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Dated: 16/06/2021

TITLE INVESTIGATION REPORT

This Title Investigation report is submitted at the request of

MR. SHYAM SHETYE

SUBJECT MATTER

COMPLETE OR FULL DESCRIPTION OF THE IMMOVABLE PROPERTY.

PROPERTY I

All that property known as “**TARCHEM GALLUM**” in which exists a small dwelling house situated at Voiza Wado, Colva Village, within the limits of Gram Panchayat of Colva, Taluka and Sub-District of Bardez, District of North Goa in the State of Goa not registered in the land Registration office of Bardez, but enrolled in the Revenue office Bardez Taluka under No. 1479 of first circumscription, surveyed in the Revenue Survey of Records of Right under No. 416, Sub Division No. 2 and admeasuring **1025 sq. mts.** and is

BOUNDED AS UNDER:

East: By the plot of the Comunidade belonging to Pedro Fernandes;

West: By the plot of Sebastiana Fernandes

North: By the plot reserved for the way and

South: By the plot of Libenta Lobo and of Dulicina De Souza

PROPERTY II

All that immoveable property known as “**VOIZA WADDO**” situated at Voiza Vaddo, Colvale Village, within the limits of Panchayat of Colvale, Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, surveyed under Survey No. 416/3 of village Colvale survey records and admeasuring an area of **54 sq. mts.** and is

BOUNDED AS UNDER:

East: By the plot granted to Shri. Ramkrishna Arlekar
West: By P.W.D. road
North: By P.W.D road
South: By the plot granted to Smt. Severina Fernandes

DERIVATION OF TITLE:

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title/ interest to the current title holder.

PROPERTY I

1. There exists all that property known as “**TARCHEM GALLUM**” in which exists a small dwelling house situated at Voiza Wado, Colva Village, within the limits of Gram Panchayat of Colva, Taluka and Sub-District of Bardez, District of North Goa in the State of Goa not registered in the land Registration office of Bardez, but enrolled in the Revenue office Bardez Taluka under No. 1479 of first circumscription, surveyed in the Revenue Survey of Records of Right under No. 416, Sub Division No. 2 and admeasuring **1025 sq. mts.** and is

BOUNDED AS UNDER:

East: By the plot of the Comunidade belonging to Pedro Fernandes;
West: By the plot of Sebastiana Fernandes
North: By the plot reserved for the way and
South: By the plot of Libenta Lobo and of Dulicina De Souza

2. The said property originally belonged to Mrs. Natalia Carmeliha Lobo.
3. Vide **Deed of sale dated 15/03/1966**, duly registered in the Office of the Sub Registrar of Bardez at Mapusa under Reg. No. 166 of Book No. I, Volume No. 4 at page 47 dated 26/06/1966, Said Mrs. Natalia Carmeliha Lobo (widow) as Vendor sold THE SAID PROPERTY to Mrs. Madeva Tucarama Sirodcar alias Mahadeo Tukaram Shirodkar as Buyer.
4. Mr. Mahadeo Tukaram Shirodkar has carried out mutation and his name appears in occupants column of **Form I & XIV** pertaining to Survey No. 416/2 of Village Colvale under mutation entry no. 525.
5. Vide **Deed of Sale dated 06/03/1978**, duly registered in the Office of the Sub Registrar of Bardez at Mapusa under Reg. No. 301, at pages 65 to 68 of Book No. I, Volume No. 121, dated 02/05/1978 said Mr. Madeva Tukaram Shirodcar along with his wife Mrs. Parvoti Madeva Sirodcar as Vendors sold the **Said Property along with a small dwelling house existing therein** to Mrs. Severina Fernandes

and her husband Mr. Paulo Maria Apolinario Fernandes as Purchasers.

6. Mrs. Severina Fernandes has carried out mutation and her name appears in occupants column of **Form I & XIV** pertaining to Survey No. 416/2 of Village Colvale under mutation entry no. 1564.

