



04/02/2021

TITLE REPORT

This Title & Search Report is submitted at the request of **M/S HAYAT INFRASTRUCTURE**, a partnership firm formed under the Indian Partnership Act, 1932, having its registered office at shop No. 20, Karma Point Building, Vasco da Gama, Goa.

SUBJECT MATTER OF THE REPORT:

The Subject matter of this Title & Search Report is property known as **AGARWADO**, total admeasuring an area of 785 sq mts situated in Calangute, within the limits of Village Panchayat of Calangute, Bardez Taluka, North Goa District, State of Goa, not described in Land Registration office of the Judicial Division of Bardez no 51609 Book B 109 with inscription no 42250 B H 45 and enrolled in the Land Revenue Records under matriz no 360 and the property is presently surveyed under survey no 360 sub division no 16 of Calangute Village and presently surveyed under survey No. 360/16-Bis bounded as under

North: by internal road "Mark Memorial road" separating the remaining Northern parcel of the said property

South: by property of the English School Building known as "Happy Learners"

East: by land of Mario Cornelio de Souza

West: by Public Road Calangute-Arpura

DERIVATION OF TITLE

Originally the said property originally belonged to Joaquim Rosario.

By Deed of Partition dated 11/5/1964 at Mapusa before the then notary Public Pinto de Menezes the estate of late Joaquim Rosario Including his widow sons and daughter was partitioned, wherein the Said Property was allotted to Fernando Rosario De Souza Proenca and his wife Ninette Remedio Pinto E Proenca.

By Deed of Sale dated 30/7/1983 duly registered with the sub registrar of Bardez under registration no 660 at pages 356 to 361 Book I Volume 197 Fernando Rosario De Souza Proenca and his wife



Ninette Remedio Pinto E Proenca sold the Said Property to the Sylvia Bridget Fernandes alias Silivia Bridget Fernandes alias Sylvia Bridget Lobo.

By Deed of Rectification dated 17/10/2007 duly registered with the sub registrar of Bardez no 5574 at pages 227 to 234 Book I Volume 2351 the area of the said property was rectified and the same was increased from 750 sq meters to 785 sq meters and presently the said property is admeasuring an area of 785 sq meters.

Said Sylvia Fernandes e Lobo married to Jose Sydney Lobo who has expired leaving behind the Vendor i.e. Sylvia Bridget Fernandes alias Silivia Bridget Fernandes alias Sylvia Bridget Lobo as his moiety holder and one daughter namely Sydney Sydel Lobo which is Deed of Succession dated 10/9/2019 recorded before the Ex-officio notary public of Bardez at Mapussa .

Thus the title in respect of the said property vest in Sylvia Bridget Fernandes alias Silivia Bridget Fernandes alias Sylvia Bridget Lobo and her daughter Sydney Sydel Lobo whose title is clear and marketable .

By Agreement for Sale Cum Development dated 26/9/2019 duly registered with the sub registrar of Bardez at Mapussa at reg no BRZ-1-3119-2019 said Sylvia Bridget Fernandes alias Silivia Bridget Fernandes alias Sylvia Bridget Lobo and her daughter Sydney Sydel Lobo as confirming party gave the said property for development to M/s Hayat Infrastructure and also executed a Power of Attorney duly registered with the sub registrar of Bardez under no duly registered with the sub registrar of Bardez under reg no BRZ-POA-Register-23-2019.in favour of M/s Hayat Infrastructure in respect of the Said Property.

The said Agreement for Sale Cum Development dated 26/9/2019 and Power of Attorney dated 26/9/2019 are valid and can be legally acted upon .

Said Sylvia Bridget Fernandes alias Silivia Bridget Fernandes alias Sylvia Bridget Lobo and her daughter Sydney Sydel Lobo have also obtained permission from concerned authorities i.e. Development Permission dated 18/5/2020 bearing no NGPDA/CAL/44/537/1748/2020 issued by North Goa Planning & Development Authority, Sanad dated 14/1/2021 issued by the Addl



Collector III North Goa , Mapusa, Goa for doing a project of the said property. All the permission are valid. The said Sylvia Bridget Fernandes partitioned the said property vide Order from the Deputy Collector Bardez-II at Mapusa dated 7/7/2008 in case No. 15/95/2007/part/Land/DC-II & now the property is surveyed under survey No. 360/16-B of Village Calangute.

