

Mr. D. S. Petkar (Notary)
Mr. Nilesh B. Naik
Mrs. Ana Clara Ejipsy e Remedios
Mr. Kevin J. Braganza
Miss Theola T. Dias
Miss Benifer Braganza



Anthony P. Braganza

Advocate & Associates

Office :
Comunidade Building, Near Church,
Mapusa, Bardez - Goa.
Phone : 2252760 / 2250294

Dated:-25/07/2019

TITLE REPORT

DOCUMENTS INSPECTED & SCRUTINIZED

- 1) Survey Records in Form I & XIV with respect to the property surveyed under No.22/2-B of Village Revora of Bardez Taluka, Goa.
- 2) Survey Plan.
- 3) Xerox Copy of Deed of Sale dated 30th March, 2012 duly executed before the Sub Registrar of Bardez at Mapusa and registered under Book No. 1 and bears No. BRZ-BK1-01497-2012 and CD No. BRZD305 dated 30/03/2012.
- 4) Xerox copy of the Deed of Succession dated 13/05/2011 duly recorded before the Sub Registrar of Pernem Taluka at Pernem under Folio No. 94-V to 96 of Deed No. 15.
- 5) a) Xerox copy of the Construction License dated 16/09/2014 issued by the Office of the Village Panchayat

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- Revora, Bardez, Goa bearing Ref. No. VP/Revora/Const. License/2014-15/361, and bearing Permission No. 2/2014-15.
- b) Xerox copy of the revised construction license dated 3/5/2019 issued by the Office of the Village Panchayat Revora, Bardez, Goa bearing Ref. No. VP/Revora/Const. License/2019-20/63.
- 6) Xerox Copy of the Technical Clearance Order dated 14/07/2014 issued by the Office of the Senior Town Planner, Mapusa, Bardez, Goa; and bearing Ref. No. TPB/714/TCP/14/2212 and Inward No. 2927 for construction of residential building in the property bearing survey no.22/2-B of Village Revora survey records and revised technical clearance Order bearing no. TPB/714/REVORA/TCP-19/1081 dated 4/12/2018.
- 7) Xerox Copy of the Sanad dated 22/05/2013 issued by the Additional Collector-II under no. RB/CNV/BAR/AC-II/83/2011 with respect to the property surveyed under no. 22/2 admeasuring 7260 Sq.mts.
- 8) Xerox copy of the Deed of Sale dated 24/08/2018 duly registered before the Office of the Sub Registrar of Bardez at Mapusa under Book No. 1 and bearing Registration No.



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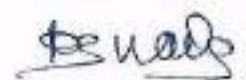
BRZ-BK1-03759-2018 and bearing CD No. BRZD802 dated 27/08/2018.

- 9) Xerox copy of the N.O.C. from Directorate of Health services bearing no. PHC Colvale/N.O.C./2018-19/1312 dated 14/3/2019.

The present Title Report is being prepared at the instance of M/S L & B Associates; A Partnership Firm represented by its Partner's 1) Mrs. Leena D'Souza and 2) Mr. Brendon D'Souza; both resident of Eden Garden, Damadem, Tivim, Bardez, Goa. through their duly constituted attorney Mr. Joseph T. D'Souza by virtue of Power of Attorney dated 25/07/2019 and executed before Notary Shri. S. J. Sardesai at Mapusa under serial No. 13704/19;

This Title Report pertains to the property surveyed under no. 22/2-B totally admeasuring 799 Sq.mts. of Village Revora survey records.

BRIEF BACKGROUND OF THE SAID PROPERTY

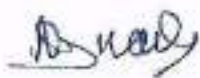


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From the records made available to me it is seen that originally there exists a property known as "SICOLDA SMALDAD" also known as "SINGOLDA ". The said entire property totally admeasures 11.400 sq.mts., and is surveyed under No.22/2 of Village Revora Survey Records. The said entire property is described in the Land Registration Office of Bicholim under no. 11345 of Book B-29 and under inscription No. 14795 and enrolled in the Taluka Land Revenue Office under matriz number 224 of first circumscription of Revora;

That initially the said property belonged to Antonio Justiniano Simplicio Fernandes and his wife Melania Pulqueria Bemvinda Silva e Fernandes who vide Deed of Sale and release dated 13/12/1912 sold the said property to Mr. Roldao de Ornellas Conceicao Pinto, resident of Revora, whose name later on came to be inscribed in the Land Registration Office of Bicholim under inscription no. 5459 drawn up partly at folio 8 and partly at folio 8 reverse of Book No. G-9.

Subsequently by virtue of an Order of attachment dated 29/03/1938 passed by the Civil Court Judicial Division of Bardez, the said property was attached from Mr. Roldao de Ornellas Conceicao Pinto and was allotted to Alice Luisa Braganca alias Alice Loures de Braganca or Alice Loures Braganca, whose name

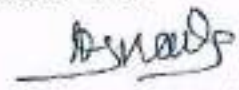

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later on came to be inscribed in the Land Registration Office of Bicholim under Inscription No. 6276 drawn up at folio 150 of Book No. F-8.

