



### TITLE REPORT

Mr. Ghanashyam P. Sardesai, partner of M/s. General Construction and Infrastructure, a partnership firm duly registered under the Indian Partnership Act, 1932 and having its office at 401, "Lotus Court", St. Inez, M. G. Road, Panaji, Goa, 403 001, submitted for my scrutiny, the copies of the following documents mentioned herein below, in respect of the Plot bearing No. 3, known by the property name "Mariedale" or "Ally", admeasuring an area of 1125 sq. mtrs. and surveyed under Survey No. 123/7 of Village Penha De France, now situated within the registration Sub-District of Bardez, District of North Goa, in the State of Goa and bounded on the East by land of Comunidade of Serula presently by Survey No. 123/2 of Village Penha De France, belonging to Comunidade and Mr. Yatin G. Kakodkar; on the West by road; on the North by Plot No. 2 named "Esperanca" of the Property "Terreno sem denominacao Especial" sold to Dr. Gustavo Couto and wife presently surveyed under Survey No. 123/5 of Village Penha De France and on the South by Plot No. 4 of the property "Terreno Sem Denominacao Especial" presently by Survey No. 123/9 of Village Penha De France belonging to Mrs. Aurelia Ribeiro Silveira (hereinafter for the sake of brevity referred to as the "said Plot"), a disannexed fraction of the property known as "TERRENO SEM DENOMINACAO ESPECIAL", in all



admeasuring an area of 19448 sq. mtrs., situated at Betim, Village Serula, freguesia of Penha de Franca, Bardez Taluka, then within the jurisdiction of Sub-District of Ilhas, in Goa, described in the Conservatoria do Registo Predial of Ilhas Comerca under No. 11170, at folio 133 of Book B 29 new, inscribed in the said Conservatoria in favour of Alfredo under inscription No. 25416 at folio 105 verso of Book G 39 and registered in the Bardez Taluka Revenue Office under No. 634 of the Matriz Predial of freguesia Penha de Franca and bounded on the East by land of Comunidade of Serula adjoining the public road Betim-Mapusa; on the West & North by the Land and the said Comunidade of Serula and on the South by property named "Jardim" belonging to Mrs. Ana Leopoldina de Mendonca, now of Mrs. Maria Lucia Adelinn Pinto e Viegas (hereinafter for the sake of brevity referred to as the "**said Property**") and the proposed building "**Aster**", consisting of stilts on the Ground floor, and total of 12 (Twelve) Flats on the Upper floors i.e 04 (Four) Flats on the First floor, 04 (Four) Flats on the Second floor, 04 (Four) Flats on the Third floor and 04 (Four) Flats on the Fourth floor (hereinafter for the sake of brevity referred to as the "**said proposed Building**"), to be constructed on the said Plot :



1. The extract of the Book of Land Descriptions (Land Descriptions and endorsements) under Description bearing No. 11170 at folio 133 of the Book No. B-29 (N) of the Land Registration Records of Ilhas, issued by Assistant Archivist (Grade I), Directorate of Archives & Archaeology, Panaji, Goa, in Portuguese script and its English translation.
2. The extract of Registration of Transfers (Inscriptions) under Inscription bearing No. 25416 at folio 105 V of the Book No. G-39 of the Land Registration Records of Ilhas, issued by Assistant Archivist (Grade I), Directorate of Archives & Archaeology, Panaji, Goa in Portuguese script and its English translation.
3. The Portuguese script of the Deed of Sale with Acquittance dated 13/02/1964, drawn before Dr. Antonio Orlando Lobo, Notary of the Judicial Division of Tiswadi, at folio 73 of Book No. 567, preserved in the Directorate of Archives & Archaeology, Panaji, under its volume No. 719, issued by Assistant Archivist (Grade I), Directorate of Archives & Archaeology, Panaji, Goa in Portuguese script and its English translation.



4. Deed of Sale dated 22/04/1967, executed between Mr. Alfredo Joubert Dos Santos Braganca and his wife Mrs. Maria Helena Margarida De Santa Rita Vaz as the Vendors and Dr. Ms. Charlotte De Quadros and Mr. Filipe Antonio Colaco as Purchasers, registered before the Sub- Registrar of Ilhas, under registered No. 518, at pages 188 to 196, Volume No. 25, Book No. I, dated 24/05/1967.
5. Form I and XIV in respect of the property "Ally", bearing Survey No. 123/7 of Village Penha De France, Bardez, with the name of occupants as Dr. Carlota Quadros and Mr. Filip Antonio Colaco.
6. Will dated 28/04/2000, of Charlotte de Quadros, unmarried, executed at Bandra (W), Mumbai.
7. Death Certificate of Dr. Charlotte de Quadros, who expired on 27/05/2005, issued by Municipal Corporation of Greater Mumbai and dated 04/10/2005.