ENCUMBRANCES IF ANY:

On carrying out a due search in the concerned offices for last 30 years, I did not find any registered encumbrance affecting the said property bearing survey no 360/16 of Village Calangute.

DOCUMENTS EXAMINED:

1. Copy of Agreement for Sale Cum Development dated 26/9/2019 duly registered with the sub registrar of Bardez at Mapussa at reg no BRZ-1-3119-2019
2. Copy of Power of Attorney dated 26/9/2019 duly registered with the sub registrar of Bardez under reg no BRZ-POA-Register-23-2019.
3. Copy of Memorandum of Understanding dated 20/8/2019 duly executed before Adv Vinayak Narvekar at reg no 1896/2019
4. Copy of Irrevocable Power of Attorney dated 14/3/2020
5. Copy of Form I & XIV of property bearing survey no 360/16B of Village Calangute
6. Copy of Development Permission dated 18/5/2020 bearing no NGPDA/CAL/44/537/1748/2020 issued by North Goa Planning & Development Authority
7. Copy of Sanad dated 14/1/2021 issued by the Addl Collector III North Goa , Mapusa, Goa
8. Copy of Survey plan of the property bearing survey no 360//16 of Village Calangute
9. Copy of Deed of Partition dated 11/5/1964 executed before notary Public Pinto De Menezes
10. Copy of Deed of Sale dated 30/7/1983 duly registered with the sub registrar of Bardez under no 660 at pages 356 to 361 Book I volume 197



11. Copy of Deed of Rectification dated 17/10/2007 duly registered with the sub registrar of Bardez under reg no 5574 at pages 227 to 234 Book I volume 2351
12. Copy of Deed of Succession dated 10/9/2019
13. Copy of Letter dated 8/3/99 from Town and Country Planning Department Mapusa Goa to the Sarpanch/Secretary Village Panchayat of Calangute, Bardez, Goa
14. Copy of Letter dated 19/3/99 from the Office of Asst Engineer Sub division III (Bldg North) PWD Mapusa, Goa to the secretary V P Calangute
15. Copy of Letter dated 27/2/2001 from the Office of Asst Engineer Sub division III (Bldg North) PWD Mapusa, Goa to the secretary V P Calangute
16. Copy of letter dated 31/3/2001 from the office of VP Calangute to the Block Development Officer Mapussa Bardez Goa
17. Copy of Occupancy Certificate dated 4/4/2001 from the VP Calangute bearing no VP/CAL/F-8/2000-01/0021
18. Copy of Permission dated 20/5/99 from the office of VP Calangute bearing no VP/Cal/F-13/99-2001/L-06/365
19. Copy of Construction Licence dated 15/6/2020 bearing no Vp/Cal/F-13/20-21/L-04/401
20. Copy of order dated 18/5/2020 issued by the North Goa Planning & Development Authority bearing no NGPDA/CAL/44/537/1749/2020
21. Copy of approved plan of Construction on the property bearing survey no 360/16-B
22. Copy of order dated 7/7/2008 passed by the Deputy Collector Bardez-II at Mapusa Goa in case No. 15/95/2007/Part/Land/DC-II

OPINION:

Subject to the documents produced for my perusal, I certify that MRS. SYLVIA BRIDGET LOBO alias SILVIA BRIDGET FERNANDES @ SYLVIA BRIDGETTE FERNANDES alias SILVIA BRIDGET FERNANDES and SYDNEY SYDEL LOBO have got clear and marketable title to the said property known as **AGARWADO**, total admeasuring an area of 785 sq mts situated in Calangute, within the limits of Village Panchayat of Calangute, Bardez Taluka, South Goa District, State of Goa, not described in Land Registration office of the Judicial Division of Bardez no 51609 Book B 109 with inscription no

Amey A. Shetye

BGL, LLB

ADVOCATE



1ST FLOOR, MELQUIEDES BLDG
FR. JOSEPH VAZ ROAD,
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42250 B H 45 and enrolled in the Land Revenue Records under matriz no 360 and the property is presently surveyed under survey no 360 sub division no 16 of Calangute Village presently surveyed under survey No. 360/16-B of Calangute Village. I further certify that M/s Hayat Infrastructure has got a valid and legal enforceable Agreement for Sale Cum Development dated 26/9/2019 duly registered with the sub registrar of Bardez at Mapussa at reg no BRZ-1-3119-2019.

The said Agreement for Sale Cum Development dated 26/9/2019 is valid and can be legally acted upon.

(Amey A. Shetye)