

ADV. (SMT) MEENAKA KORGAOKAR

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TITLE REPORT

Date: 06/01/2022

This Report on title is prepared on the oral request of **Mr. Blasio Francisco Daniel Araujo**, Son of Mr. Cactano X. Daniel Araujo, age 56 years, Civil Engineer, holding PAN Card no. [REDACTED], Aadhar card no. [REDACTED]7, resident of H.No.500/6A, Plot No.23, Palmar Colony, Near G.M.C. Hospital Complex, Bambolim, Tiswadi -Goa-403202, Partner of COASTALINDIA CONSTRUCTIONS (under partnership Registration No.38/2013 duly registered before the registrar of firms, Ilhas, at Panaji), holding PAN card no. [REDACTED], having office at Cardoz Building ,Patto, Panaji, Goa with respect to the Joint Development of the property described in schedule II, entered into with its owners namely (a) **Mr. Melwin Assis Viegas**, son of late Mr.A.X.B.Viegas, aged 49 years, holding PAN Card no. [REDACTED] C, holder of Aadhar card no. [REDACTED]



advocate and his wife (b). **Mrs. Jennifer Viegas**, holding PAN Card no. **ADZTMB** holder of Aadhar card no. **██████████** aged 47 years, both residing at H.No.89, Borchem Bhatt, caranzalem, Tiswadi-Goa, (who is represented in this act, by her husband and party no. 1 of the owners herein namely **Mr.MelwinAssisViegas** vide POA dated 10/02/2020) and **Mr.MelwinAssisViegas** and his wife **Mrs. Jennifer Viegas** shall be hereinafter be referred to as the said owners.

SCHEDULE OF THE PROPERTY

SCHEDULE I

(DESCRIPTION OF THE BIGGERPROPERTY BEARING SURVEY NO.235/1 OF VILLAGE TALEIGAO, TISWADI, GOA)

All that larger property identified as ODXEL, which bigger property is bearing survey no. 235/1, situated at village Taleigao, presently within the limits of Panaji Municipal Council Taluka, Tiswadi and registration Sub-District of Ilhas, District North Goa in the State of Goa which properties described in the office of Land Registrar Ilhas under no.19,684at folio 138 (R) of book B-53 (new) and is enrolled in the Taluka revenue office under matriz no.1258. The said whole property is surveyed under no.235/1 of Village Taleigao, which is bounded as under:

- Toward the North : Property belonging to Comunidade of Taleigao & Goa University
- Toward the South : By the River Zuari .
- Toward the East : By the property of Salesian Society and another
- Toward the West : With the property of Olivia Pinto.

SCHEDULE II
(DESCRIPTION OF THE SAID PROPERTY BEARING
SURVEY NO.235/1B OF VILLAGE TALEIGAO, TISWADI,
GOA)

All the plot bearing survey no.235/1B of village Taleigao, admeasuring 769 Sq. Mtrs. , (earlier bearing plot no. 17 and 18) which earlier formed part of the property described in schedule I herein above and this plot is bounded as follows:

On the Northern boundary: By survey no.237 belonging to the Goa university

On the Southern boundary: By 10mts.wide road



On the Western boundary: Remaining property of survey no.235/1
(plot no.16B)

On the Eastern boundary: Remaining property of survey no.235/1
(plot no.19)

(This plot was partitioned from the said bigger property described in schedule I herein above, vide Order dated 24th January 2020 passed by the Deputy Collector and Sub Divisional Officer of Tiswadi at Panaji vide partition case bearing no. LND/PART/226/2019).

