

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

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Mapusa, Bardez - Goa. 403 507
Tel: 2250224, 2250420

Advocates.

Ref. No.

04 January 2021

Date:-

TITLE REPORT

This report of title is given at the request of Mr. Bipin Chandelkar, resident of Khorlim, Mapusa, Bardez, Goa, in respect of the property more particularly described in the Schedule hereinunder written.

SCHEDULE OF PROPERTY

**SCHEDULE I
(ENTIRE PROPERTY)**

All that property known as property known as "METACHEMBATTA" second edition, also known as "METAR" or "VAILOVADDO" together with a residential house therein bearing V.P. house no. 87, situated at Igreja vaddo, sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of Sirsaim, within the registration

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Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and inter alia surveyed in the records of rights under survey no.46/4 of sirsaim which property is bounded as under:

EAST: By the pathway of Comunidade

WEST: By the reserved pathway of the vendors.

NORTH: By the Comunidade.

SOUTH: By the pathway of the vendors.

SCHEDULE II

(PLOT DETAILS)

All that independent plot surveyed under survey no.46/4-B of Village Sirsaim, Bardez, Goa, having area of 1262 square metres which is now an independent part of the larger property known as "METACHEMBATTA" second edition, also known as "METAR", situated at Igreja vaddo, Sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land



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registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and inter alia surveyed in the records of rights under survey no.46/4 of Sirsaim more particularly described in Schedule I hereinabove which part is bounded as under:

EAST: By property bearing survey no.46/4-A.

WEST : By Road

NORTH: By property bearing survey no.46/4.

SOUTH : By Road.

DOCUMENTS RELIED UPON:

- a) Form I and XIV
- b) Survey plan
- c) Deed of sale (Instrumento de Vendo) dated 15/03/1969, registered under no.915 of Book No.I Vol.12 dated 24.4.1969 before Sub Registrar of Bicholim, Goa.



- d) Inventory proceedings no.20/2009/A before Civil Court at Bicholim.
- e) "AGREEMENT OF FAMILY SETTLEMENT" registered before A.B.Sawkar, Advocate and Notary of Mapusa bearing regn. no. 697/2006 dated 03/05/2006.
- f) Chart of Allotment confirmed by the Honourable Civil Judge Senior Division at Bicholim the said properties were allotted by chart dated 19.7.2010 confirmed by final Order dated 20.8.2010.
- g) Deed of Inheritance of Succession registered on 06/03/2018 recorded at folio 65V to 66V of Book No.859 at Civil registrar cum Sub-Registrar office of Bardez at Mapusa
- h) Letter of ISLR DATED 28.6.2019 TO Court Order in case no.15/259/2018/FSA/PART/LAND allotting separate independent survey no.46/4-B.
- i) Conversion sanad No.4/16/CNV/AC-III/2020/940 dated 29.10.2020.



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- j) N.O.C. from P.W.D Department bearing Ref NO.
PWD/SDII/PHE-N/F-10/482/20-21 dated 28.9.2020
- k) N.O.C. from electricity Department bearing Ref No.
AE/II/XVII/2020-21/O M/Tech-5/778 dated 27.08.2020
- l) N.O.C from Primary Health Centre, Colvale Bardez-
Goa, bearing Ref No. TPB/6086/SIRSAM/TCP-20/3135
dated 18.08.2020.
- m) Technical Clearance Certificate bearing Ref. No.
TPB/6086/SIRSAIM/TCP-20/3135 dated 18.08.2020
- n) Construction License from Village Panchayat
of Sirsaim bearing no.VPS/BAR/C.Lic-05-2020-21/757
dated 29.12.2020.
- o) Deed of Sale dated 24.12.2020 registered before
Sub Registrar of Bardez at Mapusa under Book -1, Doc.
Reg.No.BRZ-1-3522-2020 dated 31.12.2020.



TRACING OF TITLE:

1. That the said property was purchased by Mr. Antonio Paulo Assumcao Fernandes by the Deed of sale (Instrumento de Vendo) dated 15/03/1969.
 2. That the said Mr. Antonio Paulo Assumcao Fernandes was a widower at the time of the said Purchase, his wife Mrs. Carolina Fernandes having expired earlier at Mapusa on 17/10/1968
 3. That the said Mr. Antonio Paulo Assumcao Fernandes subsequently expired at sirsaim on 8/3/1973, without any will or other disposition of his last wish.
 4. That upon the death of said Antonio Paulo Assumcao Fernandes, inventory proceedings no.20/2009/A was conducted by his heirs before Civil Court at Bicholim.
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5. That the heirs did not wish to continue in joint ownership and possession of the said entire property above described and desired to physically partition the same by metes and bounds and mutually agreed to divide the said property into five plots to be allotted to the five heirs of late Mr. Antonio Paulo Assumcao Fernandes.

6. That the heirs of said Antonio Fernandes engaged services of an independent surveyor and got the sub division plan drawn by sub dividing the said entire property into A, B, C, D and E and have entered into "AGREEMENT OF FAMILY SETTLEMENT" registered before A. B. Sawkar, Advocate and Notary of Mapusa bearing regn. no. 697/2006 dated 03/05/2006.


7. That on the death of the said Mr. Antonio Paulo Assumcao Fernandes the said above property were



subject to the said Inventory Proceedings No. 20/2009/A before the Civil Judge Senior Division at Bicholim.

