



Ref. No.:

Date:

To,
The Director,
Sea Breeze Villas Private Limited,
B20, Sector 30, Noida,
Uttar Pradesh-201301

Date: 21st June 2024

Sub: Investigation of Title of PLOT A, admeasuring 3545 square meters forming part of property known as "CHINCHOL" alias "ODCO CHINCHOL" alias "ORCO CHINCHOL" alias "MAINA" bearing survey no. 254 sub-division no. 1-A of Village Siolim.

As instructed by you, I having perused the following documents that were furnished to me and having made my observations thereon, I am to give my opinion as regards the marketability of the title of ownership thereto, as follows: -

TITLE REPORT

DOCUMENTS INSPECTED AND SCRUTINIZE: -

1. Copy of Deed of Sale with Discharge dated 5th May 1947 (Portuguese and Translation)
2. Copy of Description Certificate no. 31438 at folio 4 of Book B-81 (Portuguese and Translation)



3. Copy of Inscription Certificate no. 24822 at folio 55v of Book No. G-31 (Portuguese and Translation)
4. Copy of Description Certificate no. 39453 at folio 75v of Book B-101 (Portuguese and Translation)
5. Copy of Inscription Certificate no. no. 37331 at folio 7v of Book No. G-41 (Portuguese and Translation)
6. Copy of Old Cadastral Survey Plan 3767
7. Copy of Deed of Sale dated 23rd April 1984
8. Copy of Deed of Sale dated 12th February 1988
9. Copy of Partition proceedings bearing no. 15/255/93/Part/Land/5544
10. Copy of Form I&XIV
11. Copy of Form III
12. Copy of Survey Plan
13. Copy of NOC/49/(6)/3483/SIO/TCP-23/8168 dated 25th September 2023
14. Copy of Deed of Sale dated 25th October 2023
15. Copy of Partition Order dated 30/04/24

BRIEF BACKGROUND OF THE PROPERTY

In the present case it is seen from the documents that originally the property known as **“CHINCHOL”** alias **“ODCO CHINCHOL”** alias **“ORCO CHINCHOL”** alias **“MAINA”** bearing survey no. 254 sub-division no. 1 of Village Siolim, situated in Village Siolim within the



limits of the Village Panchayat of Siolim-Sodiem, Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 31438 at folio 4 of Book B-81, and enrolled in the Taluka Revenue office of Bardez under no. 2686 of the 1st Circumscription and said property bounded as follows:-

East: by the field of Comunidade of Colvale;

West: by Municipal Road;

North: by second lot of eastern part allotted to Claudino de Souza, Simao Caetano Maria de Souza and Isabel Carolina De Souza;

South: by the Hills of Comunidade of Cunchelim;

belonged to Vicente Domingos de Souza;

That the bigger property inscribed under no. 24822 at folio 55v of Book No. G-31 in the Land Registration Office of Bardez in favour of the said Vicente Domingos de Souza;

That by Deed of Sale with Discharge dated 5th May 1947, recorded at folio 94v onwards of Book no. 219 of Volume no. 469 by the then Notary Public of Notarial Office of Judicial Division of Bardez, Guilherme Diogo Jose Conceicao Das Dores Lobo, the said property was purchased by Jose Alvaro Dias and Jose Nicolau



Francisco Antonio Pinto from the said Vicente Domingos de Souza and his wife Maria Vitoria Floripes Pinto;

That half of the said property subsequently inscribed under no. 37331 at folio 7v of Book No. G-41 in the Land Registration Office of Bardez in favour of the said Jose Nicolau Francisco Antonio Pinto and subsequently described under no. 39453 at folio 75v of Book B-101;

That as per old Cadastral survey records maintained during Portuguese regime under Legislative Diploma No. 764 (Enactment) dated 26th November 1934, that the larger property was surveyed during the erstwhile Portuguese regime under old Cadastral survey no. 3767. The 'Registo de Agrimensor' or Surveyor's register or Index or Auto de Demarcacao under the Cadastral survey no. 3767 is not available with the Directorate of Settlement and Land Records Panaji, Goa. However old Cadastral Plan no. 3767 is available with the Department which plan corresponds with the new survey plan.

