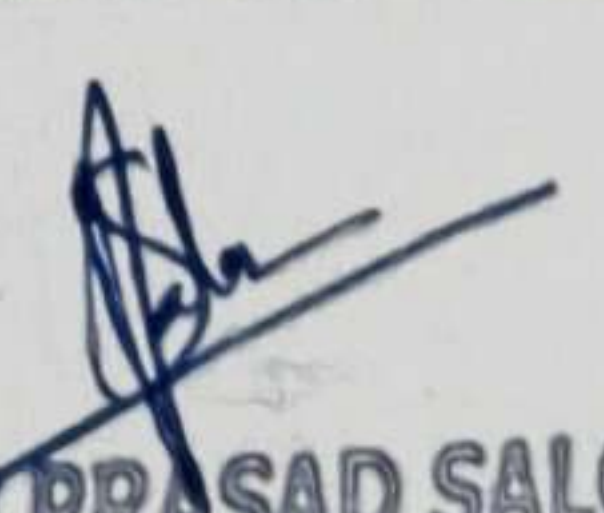
It is seen that in the occupant column of the form I & XIV of the SAID PROPERTY bearing Survey No. 355 Sub Division No. 2-A of Village Tivim, the names of Mr. James Caitano D'Souza alias Gymi


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Caetano De Souza alias Jemi Caetano De Souza, Mrs. Neves Melba DSouza and Mrs. Reena Parshuram Desai are appearing.

It is seen that said Mr. James Caitano D'Souza alias Gymi Caetano De Souza alias Jemi Caetano De Souza, Mrs. Neves Melba DSouza and Mrs. Reena Parshuram Desai have obtained the Technical Clearance Order from the office of Senior Town Planner, Mapusa, Goa, under no. TPB/10474/TIV/TCP-2025 dated 03/06/2025 and the Construction License bearing No.VP/TIV/BAR/F.17/2025-26/889 dated 27/06/2025 for the construction of the Residential Building A and Villa B (2 Nos) and Compound Wall in the SAID PROPERTY bearing Survey No. 355 Sub Division No. 2-A of Village Tivim.

It is seen that subsequently Mr. James Caitano D'Souza alias Gymi Caetano De Souza alias Jemi Caetano De Souza, Mrs. Neves Melba DSouza and Mrs. Reena Parshuram Desai have applied for conversion of the SAID PROPERTY admeasuring an area of 2150 square meters, bearing Survey No. 355/2-A of Village Tivim and the office of the


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Additional Collector-III of the North Goa District, Mapusa, Goa, have issued Sanad dated 17/9/2025 under no. 4/118/CNV/AC-III/1124 in respect of the SAID PROPERTY admeasuring an area of 2150 square meters, bearing Survey No. 355/2-A of Village Tivim, Bardez, Goa.

It is seen that by Deed of Sale dated 16/04/2026, registered in the office of Sub- Registrar of Bardez, under registration No.BRZ-1-1897-2026 Dated 22/04/2026, said Mr. James Caitano D'Souza alias Gymi Caetano De Souza alias Jemi Caetano De Souza and his wife Mrs. Neves Melba DSouza as VENDORS, sold the other half remaining undivided share admeasuring an area of 1075 square meters of the SAID PROPERTY known as "ATTADO" totally admeasuring an area of 2150 square meters, bearing Survey No. 355 Sub Division No. 2-A of Village Tivim, situated within the jurisdiction of the Village Panchayat of Tivim, Taluka and Sub District of Bardez, District North Goa, State of Goa, to Mrs. Reena Parshuram Desai.

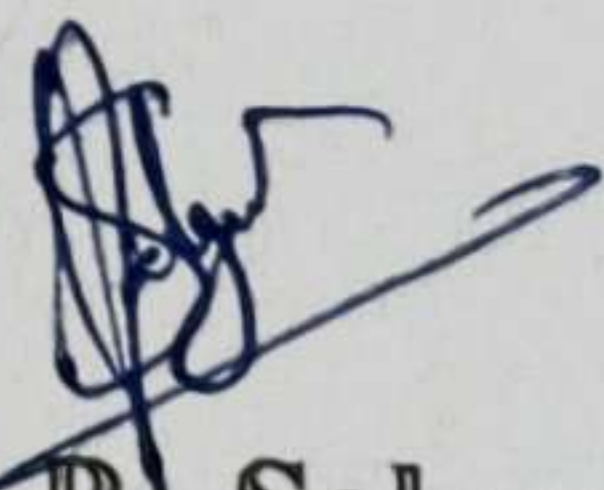

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From Nil Encumbrance Certificate issued by the Sub Register of Bardez under No. NEC/9/2025/2847 it is clear that there are no Encumbrances on the SAID PROPERTY, admeasuring an area of 2150 square meters, bearing Survey No. 355/2-A of Village Tivim, Bardez, Goa.

From the above documents my opinion is that the Mrs. Reena Parshuram Desai is the absolute owner having clear and marketable title to the SAID PROPERTY admeasuring an area of 2150 square meters, bearing Survey No. 355/2-A of Village Tivim, Bardez, Goa.

Dated:05/05/2026.

Place : Mapusa


(Adv. S. P. Salgaonkar)

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