8. Records of Special Inventory Proceedings bearing No. 278/2020/A, before the Court of Senior Civi Judge "A" Court at Mapusa Goa with respect to the inheritance of Dr. Charlotte de Quadros @ Dr. Carlota Quadros.
9. Form I and XIV in respect of the property "Ally", bearing Survey No. 123/7 of Village Penha De France, Bardez, with the name of occupant as Mr. Filipe Antonio Colaco.
10. Nil Certificate of Encumbrance on property dated 08/09/2020, issued to Philipe Antonio Colaco, by the office of Civil Registrar cum Sub-Registrar, Bardez, Mapusa, Goa.
11. Letter dated 07/10/2020, issued by the Office of the Mamlatdar of Bardez, Mapusa, Goa, with respect to Matriz Certificate bearing No. 634 of Penha De Franca, Village of Bardez Taluka.
12. Zoning information dated 12/10/2020, issued by the Office of the Senior Town Planner, Town and Country Planning Department, North Goa, District office, Mapusa, Bardez, Goa.



13. Identification Certificate dated 14/10/2020, issued by the Office of Inspector of the Survey and Land Records, City Survey, Mapusa, Goa.
14. Sanad under No. 4/164/CNV/AC-III/2020/100, dated 20/01/2021, issued by Additional Collector – III, North Goa District, Mapusa, Goa.
15. Public Notice dated 08/02/2021, published in “The Navhind Times” dated 08/02/2021.
16. Deed of sale dated 12/06/2021, executed Mr. Pilipe Antonio Colaco @ Filip Antonio Colaco and his wife Mrs. Lorna Silveira Colaco and Mr. Mario S. Colaco and his wife Mrs. Sharmila Barbosa Colaco and the partnership firm M/s. General Construction and Infrastructure, registered in the office of the Sub Registrar of Bardez at Mapusa, Book I document, Registration No. BRZ-1-2142-2021, dated 16/06/2021.
17. Form I and XIV in respect of the property “Ally”, bearing Survey No. 123/7 of Village Penha De France, Bardez, with the name of occupant as M/s. General Construction and Infrastructure.



18. Nil Certificate of Encumbrance on property dated 24/06/2021 issued to General Construction and Infrastructure, by the office of Civil Registrar cum Sub-Registrar, Bardez, Mapusa, Goa.
19. Technical Clearance Order under Ref. No. TPB/6572/PDF/TCP-21/2914, dated 24/09/2021, issued by the Dy. Town Planner, office of the Senior Town Planner, Town and Country Planning Department, North Goa District office, Mapusa, Bardez, Goa.
20. NOC from Sanitary point of view for proposed construction of residential building, under No. DHS/2021/DHS0901/O0031/245, dated 19/11/2021, issued by Medical and Health Officer (PHC) Porvorim Health Centre.
21. Construction License under Ref. No. VP/PDF/044/21-22/1898, dated 07/12/2021, for construction of residential building, Security Cabin and Compound wall in the Property bearing Survey No. 123/7 at Alto Betim, Penha de Franca, issued by the Village Panchayat of Penha de Franca, Bardez, Goa.
22. Approved plan for the proposed Building to be constructed on the said Plot.



I have perused all the aforesaid documents and I am of the following opinion :

- a. The said Property was acquired by Alfredo Joubert Dos Santos Braganca by purchase made from Claudio Juliao Francisco Pinto and his wife Linda Maura Teles de Vasconcelho Pinto through Public Deed dated 13/02/1964;
- b. After obtaining of due approvals the said Property was divided into Seventeen Plots numbering from 1 to 17;
- c. By Deed of Sale dated 22/04/1967, registered in the Office of the Sub-Registrar of Ilhas at Panaji, under No. 518, at pages 188 to 196, Vol. No. 25, of Book No. 1, dated 24/05/1967, the said Plot stated to be admeasuring an area of 1133 sq. mtrs. (admeasuring an area of 1125 sq. mtrs. on site) was sold by Alfredo Joubert Dos Santos Braganca and his wife Maria Helena Margarida De Santa Rita Vaz to Dr. (Miss) Charlotte de Quadros also known as Carlota Quadros and Mr. Filipe Antonio Colaco @ Filip Antonio Colaco, who thereby became co-owners and together the absolute owners of the said Plot and in its exclusive possession;





- d. By Will executed on 28/04/2000 in Mumbai the said Dr. (Miss) Charlotte de Quadros also known as Carlota Quadros amongst other bequests, bequeathed her share in the said Plot jointly to her nephews, Mr. Filipe Antonio Colaco @ Filip Antonio Colaco and Mr. Mario S. Colaco;
- e. Dr. (Miss.) Charlotte de Quadros expired at Mumbai on 27/05/2005, in the status of a spinster;
- f. In Special Inventory Proceedings No. 278/2020/A, before the Court of Civil Judge, Senior Division at Mapusa, which was initiated by the Mr. Filipe Antonio Colaco @ Filip Antonio Colaco, the said Plot was listed in the list of assets and in the final chart of partition which was confirmed and made absolute by Judgment, Order and Decree dated 15/12/2020, ½ (half) of the share of estate leaver Dr. (Miss.) Charlotte de Quadros also known as Carlota Quadros in the said Plot was apportioned to Mr. Filipe Antonio Colaco @ Filip Antonio Colaco and the other ½ (half) of the share of estate leaver Dr. (Miss.) Charlotte de Quadros also known as Carlota Quadros in the said Plot was apportioned to the Mr. Mario S. Colaco;