8. That the said property were described at Item Nos.1,2,3,4 and 5 of the said proceedings and the chart of Allotment confirmed by the Honourable Civil Judge Senior Division at Bicholim the said properties were allotted by chart dated 19.7.2010 confirmed by final Order dated 20.8.2010.

9. That item no.3 which is PLOT "C" admeasuring 1262.50 sq.mts. of the property bearing survey no. 46/4 of Sirsaim and which plot was identified in the site plan, was allotted in the said inventory proceeding jointly to the following heirs namely:- (i) Mrs. Jacinta Fernandes (ii) Miss. Neisha Arcanjela Fernandes (iii) Mr. Nyran Vailancio Fernandes, who was then a minor.



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10. That the said Jacinta Fernandes was the widow of late Nascimento Fernandes who was one of the son of original owners Antonio Paulo Fernandes.

11. That said Mr. Nascimento Venancio Fernandes, expired at Sirsaim, Bardez, Goa on 04/03/2008, without any will or other deposition of his last wish leaving behind his widow, half sharer and moiety holder Mrs. Jacinta Fernandes and as his sole and universal heirs his following children:

a) Miss Neisha Arcanjelo Fernandes,
Major of age, unmarried, resident of
Nivolvaddo, Sirsaim, Bardez, Goa.

b) Mr. Nyran Vailancio Fernandes,
Major of age, resident of Nivolvaddo, Sirsaim,
Bardez, Goa.

12. That Mrs. Jacinta Fernandes, expired at Sirsaim, bardez, Goa on 01/07/2014, without any will or other deposition of her last wish leaving behind her sole and universal heirs following two children

- i) Miss Neisha Arcanjelo Fernandes
ii) Mr. Nyran Vailancio Fernandes

13. That upon the death of the said Mrs. Jacinta Fernandes on 01/07/2014, the Deed of Inheritance of Succession has been registered on 06/03/2018 recorded at folio 65V to 66V of Book No.859 at Civil registrar cum Sub-Registrar cum Notary Ex-Officio of Bardez at Mapusa declaring the above heirs Miss Neisha Arcanjelo Fernandes and Mr. Nyran Vailancio Fernandes as the sole and only universal heirs and successors of the deceased Mrs. Jacinta Fernandes.

14. That the said plot C was partitioned from the entire property vide Order dated 22.7.2019 in case no.15/259/2018/FSA/PART/LAND and consequently allotted separate independent survey no.46/4-B by ISLR by its Order dated 28.6.2019.

15. That the said Plot "C" which is now surveyed independently under survey no. 46/4- B in survey

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records of village Sirsaim, Bardez, Goa, having area of 1262 sq.mtrs which is the part of entire property more particularly described in Schedule I known as "METALCHEMBHATTA" second edition, also known as "METAR", situated at Igreja vaddo, sirssaim, Bardez, Goa, within the jurisdiction of Grampanchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the Revenue office of Bicholim, under no.2358 and surveyed in the records of rights under survey no.46/4 of Sirsaim and more particularly described in schedule II herein above written and hereinafter referred to as THE SAID PROPERTY.



16. That said MS.NEISHA ARCANJELA FERNANDES, and her brother (2) MR.NYRAN VAILANCIO FERNANDES, therefore

became the owners in possession of the said property described in scheduled II written above.

17. That the said owners obtained the following permissions / licences

- a. Conversion sanad
- b. N.O.C. from P.W.D Department bearing Ref NO. PWD/SDII/PHE-N/F-10/482/20-21 dated 28.9.2020
- c. N.O.C. from electricity Department bearing Ref No. AE/II/XVII/2020-21/O M/Tech-5/778 dated 27.08.2020
- d. N.O.C from Primary Health Centre, Colvale Bardez-Goa, bearing Ref No. TPB/6086/SIRSAM/TCP-20/3135 dated 18.08.2020.
- e. Technical Clearance Certificate bearing Ref. No. TPB/6086/SIRSAIM/TCP-20/3135 dated 18.08.2020



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f. Construction License from Village Panchayat of
Sirsaim

That a public notice dated was published on
20.10.2020 on daily newspaper "The Navhind Times"
inviting for any objections for the proposed sale of
the said property, however no objections were received
for the proposed sale.

The said Miss Neisha Arcanjelo Fernandes and Mr.
Nyran Vailancio Fernandes sold the said property
described in Schedule II hereinabove to Mr. Bipin
Chandelkar vide Deed of Sale dated 24.12.2020
registered before Sub Registrar of Bardez at Mapusa
under Book-1 Doc.Reg.no.BRZ-1-3522-2020 dated
31.12.2020 and assigned all their rights, to all the



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- 3) Shalish S. Chandelkar
- 4) Ruby V. Chandelkar
- 5) Vinisha Bragança
- 6) Wilson Rodrigues
- 7) Anthony L. Nair
- 8) Siddhi R. Mahankar

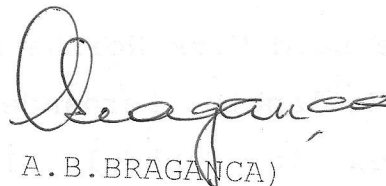
Advocates

Rd. No.

Date

licenses, NOCs, Permission etc in favour of Mr. Bipin Chandelkar.

The said Mr. Bipin Chandelkar therefore has a clear and marketable title to the said property described in Schedule II hereinabove.



(A.B. BRAGANCA)