That the said Jose Nicolau Francisco Antonio Pinto expired leaving behind his widow Maria Olivia de Braganca Santiago e Pinto alias Olivia Santiago e Pinto alias Olinda Pinto as moiety holder and only son, Aleixinho Agnelo Pinto as his legal heir;

That on the demise of said Jose Nicolau Francisco Antonio Pinto, an Inventory Proceeding was filed in the Civil Court and the said property was allotted to his wife Maria Olivia de Braganca



Santiago e Pinto alias Olivia Santiago e Pinto alias Olinda Pinto. That inspection/search was carried, in the office of the Directorate of Archive and Archeological Department in Panjim, Tiswadi, Goa for the said Inventory Proceedings. The above record could not be retrieved due to non-availability of details such as Inventory Number and date. The previous owner has informed me that the above record is not available with him and also, he had made search in the Directorate of Achieve and Archeological Department in Panjim, Tiswadi, Goa and Mapusa Court for the same, but the documents were not traceable. It is assumed that his widow Maria Olivia de Braganca Santiago e Pinto alias Olivia Santiago e Pinto alias Olinda Pinto and only his son Aleixinho Agnelo Pinto inherited the said property;

That the name of the said Maria Olivia de Braganca Santiago e Pinto alias Olivia Santiago e Pinto alias Olinda Pinto is found in form III (Index of Lands-Pre-Promulgation) of survey no. 254 sub-division no. 1 prepared under Goa Land Revenue Code, 1968. Similarly, in the records of Form I&XIV, the name of said Maria Olivia de Braganca Santiago e Pinto alias Olivia Santiago e Pinto alias Olinda Pinto is found recorded in the column of name of Occupant at serial no. 1255.

That Maria Olivia de Braganca Santiago e Pinto alias Olivia Santiago e Pinto alias Olinda Pinto expired on 22nd February 1983 leaving behind Aleixinho Agnelo Pinto as her legal heir;



That by Deed of Sale dated 23rd April 1984, duly registered in the office of Sub Registrar of Bardez at Mapusa under registration No. 715 at pages 113 to 124 of Book I, Volume no. 216, dated 10th October 1985, the said Aleixinho Agnelo Pinto, who was bachelor, sold the said property along with other properties to Savitribai Vishnu Tar who was widow, and Laxmi Narayan Haldankar. That no Deed of Succession or Certificate passed in the Inventory proceedings on the death of the said Maria Olivia de Braganca Santiago e Pinto alias Olivia Santiago e Pinto alias Olinda Pinto;

Relying upon the recitals of the Deed of Sale dated 23rd April 1984, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration No. 715 at pages 113 to 124 of Book I, Volume no. 216, dated 10th October 1985, it is assumed that the said property was only inherited by Aleixinho Agnelo Pinto;

That by Deed of Sale dated 12th February 1988, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration No. 878 of Book I, Volume no. 35, dated 26th July 1989, the said Savitribai Vishnu Tar who was widow and Laxmi Narayan Haldankar, through her attorney her husband Narayan Vasudeo Haldankar, sold Plot No. 2 of the said larger property to Mr. Sunjay Pundalik Harmalkar alias Sanjay Pundalik Harmalkar;

That the said property admeasuring 7750 square meters separated from the original property bearing survey no. 254 sub-division no. 1 vide order dated 29/06/95 in case no.



15/255/93/Part/Land/5544 and got a separate survey no. 254 sub-division no. 1-A of the Village survey of Siolim for the said property admeasuring 7750 square meters;

That the Survey Record of Rights pertaining to the said property bearing Survey no. 254 sub-division no. 1-A of the Village survey of Siolim, Bardez, Goa, is duly mutated with Mr. Sunjay Pundalik Harmalkar alias Sanjay Pundalik Harmalkar and Mrs. Jaishree Sanjay Harmalkar name duly included in the Occupant's Column of the Form no. I and XIV pertaining to the said property;