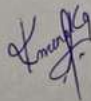
DOCUMENTS RELIED UPON

- 1) Copy of survey plan of survey no.235/1 and 235/1B of village Taliegao, Tiswadi, Goa.
- 2) Deed of sale dated 12th July 1999
- 3) Deed of testamentary Succession dated 6th June 2018
- 4) Wills along with deed of consent dated 18/04/2006
- 5) Certificate of death of Antonio Xavier Basilio Viegas
- 6) Certificate of death Elvira Matins e Viegas

- 7) Copy of form 1& 14 of survey no.235/1 and 235/1B of village Taliegao, Tiswadi, Goa.
- 8) Permission for sub division from the North Goa Planning and Development Authority bearing Reference No. NGPDA/T/534/1644/97 dated 7/10/1997 and further revised and approved vide Order No. NGPDA/T/534/786/99 dated 31/05/1999, with respect to sub division of survey no.235/1 of village Taliegao, Tiswadi, Goa.
- 9) Approval from the then Panjim Municipal Council vide letter No. 4/204/TS/96/PMC/2086 dated 03/06/1999 for sub division of survey no.235/1 of village Taliegao, Tiswadi, Goa.
- 10) Records of Partition proceedings granted vide Order dated 24th January 2020 passed by the Deputy Collector and Sub Divisional Officer of Tiswadi at Panaji vide partition case bearing no. LND/PART/226/2019.

Document relied upon (all photocopies and I have compared the originals of the documents at serial no. 1 to 10).

TRACING OF TITLE

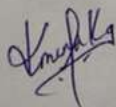


1. There exists a bigger immovable property denominated ODXEL, situated within the limits of the Village Panchayat of Taleigao, Taluka of Tiswadi, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under No. 19684 at page 138v of Book B-53 New, enrolled in the Taluka Revenue Office under Matriz No. 1258 and bearing Survey No. 235/1 of Village Taleigao, more fully described in schedule I herein below, which shall herein after be referred as the said bigger property.
2. The said property originally belonged to Xavier Antonio Aleixo Santana de Rosario Lourdes Assumcao Souza Martins. Upon the death of the said Xavier Antonio Aleixo Santana de Rosario Lourdes Assumcao Souza Martins, Inventory Proceedings No. 02/1986 was initiated in the Court of the Civil Judge Senior Division at Panaji and vide Order dated 30/04/1988, a portion of the said property was allotted to the son of late Xavier Antonio Aleixo Santana de Rosario Lourdes Assumcao Souza Martins i.e. late Dr. Aleixo Honorato Filomeno de Assuncao Xavier Martins alias Aleixo Honorato Filomeno de Assuncao Xavier Martins. Further 1/16th share of the said property described in schedule I

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was allotted to Mrs. Elvira de Assuncao Xavier Martins e Viegas alias Elvira Martins e Viegas (being a daughter of Xavier Antonio Aleixo Santana de Rosario Lourdes Assuncao Souza Martins) vide the aforesaid inventory proceedings bearing no.02/1986 instituted in the Court of the Civil Judge Senior Division at Panaji and vide Order dated 30/04/1988. The said Elvira is the mother of the male owner herein Mr. MelwinViegas. The name of Dr. AleixoHoneratoFilomeno de Assuncao Xavier Martins is also entered as one of the occupants in the Form I and XIV of Survey No. 235/I of Village Taleigao.

3. The said property bearing survey no 235/1 was converted by Aleixo Xavier Martins to an extent of 43,700 sq meters vide conversion sanad dated 27/09/1995 under reference no. CNV/TIS/89/90 issued by the Deputy Collector of Tiswadi of Panaji.
4. A portion of the aforementioned bigger property bearing Survey No. 235/I which belonged to Dr. AleixoHoneratoFilomeno de Assuncao Xavier Martins was sub-divided into numerous Plots after obtaining necessary permissions from the North Goa Planning and Development Authority bearing Reference No.



NGPDA/T/534/1644/97 dated 7/10/1997 and further revised and approved vide Order No. NGPDA/T/534/786/99 dated 31/05/1999 and also approved by the Panjim Municipal Council vide letter No. 4/204/TS/96/PMC/2086 dated 03/06/1999. The approved sub-division shows various plots bearing no.1 to 23. The plots no.1 to 23 can be seen in the aforesaid approved sub-Division plan.