Thereafter the said Alice Luisa Braganca alias Alice Loures de Braganca or Alice Loures Braganca and her husband Emidio Francisco Xavier de Braganca vide Deed of Sale with discharge of the price dated 21/07/1947 sold the said property to Narana Crisna Naique alias Naraina Naique, whose name later on came to be inscribed in the Land Registration Office of Bicholim under Inscription No. 7697 drawn up at folio 75 of Book No. F-10.

That after the demise of Narana Crisna Naique alias Naraina Naique and his wife Rucminibai alias Rucminibai Naique and Vassudev Naik the said property was inherited, possessed and enjoyed by the widow of said Vassudev Naik i.e. Kamlabai Vassudev Naik and her children Mr. Ramesh Vassudev Naik married to Mrs. Godavari R. Naik, Mrs. Sulbha A. Bhangi married to Mr. Amritrao V. Bhangi and Mr. Shrikant V. Naik married to Mrs. Indirabai S. Naik;

That Vassudev Padmanabh Naik expired on 13/04/1983 and after his death a Deed of Succession dated 14/08/1986 was drawn in the Office of the Civil Registrar cum Sub Registrar and

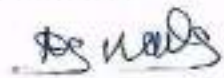

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Notary Ex- Officio Pernem, Goa declaring Kamlabai Vassudev Naik and her children Mr. Ramesh Vassudev Naik married to Mrs. Godavari R. Naik, Mrs. Sulbha A. Bhangi married to Mr. Amritrao V. Bhangi and Mr. Shrikant V. Naik married to Mrs. Indirabai S. Naik as his sole and universal heirs who have succeeded to his estate.

That subsequently Kamlabai Vassudev Naik expired on 2/03/2006 at Siolim, Bardez, Goa leaving behind her above mentioned children as her sole and universal heirs who have succeeded to her estate;

Subsequently Ramesh Vassudev Naik expired intestate on 16/01/2008 and after his death, a deed of succession was drawn in the office of the Civil Registrar cum Sub Registrar and Notary ex-officio Pernem, Goa at page no. 94 V onwards under book no. 15 on 13/05/2011, declaring Mrs. Asha Naik alias Godavaribai Naique as his widow and half sharer/moiety holder and two sons namely Mr. Ashok alias Ashish Ramesh Naik and Mr. Vassudev alias Vishal Ramesh Naik as his sole legal heirs;

That earlier in the survey records the names of Shri. Caetano Pinto, Shri. Ornelas Pinto and the name of Fermino Lobo were wrongly recorded in the occupant's column of survey


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records though they had no right in the said property. The said Caetano Pinto expired on 15/06/2002 and his wife Smt. Eloisa Barbara Da Gama Ghonsalves or Eloisa Barbara Da Graca Gonsalves expired on 12/06/2006 after their death a Deed of Succession dated 9/8/2010 was drawn in the Office of the Civil Registrar cum Sub Registrar and Notary Ex -Officio, Pernem, Goa at page 22 onward under book no. 15 on 9/8/2010 leaving behind their son Mr. Edmundo Mariano Savio De Jesus Pinto married to Mrs. Judith Pinto Caldeira as their sole and universal heirs.

Thereafter the said 1) Mrs. Godavari R. Naik 2) Mr. Vassudev Ramesh Naik 3) Mr. Ashok alias Ashish Ramesh Naik 4) Mrs. Nora Ashok Naik 5) Mrs. Sulabha A. Bhangi 6) Mr. Amritrao Y. Bhangi 7) Mr. Shrikant V. Naik 8) Mrs. Indirabai S. Naik who were absolute owners of the said property sold the same to Mr. Kavinash K. Harmalkar and Mr. Rajesh Manohar Parab by Deed of Sale dated 30/3/2012 duly registered at the office of the Sub-Registrar of Bardez, under no. BRZ-BK-1-01497-2012 in Book no. 1 CD No. BRZD305 dated 30/03/2012. However only because the names of the said Shri. Caetano Pinto, Shri. Ornelas Pinto and the name of Fermino Lobo were wrongly recorded in the occupant's column of survey records of the said property for the purpose of confirmation the son of the said late

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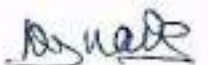
Caetano Pinto and son of late Fermino Lobo and the said Mr. Ornelas Pinto along with their respective spouses were made parties to the said Sale Deed.

That the said Mr. Kavinash K. Harmalkar and Mr. Rajesh Manohar Parab have developed the said property into various plots with an intention to sell the same to the interested purchasers.

