

- 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:-

Date:- February 4, 2021

TITLE REPORT

This report of title is issued at the request of M/S. RIVIERA CONSTRUCTIONS PVT. LTD., a Private Limited Company, duly registered with the Registrar of Companies, Goa under Certificate of Incorporation bearing no. 24-01994 of 1995, holder of PAN AACCR8764R, having its office at 0-104, 2nd Floor, Gomes Catao Complex, Near Cine Alankar, Mapusa, Bardez, Goa, through its Chairman and Managing Director MR.AGNELO BRAGANCA, in respect of the properties more particularly described in the Schedule hereinunder written.

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SCHEDULE OF PROPERTY:

Property or plot known as NOMOXIM DOS MAINATOS also called as AFRAMENTO, admeasuring 1,025 square metres situated at ward Bamonvaddo, Village of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, surveyed for record of rights under survey number 52/18 described in the Land Registration Office under no. 37489 at pages 759 book B96, inscribed under Inscription No. 33393 of Book G37 and surveyed in the new survey for Record of Rights of the revenue Village of Siolim under no. 52/18 and bounded as under:-

East: By the property bearing survey number 50/9.

West: By the property belonging to the heirs of Raghuvir Pednekar bearing survey number 52/17, & 52/19.

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North: By the property bearing survey number 52/12.

South: By the property bearing survey number
50/15

DOCUMENTS RELIED UPON:

1. Description of Land Registration Office under description no 37489 at page 75 of Book B 96.
2. Inscription in Land Registration Office under No. 33393 at pages 184 of Book G37.
3. Survey Form I & XIV of 52/18
4. New survey plan
5. Deed of Sale dated 20th May 1969 duly registered with the Sub-Registrar of Bardez Goa, under registration no. 2729, Book No. 1 Vol. 32 at page 123 to 126.
6. Inventory Proceedings No.458/17 (chart of allotment dated 28.11.2017).

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7. Deed of Sale dated 31.1.2018 registered before sub Registrar of Bardez under No.BRZ-BKI-00738-2018, CD NO.BRZD794 dated 6.2.2018.

8. Conversion Sanad bearing Reg.no.4/158/CNV/AC-III/2018/788 dated 7.6.2019 issued by the Additional Collector of North Goa.

9. Zoning Certificate issued by Town and Country Planning Department bearing Ref.no. TP/BZ/ZON/4129/SIO/TCP-17/3444 dated 10.11.2017.

10. Construction license bearing no.VP/S.M/20-21/BAR/35/5219 dated 22.1.2021 issued by Village Panchayat of Siolim - Marna, Taluka, Bardez, Goa.

TRACING OF TITLE:

1. The property more particularly described in Schedule herein underwritten is described in the Description of Land Registration Office under description no 37489 at page 75 of Book B 96 and

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Inscribed Under Inscription in Land Registration Office under No. 33393 at pages 184 of Book G37 in the name of Mr Sadashiv Raghunath Desai married to Ushabai Sadashiv Dessai who as Owners thereof sold the same to Mr. Menino Marcos Britto alias Menino Francis Britto alias Menino M. Britto by Deed of Sale dated 20th May 1969 duly registered with the Sub-Registrar of Bardez Goa, under registration no. 2729, Book No. 1 Vol. 32 at page 123 to 126.

2. That the said Menino Marcos Britto alias Menino Francis Britto alias Menino M. Britto died on 22.01.1982 as a bachelor, without any ascendants or descendents and leaving behind as his collateral, his brother late Michael Iranaeus Britto alias Michael Francis Britto alias Michael Britto alias Minguel Britto, married to Mrs. Violet Britto, who by virtue of her marriage is entitled to the moiety or half share in the said property.

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3. The said Michael Iranaeus Britto alias Michael Francis Britto alias Michael Britto alias Minguel Britto and the said Menino Marcos Britto alias Menino Francis Britto alias Menino M. Britto are the only two

children of late Francisco Britto and Maria Carlota Britto.

4. It is seen that the said Michael Iranaeus Britto alias Michael Francis Britto alias Michael Britto alias Minguel Britto died on 06.11.2008 leaving behind Mrs.Violet Britto as his widow and half sharer and Mr. Aaron Britto, bachelor, as his only heir/descendant.

5. An Inventory Proceedings was Instituted on the death of the Menino Marcos Britto alias Menino Francis Britto alias Menino M. Britto and the late husband of the Mrs.Violet Britto said Late Michael Iranaeus Britto alias Michael Francis Britto alias Michael Britto alias Minguel Britto, bearing Inventory Proceedings no. 458/2017 before the Court of the Civil Judge Senior Division of Bardez at Mapusa.

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6. In the said Inventory Proceedings bearing no. 458/2017, the said property described in Schedule hereunder written was allotted to the **Mrs. Violet Britto and Mr. Aaron Britto** by Chart of allotment dated 28.11.2017 confirmed by Order dated 05th December 2017 passed by Durga V. Madkaikar the Civil Judge Senior Division of Bardez at Mapusa, by virtue of which they became entitled to half undivided share in the said property each.

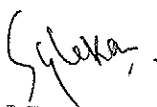
7. By Deed of Sale Dated 31.1.2018 registered before the Sub registrar of Bardez at Mapusa under no BRZ BK1-738-2018 ,CD No.BRZD 794 Date 8.2.2018 the said **Mrs. Violet Britto and Mr. Aaron Britto** as owners sold the property described in the **Schedule hereinunder written to M/s Riviera Constructions Pvt Ltd.**

8. The said M/s Riviera Constructions Pvt Ltd has also carried out mutation of their names in the Survey Records of property bearing survey no.52/18 of Siolim Village.

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9. As per the Zoning Certificate issued by the Town and Country Planning Department the said property is shown under settlement Zone in RP 2001 and proposed RP 2021.

M/s Riviera Constructions Pvt.Ltd., of Mapusa have a clear and marketable title and are therefore the owners in possession of the said property.


(SHAILESH VENGURLEKAR)
ADVOCATE