5. The said owners are in possession of plots bearing survey no.235/1B (earlier bearing plot no.17 and 18 of the aforesaid sub-Division, now partitioned into the aforesaid survey no.) of village Odxel, Taliegao, Tiswadi, Goa (herein after referred to as the said plot) and the name of the said male owner Mr. Melwin Assis Viegas is duly entered in the form 1 and 14 with respect to survey no.235/1B of village Taliegao, Tiswadi, Goa.
6. The said plots no.17 to 20 of survey no.235/1 were belonging to Mr. Antonio X. B. Viegas alias Antonio Xavier Basilio Viegas and his wife Mrs.Elvira Lourdes De Assumcao Xavier Martins e Viegas alias Mrs. Elvira Viegas alias Mrs.Elvira Martins e Viegas. The said male owner is the son of late Mr. Antonio X.B Viegas and

his wife Mrs. Elvira Lourdes De Assumcao Xavier Martins e Viegas, who had become owners of the aforesaid 4(Four) plots bearing nos. 17 to 20, forming part of the larger property bearing survey no. 235 sub division no. 1 of village Taleigao, Tiswadi, Goa, by virtue of a deed of sale dated 12/07/1999 duly registered before the sub-registrar of Ilhas at Panaji under registration no. 1578, at pages 150 to 196, Book I, Volume No. 796. It is pertinent to note that this Sale deed was with respect to the undivided portion of land admeasuring 6451.62m², [(which corresponds to the 1/16th share of the said property described in schedule I, which was allotted to Mrs. Elvira de Assumcao Xavier Martins e Viegas (being a daughter of Xavier Antonio Aleixo Santana de Rosario Lourdes Assumcao Souza Martins), vide the aforesaid inventory proceedings bearing no. 02/1986 instituted in the Court of the Civil Judge Senior Division at Panaji and vide Order dated 30/04/1988], which area of 6451.62m² is the resultant part after the deduction of an area of 1600m² (namely plot no. 17 to 20) retained by the parents of the male owner herein (the vendors in the Sale Deed dated 12/07/1999) from their entire 1/16th portion of 8051.62m²



owned by them, out of the whole property identified as ODXEL, which bigger property is bearing survey no. 235/1, situated at village Taleigao, presently within the limits of Panaji Municipal Council Taluka Tiswadi and more fully described in schedule I hereinabove.

7. The said Mr. Antonio X.B Viegas and his wife Mrs. Elvira Viegas have expired on 24/01/2018 and 31/01/2017 respectively. The plots no. 17 and 18 were duly partitioned and are now bearing survey no. 235/1B of village Taleigao.
8. The said plots bearing no. 17 to 20 were more fully described in schedule II in the said deed of sale dated 12/07/1999. The said male owner was bequeathed the said plots no. 17 and 18 (which now are bearing survey no. 235/1B of village Taleigao) from his parents vide will and consent dated 18/04/2006 duly registered before the sub-Registrar of Ilhas at Panaji, under Book no. 155 at pages 6 to 15, under registration no. 161 and 162 and Deed of consent under registration no. 160 drawn in book no. 689 at pages 94-V onwards.



9. The said owner has subsequently executed a Testamentary Deed of Succession dated 6th June 2018 and the same is duly registered before the sub-registrar of Ilhas at Panaji under Deed book no. 735, at pages 83 to 84V.
10. The said plots bearing no.17 and 18 of survey no.235/1 of village Taliegao were duly partitioned and were allotted survey no.235/1B of village Taleigao, vide Order dated 24th January 2020 passed by the Deputy Collector And Sub Divisional Officer of Tiswadi at Panaji vide partition case bearing no. LND/PART/226/2019 and this survey number shall herein after be referred to as the said plot.
11. The said male owner Mr. Melwin Viegas is married to Mrs. Jennifer Viegas and they are married under the regime of communion of assets, as prevailing in the state of Goa.
12. The aforesaid plots no. 17 and 18 were duly partitioned and are now bearing survey no. 235/1B of village Taliegao.



13. The said owners therefore became the absolute owner in possession of the said plot bearing survey no.235/1B of village Taliegao, Tiswadi, Goa.

14. It is submitted that on perusal of the abovementioned documents and the long settled possession of the said owners herein Mr. Melwin Assis Viegas and his wife Mrs. Jennifer Viegas, have a clear and marketable title to the property bearing survey no.235/1B of village Taliegao, Tiswadi, Goa, more fully described in schedule II, herein above and are entitled to sell the same by way of sale or enter into a joint development agreement.

Yours sincerely,



Meenaka Korgaokar