PROPERTY II

7. There exists another immoveable property known as "**VOIZA WADDO**" situated at Voiza Vaddo, Colvale Village, within the limits of Panchayat of Colvale, Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, surveyed under Survey No. 416/3 of village Colvale survey records and admeasuring an area of **54 sq. mts.** and is

BOUNDED AS UNDER:

East: By the plot granted to Shri. Ramkrishna Arlekar

West: By P.W.D. road

North: By P.W.D road

South: By the plot granted to Smt. Severina Fernandes

8. The Said Property originally belonged to the Comunidade of Colvale.
9. Comunidade has carried out mutation and its name appears in occupants column of **Form I & XIV** pertaining to Survey No. 416/3 under mutation entry no. 222.
10. At file no. 3.21.89 ACB/1969 and notice appeared on official gazette on 15/02/1990 Mrs. Severina Fernandes purchased the Said Property admeasuring 54 sq. mts. from the Comunidade of Colvale.
11. By virtue of Deed of Sale dated 06/03/1978 and Official Gazette dated 15/02/1990 said Mrs. Severina Fernandes and her husband Mr. Paulo Maria Apolinario Fernandes became owner in possession of the Said Properties known as "**TARCHEM GALLUM**" and "**VOIZA WADDO**"
12. Said Severina Fernandes expired on 04/10/2003 and her husband Paulo M. A. Fernandes alias Paulo Maria Apolinario Fernandes alias Paulo Mariano Apolonario Fernandes expired on 19/11/1996 leaving behind their following children as their sole and universal heirs
- i. Mrs. Espenranca Jessy Fernandes married to Mr. Rosario Gregory Andrew Rodrigues.
 - ii. Mr. Marcos Eutin Fernandes married to Mrs. Deudita Regina D'Souza
 - iii. Mr. Eduardo Miguel Fernandes married to Mrs. Auta Noemia Lobo

The above legal heirs are confirmed vide **Deed of Succession dated 08/12/2010**, drawn in the office of the Notary Ex-Officio, Bardez, Mapusa-Goa

under Notary Book of Deeds bearing no. 833, at pages 19 to 21, dated 08/12/2010.

13. Vide **Deed of Partition dated 23/02/2005** duly registered in the Office of the Sub Registrar of Bardez at Mapusa under Reg. No. 610, at pages 96 to 112, of Book No. I, Volume 1227 dated 01/03/2005 executed between Mr. Marcos Eutin Fernandes and his wife Mrs. Deudita Regina Fernandes as First Party Mr. Eduardo Miguel Fernandes and his wife Mrs. Auta Noemia Fernandes as Second Party and Mrs. Jessy Rodrigues and her husband Mr. Rosario Rodrigues as Third Party/Confirming Party wherein the Said Properties known as “**TARCHEM GALLUM**” and “**VOIZA WADD0**” was allotted to Mr. Eduardo Miguel Fernandes and his wife Mrs. Auta Noemia Fernandes as Second Party.
14. Vide **Deed of Sale dated 19/10/2018** registered in the office of Sub-Registrar of Bardez, at Mapusa in Book-1, Doc. Reg. No. BRZ-BK1-04543-2018, CD No. BRZD804 dated 24/10/2018 said Mr. Eduardo Miguel Fernandes alias Eduardo Fernandes and his wife Mrs. Auta Noemia Lobo alias Auta Noemia Fernandes as Owners/Vendors sold the Said Properties known as “**TARCHEM GALLUM**” and “**VOIZA WADD0**” to Braganza and Fulari Ventures Pvt. Ltd., a Private Limited Company incorporated under the Companies Act, 1956 represented by its Directors Mr. Jose Martinho Braganza and Mr. Vinaykumar Vinayak Fulari as Purchaser.
15. Braganza and Fulari Ventures Pvt. Ltd., has carried out mutation and its name appears in occupants column of **Form I & XIV** pertaining to Survey No. 416/2 of Village Colvale under mutation entry no. 66514.
16. **Zoning Information dated 16/07/2021** under Ref. No. TPBZ/ZON/8747/COL/TCP-2021/2879 issued by the office of the Senior Town Planner, Town & Country Planning Department, Mapusa Goa for zoning of the property bearing Survey No. 416/2 of Village Colvale total admeasuring area 1025 sq. mts.
17. Based upon the documents produced and the searches conducted I opine that **Mr. Tito Eusibio Gonsalves, Mr. Ornelas Gonsalves, Mr. Roberto Gonsalves** will have a clear and marketable title to the said “**SAID PLOT** ” which is legal in all aspects.