Thereafter the said Mr. Kavinash K. Harmalkar and Mr. Rajesh Manohar Parab along with their respective spouses sold Plot No. 26 admeasuring 799 Sq.mts. of the said property to Virginia D'Souza by Deed of Sale dated 3rd July, 2012 duly registered at the office of the Sub-Registrar of Bardez, under no. BRZ-BK-1-02941-2012 in Book no. 1 CD No. BRZD343 dated 3/07/2012;

Thus by virtue of the said Deed executed on 3/07/2012 the said Virginia D'Souza and her husband Lancelot D'Souza herein became the exclusive owners in possession of the said Plot No. 26 admeasuring 799 Sq.mts;

That the said Mr. Kavinash K. Harmalkar and Mr. Rajesh Manohar Parab have obtained Sanad dated 22/05/2013 issued by the Additional Collector-II under no. RB/CNV/BAR/AC-


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11/83/2011 with respect to the property surveyed under no. 22/2 admeasuring 7260 Sq.mts.

Thereafter the said Virginia D'Souza and her husband Lancelot D'Souza partitioned the said Plot No. 26 admeasuring 799 Sq.mts vide Order No. 15/295/2013/Part/Land dated 18/11/2013 and presently the said Plot No. 26 admeasuring 799 Sq.mts. is surveyed under No. 22/2-B of Village Revora survey records.

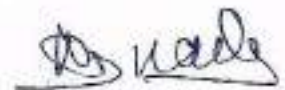
Thereafter M/S L & B ASSOCIATES, A Partnership Firm registered in Goa and having its office at First Floor, Jewel Height, Opp. Mapusa Court Garden, Altinho, Mapusa, Bardez, Goa; represented by its Partners; (i) Mrs. Leena D'souza and (iii) Mr. Brendon D'Souza entered into Agreement for Development Cum Sale dated 8th August, 2013 duly executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book No. -1 and bearing Registration No. BRZ-BK1-03899-2013 and bearing CD No. BRZD540 dated 8/8/2013 with the said Virginia D'Souza and her husband Lancelot D'Souza, accordingly have put up construction of a Multi - Storeyed building in the said property admeasuring 799 Sq.mts. surveyed under No. 22/2-B of Village Revora, Bardez, Goa in the name and style of "BREN'S SAPPHIRE" or "SAPPHIRE APARTMENT".



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That the said **M/S L & B ASSOCIATES**, A Partnership Firm registered in Goa and having its office at (First Floor), presently at shop No. 1 & 2 ground floor Jewel Height, Opp. Mapusa Court Garden, Altinho, Mapusa, Bardez, Goa; represented by its Partners; (i) Mrs. Leena D'souza and (iii) Mr. Brendon D'Souza, have obtained Technical Clearance Order dated 14/07/2014 issued by the Office of the Senior Town Planner, Mapusa, Bardez, Goa; and bearing Ref. No. Inward No. 2927 and revised technical clearance Order bearing no. TPB/714/REVORA/TCP-19/1081 dated 4/12/2018 for construction of residential building in the said property bearing survey no.22/2-B of Village Revora survey records and accordingly completed the construction.

That **M/S L & B ASSOCIATES**, A Partnership Firm registered in Goa and having its office at (First Floor), presently at shop No. 1 & 2 ground floor, Jewel Height, Opp. Mapusa Court Garden, Altinho, Mapusa, Bardez, Goa; represented by its Partners; (i) Mrs. Leena D'souza and (iii) Mr. Brendon D'Souza by Deed of Sale dated 24/08/2018 duly registered before the Office of the Sub Registrar of Bardez at Mapusa under Book No. 1 and bearing Registration No. BRZ-BK1-03759-2018 and bearing CD No. BRZD802 dated 27/08/2018 purchased the aforesaid property from the said Virginia D'Souza and her husband Lancelot D'Souza.

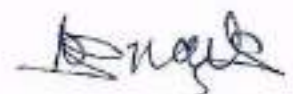


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Accordingly the said **M/S L & B ASSOCIATES**, A Partnership Firm registered in Goa and having its office at (First Floor) presently at shop No. 1 & 2 ground floor, Jewel Height, Opp. Mapusa Court Garden, Altinho, Mapusa, Bardez, Goa; represented by its Partners; (i) **Mrs. Leena D'souza** and (iii) **Mr. Brendon D'Souza**; have become the exclusive owners in possession of the aforesaid property surveyed under no. 22/2-B admeasuring 799 Sq.mts. without any obstruction interference from anyone whomsoever;

That though the structure of multi storied building has been completed, on inquiry it was found that the external plaster work is in progress and the said **M/S L & B ASSOCIATES** have still not obtained the Occupancy Certificate from the Office of the Village Panchayat of Revora.

In view of the above, and based on the documents furnished to me I certify that the title of **M/S L & B ASSOCIATES**, A Partnership Firm registered in Goa and having its office at (First Floor), presently at shop No. 1 & 2 ground floor Jewel Height, Opp. Mapusa Court Garden, Altinho, Mapusa, Bardez, Goa; represented by its Partners; (i) **Mrs. Leena D'souza** and (iii) **Mr. Brendon D'Souza** with respect to property surveyed under no.

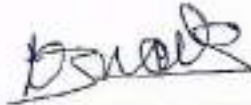


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22/2-B totally admeasuring 799 Sq.mts. of Village Revora survey records is clear and marketable.

Mapusa

25/7/2019



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(SHRI NILESH B. NAIK)

ADVOCATE