



TITLE REPORT

M/s Jai Bhuvan Builders (P) Ltd., a private limited company incorporated under the Indian Companies Act, 1956, through its Executive Director Mr. Rajesh Sadanand Sheth, submitted for my scrutiny, the copies of the following documents mentioned herein below, in respect of the property known as “Andre Barreto” or “Jacinto Barreto”, surveyed under Survey No. 144/10 of Village Goa Velha, within the jurisdiction of Village Panchayat St. Andre, Sub-District of Ilhas, District of North Goa, in the State of Goa, admeasuring an area of 4400 sq. mtrs. or thereabouts and described in the land registration office under No. 11512 of folio 108 overleaf of Book B 30 (New), and inscribed under No. 9456 in the name of Mrs. Carmelina Rego and bounded on the East by the property bearing Survey No.144/11, 13, 9 of Village Goa Velha, on the West by the property bearing Survey No. 144/2 & 7 of Village Goa Velha, on the North by Panaji Agassaim road and on the South by the property surveyed under Survey No. 144/12 of Village Goa Velha (hereafter referred to as the **“said Property”**).



M/s Jai Bhuvan Builders (P) Ltd., proposes to develop the said Property in phases. The licences, permissions, sanctions and approvals, obtained and which are submitted to me and mentioned herein below, are for Building construction in an area of 3000 sq. mtrs. of the said Property (hereafter referred to as “**Phase-I**”) of the development of the said Property.

This title report is therefore confined to the said Property and to develop Phase-I of the said Property.

The copies of the documents submitted :

1. The document in Portuguese language and the true copy of the English translation of Deed of promise of sale dated 28/01/1935.
2. The document in Portuguese language and the certified true copy of the English translation of Deed of sale with quittance dated 25/2/1935.
3. The document in Portuguese language and the certified true copy of the English translation of the Inscription and Description of the property “Andre Barreto” or “Jacinto Barreto” situated at Goa Velha.

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4. Order dated 22/06/1998, appointing Mr. Nazareth Joseph D'Silva alias Jose Nazareth Simao D'Silva as the Cabeça de Casal and Order dated 03/07/1998 passed by the Court of Civil Judge Senior Division at Panaji, in inventory proceedings No. 42/98/A.
5. Form I and XIV in respect of the property bearing Survey No. 144/10 of Village Goa Velha of Tiswadi Taluka.
6. Survey Plan of the property surveyed under Survey No. 144/10, of Village Goa Velha.
7. Agreement for sale dated 26/03/2008, executed between Mr. Philipe D'Silva and Five others and M/s. Jai Bhuvan Builders (P) Ltd., registered in the Office of the Sub Registrar of Ilhas at Panaji, under registration No. 1044 at pages 239 to 276 of Book No. I, Volume No. 1940, dated 28/03/2008.
8. Power of Attorney dated 26/03/2008, executed by Mr. Nazareth Joseph D'Silva and Five others in favour of Mr. Rajesh Sadanand Sheth, executed before the Notary Adv. Ranjit Sarterdekar and



registered in his Books under No. 485/2008 on 26/03/2008.

9. Nil Certificate of Encumbrance on the property in respect of the said Property.
10. Sanad under No. RB/CNV/TIS/63/2006, dated 07/10/2019, issued by the Office of the Collector, North Goa District.
11. Order issued by Dy. Town Planner, Town and Country Planning Department, Panaji, Goa, under reference No. TIS/4295/GVC/TCP/18/1052, dated 26/09/2018.
12. Technical Clearance Order issued by Dy. Town Planner, Town and Country Planning Department, Panaji, Goa, under reference No. TIS/4295/GVC/TCP/2018/1076, dt. 1/10/2018.
13. No Objection Certificate under No. PHC/CORLIM/NOC/2018-19/1506, dated 04/10/2018, issued by Medical Officer I/CPHCORLIM.

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14. Construction License under reference No. VP/SA/TIS/2018-19/630, dated 07/01/2019, issued by the Secretary, Village Panchayat of St. Andre (Goa Velha), Tiswadi, Goa.
15. Approved plan/s of the proposed commercial/residential Block A and residential Block B and C, in Phase-I of the said Property.

I have gone through all the above referred documents and based on the documents examined, I am of the following opinion :

- a. By virtue of Deed of Promise of sale dated 28/01/1935 and Deed of Sale with quittance dated 25/02/1935, Mrs. Carmelina Rego, married to Mr. Miguel da Silva, became absolute the owner of the said Property, having purchased the same from Mr. Sebastiao De Souza and his wife Mrs. Maria Conceicao Rufina Gonsalves also known as Conceicao Paciencia Gonsalves.

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- b. The said Property described under land registration No. 11512 at folio 108 of Book B 30 (New) stands inscribed in the name of Mrs. Carmelina Rego, having purchased the same by virtue of the aforesaid two deeds.
- c. On death of Mr. Minguel D'Silva and Mrs. Carmelina Rego e D'Silva, their son Mr. Nazareth Joseph D'Silva alias Jose Nazareth Simao D'Silva, initiated an inventory proceedings, being Inventory proceedings No. 42/98/A, before the Court of Civil Judge Senior Division at Panaji. That from the said inventory proceedings it is gathered that Mr. Minguel D'silva and his wife Mrs. Carmenlina Rego e D'Silva, who expired on 15/6/1968 and 15/2/1997 respectively, left behind three sons namely (1) Mr. Nazareth Joseph D'Silva married to Mrs. Matilda Hilaria D'silva, (2) Mr. Philippe D'silva married to Mrs. Succorina D'silva and (3) Mr. Pedro Dionisio Oeandro D'Silva alias Peter Oleandro D'Silva married to Mrs. Zenovia D'Silva.