A Public Notice dated 28th April 2023, was published in the daily "THE NAVHIND TIMES", dated 29th April 2023, by me, inviting objections or claims, if any, from Third Parties to the intended purchase of the said property, no objection or claim whatsoever has been received from anybody whomsoever;

That by Deed of Sale dated 25th October 2023, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration No. BRZ-1-5105-2023, dated 26th July 25th October 2023, the said Mr. Sunjay Pundalik Harmalkar alias Sanjay Pundalik Harmalkar and Mrs. Jaishree Sanjay Harmalkar, sold undivided portion which was owned by the said Savitribai Vishnu Tar, being **PLOT A**, admeasuring **3545 square meters** from the property known as "**CHINCHOL**" alias "**ODCO CHINCHOL**" alias "**ORCO CHINCHOL**" alias "**MAINA**" bearing survey no. 254 sub-division no. 1-A of Village Siolim, situated in Village Siolim within



the limits of the Village Panchayat of Siolim-Sodiem, Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 31438 at folio 4 of Book B-81 and enrolled in the Taluka Revenue office of Bardez under no. 2686 and said property totally admeasures 7755 square meters to **SEA BREEZE VILLAS PRIVATE LIMITED**, a Pvt. limited Company, registered under the Indian Companies Act, having registration no. U41001UP2023PTC182505, having Pan Card bearing no. ABKCS8714K, having its registered address at B20, Sector 30, Noida, Uttar Pradesh-201301;

That the Survey Record of Rights pertaining to the said property bearing Survey no. 254 sub-division no. 1-A of the Village survey of Siolim, Bardez, Goa, is duly mutated with **SEA BREEZE VILLAS PRIVATE LIMITED** name duly included in the Occupant's Column of the Form no. I and XIV pertaining to the said property;

That the said property admeasuring 3545 square meters separated from the original property bearing survey no. 254 sub-division no. 1-A, vide order dated 30/04/24 in case no. PIBAR02-24-312/716, and got a separate survey no. 254 sub-division no. 1-A-1, of the Village survey of Siolim for the said property admeasuring 3545 square meters;



In view of the above and considering the fact that the Deed of Sale dated 23rd April 1984, Deed of Sale dated 12th February 1988 and the survey records in respect of the said property have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owner, it can therefore, be safely concluded that **SEA BREEZE VILLAS PRIVATE LIMITED**, who is the present owner and in possession of **PLOT A**, admeasuring **3545 square meters** forming part of the larger property known as **"CHINCHOL"** alias **"ODCO CHINCHOL"** alias **"ORCO CHINCHOL"** alias **"MAINA"** bearing survey no. 254 sub-division no. 1-A of Village Siolim, situated in Village Siolim within the limits of the Village Panchayat of Siolim-Sodiem, Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 31438 at folio 4 of Book B-81 and enrolled in the Taluka Revenue office of Bardez under no. 2686 and said property totally admeasures 7755 square meters **has clear and marketable title.**



Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Chandrakant Kundaikar', written over a diagonal line.

(Chandrakant Kundaikar)
(Advocate)

Note:-

1. This report is based on the documents mentioned above and the Search of the record for the period commencing from 1947 to 2023 carried out at the Office of Sub-Registrar of Bardez, Directorate of Achieve and Archeology, Directorate of Survey and Land Record, Mapusa Municipal Council,
2. Inscription and Description certificate, are record maintained during the Portuguese Regime wherein the record of title was maintained. There is no method wherein one can correspond/identify the property or details of property mentioned in the said Description certificate, with the new survey record such as form I&XIV and survey plan. For the purpose of identifying the above property based on the Description certificate, I tried to tally the boundaries mentioned in the Description certificate, with the names mentioned in the manual form I&XIV and from all the four sides of the said property. The said property tallies with the surname/details of property mentioned in the form I&XIV. I assume that it's belonging to the families/institution mentioned in the description certificate.
3. The search report has been prepared, based on the above-mentioned documents which are believed to be correct and are not misleading.
4. I have not carried out a negative search in respect of litigation in relation to the said property.
5. This report on title is confined to the said property only.
6. The accuracy of this report on title necessarily depends on the documents furnished to me and the information proved to me during the course of my discussion, being true, complete and accurate