LIST OF DOCUMENTS VERIFIED

PARTICULARS OF THE DOCUMENTS SCRUTINIZED	
Name/Nature of the Document	Original/ Certified copy/ certified extract/ photocopy, etc.
1. Deed of sale dated 15/03/1966 , duly registered in the Office of the Sub Registrar of Bardez at Mapusa under Reg. No. 166 of Book No. I, Volume No. 4 at page 47 dated 26/06/1966.	Photocopy verified with the registered extract
2. Form I & XIV pertaining to Survey No. 416/2 of Village Colvale	Photocopy
3. Deed of Sale dated 06/03/1978 , duly registered in the Office of the Sub Registrar of Bardez at Mapusa under Reg. No. 301, at pages 65 to 68 of Book No. I, Volume No. 121, dated 02/05/1978.	Photocopy verified with the registered extract
4. Deed of Succession dated 08/12/2010 , drawn in the office of the Notary Ex-Officio, Bardez, Mapusa-Goa under Notary Book of Deeds bearing no. 833, at pages 19 to 21, dated 08/12/2010	Photocopy verified with the registered extract
5. Deed of Partition dated 23/02/2005 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under Reg. No. 610, at pages 96 to 112, of Book No. I, Volume 1227 dated 01/03/2005.	Photocopy verified with the registered extract
6. Deed of Sale dated 19/10/2018 registered in the office of Sub-Registrar of Bardez, at Mapusa in Book-1, Doc. Reg. No. BRZ-BK1-04543-2018, CD No. BRZD804 dated 24/10/2018	Photocopy verified with the registered extract

7. Form I & XIV pertaining to Survey No. 416/2 and 416/3 of Village Colvale	Photocopy
8. Form I & XIV pertaining to Survey No. 416/2 of Village Colvale	Photocopy
9. Zoning Information dated 16/07/2021 under Ref. No. TPBZ/ZON/8747/COL/TCP-2021/2879 issued by the office of the Senior Town Planner, Town & Country Planning Department, Mapusa Goa	Photocopy
10. Survey Plan	Photocopy
OPINION / CERTIFICATE	
	Thus from the documents mentioned hereinabove and as per the information provided to me, and records made available for my perusal and believing on the same I am of the opinion that the title of Mr. Shyam Shetye to the “ SAID PLOT ” have a clear, clean and marketable ownership title.

Place: Panaji-Goa

Date: 16/06/2021

Advocate Siddharth J. Samant

Siddharth J. Samant
&
Sonali S. Samant
Advocates & Notary



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Dated: 16/06/2021

To,
MR. SHYAM SHETYE

SUB: Fees Bill for Title Investigation Report of MR. SHYAM SHETYE

Dear Sir,

Find enclosed herewith title investigation report of **MR. SHYAM SHETYE** pertaining to all that properties known “**TARCHEM GALLUM**” in which exists a small dwelling house and “**VOIZA WADDU**” surveyed under Survey No. 416/2 & 3 of village Colvale, situated at Voiza Vaddo, Colvale Village, within the limits of Panchayat of Colvale, Taluka and Sub-District of Bardez, District of North Goa in the State of Goa

Kindly pay professional fees of Rs. 7,500/- (Rupees Seven Thousand Five Hundred Only) towards preparation of Title Investigation Report

Thanking You,

Adv. Siddharth Jaiprakash Samant

(PAN NO. AXZPS2264C)

(IFSC Code No HDFC0000373)

(HDFC bank Savings A/C No. 50100008780798 with HDFC Caranzalem Branch.)