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- d. In Form I & XIV, in respect of the said Property, the names Mrs. Carmelina Rego, Mr. Nazareth Joseph D'Silva, Mr. Filip D'Silva and Mr. Oleandro D'Silva figure in the occupant column.
- e. The survey Plan shows the said Property as it comprises of.
- f. By Agreement for Sale dated 26/3/2008, registered in the Office of the Sub Registrar of Ilhas at Panaji, under registration No. 1044 at pages 239 to 276 of Book No. I, Volume No. 1940, dated 28/03/2008, Mr. Philipe D'Silva and his wife Mrs. Succorina D'Silva, Mr. Peter Oleandro D'Silva and his wife Mrs. Zenovia D'Silva and Mr. Nazareth Joseph D'Silva and his wife Mrs. Matilda Hilaria D'Silva agreed to sell the said Property to M/s. Jai Bhuvan Builders (P) Ltd., on covenants, terms, conditions and consideration therein stated and pursuant to which a Power of Attorney of even date was executed by them in favour of Mr. Rajesh Sadanand Sheth, the Executive Director of M/s. Jai Bhuvan Builders (P) Ltd., to do all acts, deeds and things therein contained.

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- g. The Nil Certificate of Encumbrance on Property dated 22/05/2008, shows there was no encumbrances affecting the said Property.
- h. Sanad dated 07/10/2019, is issued by the Office of the Collector, North Goa, for use of 3380 sq. mtrs. of the said Property, for residential use.
- i. Infrastructure tax was raised for the proposed construction of commercial/residential Block A and residential Block B and C, in Phase-I of the said Property, so also technical clearance Order dated 01/10/2018 is granted for proposed construction of the commercial/residential Block A and residential Block B and C, and compound wall in Phase-I of the said Property, as per the approved plans, which is zoned as Settlement (VP-2), in Regional Plan for Goa, 2021.
- j. Provisional No Objection Certificate dated 04/10/2018 is granted from sanitary point of view, for construction of commercial/residential Block A, and residential Block B and C in Phase-I of the said Property.

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- k. Construction licence dated 07/01/2019 is issued by the Village Panchayat of St. Andre (Goa Velha), for construction of commercial/residential Block A and residential Block B and C, and compound wall in Phase-I of the said Property as per the conditions, imposed, so also the plans approved, pursuant to the approval granted by the Town & Country Planning Department.
- l. In terms of the Agreement for sale dated 26/03/2008, executed between Mr. Philippe D'Silva and Five others and M/s. Jai Bhuvan Builders (P) Ltd., registered in the Office of the Sub Registrar of Ilhas at Panaji, under registration No. 1044 at pages 239 to 276 of Book No. I, Volume No. 1940, dated 28/03/2008, M/s. Jai Bhuvan Builders (P) Ltd., on obtaining the licenses/permissions/sanctions/approvals are entitled to construct commercial/residential Block A and residential Block B and C, and compound wall in Phase-I of the said Property, without the intervention of the Owners of the said Property, i.e the Vendors to the Agreement for sale dated 26/03/2008, and save and except for Owners consideration, the balance of the built up area and the corresponding

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proportionate undivided share in the said Property is at the absolute disposal of M/s Jai Bhuvan Builders Pvt. Ltd. who are entitled to deal with or dispose off and/or encumber the same.

Based on the above I am of the following opinion :

- (i) That (1) Mr. Philippe D'silva married to Mrs. Succorina D'silva (2) Mr. Pedro Dionisio Oeandro D'Silva alias Peter Oleandro D'Silva married to Mrs. Zenovia D'Silva and (3) Mr. Nazareth Joseph D'Silva married to Mrs. Matilda Hilaria D'silva, are the absolute owners of the said Property and their title thereto is, clean, clear and marketable.
- (ii) By virtue of Agreement for sale dated 26/03/2008, registered in the Office of the Sub Registrar of Ilhas at Panaji, under registration No. 1044 at pages 239 to 276 of Book No. I, Volume No. 1940, dated 28/03/2008, and pursuant the requisite licenses/permissions/sanctions/approvals obtained and referred hereinabove, save and except for Owners consideration, the balance of the built up area and the corresponding proportionate undivided

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share in the said Property is at the absolute disposal of M/s Jai Bhuvan Builders Pvt. Ltd. who are entitled to deal with or dispose off and/or encumber the same.

Therefore, save and except for Owners' consideration, M/s Jai Bhuvan Builders Pvt. Ltd. is entitled to offer for sale the Shops/Flats in the commercial/residential Block A and the Flats in residential Block B and C, in Phase-I of the said Property, for sale, to prospective buyers.

This Title report is issued by me at the request of Mr. Rajesh Sadanand Sheth, Executive Director, M/s Jai Bhuvan Builders Pvt. Ltd.

Place : Panaji, Goa.

Dated : 24/02/2020.

Adv. Santosh H. Bharne.