- g. Mr. Filipe Antonio Colaco @ Filip Antonio Colaco by virtue of the above allotment in the Will dated 28/04/2000 and the following Judgment, Order and Decree dated 15/12/2020 in Special Inventory Proceedings No. 278/2020/A, before the Court of Civil Judge, Senior Division at Mapusa, thereby became co-owner of 3/4<sup>th</sup> share in the said Plot and Mr. Mario S. Colaco thereby became co-owner of 1/4<sup>th</sup> share in the said Plot and together the absolute owners of the said Plot in their respective ratio;
- h. From the Nil Certificate of Encumbrance on property dated 08/09/2020, issued to Filipe Antonio Colaco, by the office of Civil Registrar cum Sub-Registrar, Bardez, Mapusa, Goa, it is seen that there was no encumbrance affecting the said Plot;
- i. Zoning information dated 12/10/2020 issued by the Office of the Senior Town Planner, certifies that the said Plot surveyed under Survey No.123/7 of Penha de Franca Village of Bardez Taluka, admeasuring an area of 1125 sq. mtrs., presently falls in "Settlement Zone (VP-1)", as per the Regional Plan for Goa 2021;



- j. Identification Certificate dated 14/10/2020, issued by the Office of Inspector of the Survey and Land Records, City Survey, Mapusa, Goa, certifies that Plot No.3 shown on the Planta annexed to the Deed of Sale Deed of Sale dated 22/04/1967, registered in the Office of the Sub-Registrar of Ilhas at Panaji, under No. 518, at pages 188 to 196, Vol. No. 25, of Book No. 1, dated 24/05/1967 is comprising at loco Survey No.123/7 of Penha de Franca Village of Bardez Taluka;
- k. Sanad bearing No.4/164/CNV/AC-III/2020/100, dated 20/01/2021, issued by the Additional Collector-III, North Goa District, Mapusa, establishes that the said Plot bearing Survey No.123/7 of Village Penha de Franca, admeasuring an area of 1125 sq. mtrs. has been converted from agricultural to residential use;
- l. Public Notice dated 08/02/2021, published in "The Navhind Times", dated 08/02/2021, was issued by me calling objections from general public for sale of the said Plot. I hereby certify that no receipt of objections for sale of the said Plot is acknowledged by me.



- m. By Deed of sale dated 12/06/2021, registered in the office of the Sub Registrar of Bardez at Mapusa, Book I document, Registration No. BRZ-1-2142-2021, dated 16/06/2021, the partnership firm M/s. General Construction and Infrastructure became absolute owner of the said Plot, having acquired the same from Mr. Filipe Antonio Colaco @ Filip Antonio Colaco and his wife Mrs. Lorna Silveira Colaco and Mr. Mario S. Colaco and his wife Mrs. Sharmila Barbosa Colaco.
- n. Mutation is carried out by M/s. General Construction and Infrastructure in and their name only figures in the occupant column in Form I & XIV in survey records of the said Plot.
- o. Nil Certificate of Encumbrance on property dated 24/06/2021 issued to General Construction and Infrastructure, by the office of Civil Registrar cum Sub-Registrar, Bardez, Mapusa, Goa, shows there is no encumbrance affecting the said Plot.

All the necessary permissions/licenses to put up the said proposed building "Aster" as per the plan approved on the said Plot, as referred above, are obtained by the partnership firm M/s. General Construction and Infrastructure.



Based on the above I am of the considerate opinion that pursuant to the Deed of sale dated 12/06/2021, registered in the office of the Sub Registrar of Bardez at Mapusa, Book I document, Registration No. BRZ-1-2142-2021, dated 16/06/2021, M/s. General Construction and Infrastructure have acquired the said Plot and which is free from any encumbrance and are entitled to construct the building "Aster" thereon in accordance with the licenses/permissions/approvals obtained and as referred above.

After registering with RERA, M/s. General Construction and Infrastructure are entitled to commence the promotion and marketing and deal with and enter into any Agreement for construction/sale/allotment and conclude the sale/allotment by executing appropriate Deed of sale with the prospective purchaser/s at such price as they may think fit in their own name, the Flats, other areas and all the premises in the proposed building "Aster", together with the corresponding proportionate undivided rights in the said Plot.

**Mr. Santosh H. Bharne**  
**Advocate High Court,**  
**Panaji - Goa**



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This title report is given by me at the request of  
Mr. Ghanashyam P. Sardesai, partner of M/s. General  
Construction and Infrastructure.

Place : Panaji, Goa.

Dated : 10/12/2021.

Adv. Santosh Bharne.

