

Ramdas Kolwalker & Associates

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ADVOCATES, HIGH COURT

TITLE REPORT

This Title Report is given at the request of **REALCON RESIDENCY LLP.**, a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No.AAO-2705, and having its Registered office at 378, MMM Road, Amritsar, Punjab 143001, represented by its Director **MR. VARUN NAGPAL**, Son of Vijay Kumar Nagpal, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, in respect of immovable property known as **URYACHO PATO** or **URIECHO PATTO** or **MOGAVELLEM BHAT** or **MOROD BHAT** or **MUGOLAVELEM BATTA** or **VULGO GOVADBATTA** or **MODULEM BATA** bearing survey No.177 sub division 15 of village of Siolim, Bardez, Goa admeasuring 4275 square meters in area, situated within the Village of Siolim, of the registration sub district of Bardez, of the district of North Goa, Goa, and described in the Land Registration Office of Bardez at



Mapusa under No.39880 at page 96 of Book B 102 and which is bounded on the East by properties bearing survey Nos.177/24, 177/16, 195/5, 22, 33,35,36,37 and 39; On the West by a public road beyond which lies properties bearing survey No.175/32 and 35; On the North by property bearing survey No.177/21 and 23 and On the South by a Public Road and properties bearing survey No.195/42 all of Village Siolim, Bardez,Goa . This property shall hereinafter be referred to as the **SAID PROPERTY** for the sake of brevity.

The following documents were placed before me by **MR. VARUN NAGPAL** for scrutiny and my report thereon.

1. Deed of Sale dated 1-02-2021 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-432-2021 , Book 1 Document , dated 1-02-2021.

2. Form I and XIV of the Said Property surveyed under No. 177 sub division 15 of village of Siolim, Bardez,Goa ,

3. Survey Plan of the Said Property surveyed under No. 177 sub division 15 of village of Siolim, Bardez,Goa,



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4. Deed of Sale with Discharge dated 7th August, 1953 drawn up at folio 9 reverse of Book No. 563 of the Notary Public Pinto de Menezes of Judicial Division of Mapusa together with English translation.

5. Inscription Certificate No. 37988 at folio 134 of Book G-41 in the name of Maria Antonia Carvalho alias Mary Carvalho widow of Luis Caitano Carvalho and Ildafonso Carvalho alias Ildafonso Diogo Manoel Carvalho and his wife Matilda Carvalho together with English translation,

6. Description Certificate No. 39880 at folio 96 of Book B 102 in respect of the Said Property together with English translation,

7. Description Certificate No. 807 at folio 15 of B 3 new in respect of the Said Property together with English translation,



✓8. Deed of Succession dated 12-05-2016 was drawn in the Office of the Civil cum Sub Registrar of Canacona and recorded in his notarial book of Deeds No.51 at pages 79 to 81;

✓9. Inventory Proceedings bearing No.59/1987 initiated and finalized under final Order 27-09-1989 in the Court of the Civil Judge Senior Division at Mapusa;

✓10. Inventory Proceedings No. 74/2017/D initiated and finalized under final Judgement and Decree dated 6-02-2018 in the Court of the Civil Judge Senior Division at Mapusa;

11. 5 receipts issued upon payment of owelty money by the Interested Parties in Inventory Proceedings No. 74/2017/D

I have carefully perused the above documents and I have to state as follows:

As per the document at Sr. No.1 which is Deed of Sale dated 1-02-2021 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-432-2021 , Book 1 Document , dated 1-02-2021 by which Mr. Lawrence Mario Braganza, son late Melvin Braganza, of 52



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years of age , married, service, and his wife Mrs. Maurina Precilla Braganza, daughter of late Gabriel Fernandes , of 43 years of age, married, housewife, both Indian Nationals and both residents of A3 F1 ,Comunidade Mini Market , Housing Board, Mapusa, Goa 403507 and Mr. Ian Francis Carvalho , son late Francais Carvalho , of 47 years of age , married, service, Indian National and his wife Mrs. Fiona Marise Carvalho daughter of late Gabriel Fernandes , of 45 years of age, married, housewife, Portuguese National and Overseas Citizen of India and both residents of 306 / B , Jasmine Apartment , Dockyard Road, Mazgaon, Mumbai, Maharashtra 400010 sold the Said Property for valuable consideration to **REALCON RESIDENCY LLP.**, represented by its Director Mr. Varun Nagpal.

As per the documents at Sr. No.2 and 3 which are 2 form I and XIV and the survey plan of the Said Property , originally the names of Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza and of the grandmother of Mr. Ian Francis Carvalho late Mrs. Meri Carvalho also known as Maria Antonia Fernandes alias Maria Antonia Carvalho alias Mary



Carvalho was found recorded in the occupants column of form I and XIV of the Said Property and currently the name of **REALCON RESIDENCY LLP.** is duly mutated and found recorded therein , there are no tenants , no mundkars as seen in the form I and XIV of the Said Property and the area of the Said Property is 4275 square meters.

As per the document at Sr. No.4 which is Deed of Division of Property and Sale with Discharge of the Price dated 7th August,1953 drawn up at folio 9 reverse of Book No.563 of the Notary Public Pinto de Menezes of Judicial Division of Mapusa together with English translation it is seen that originally the Said Property belonged to Maria Antonia Carvalho alias Mary Carvalho widow of Luis Caitano Carvalho and Ildafonso Carvalho alias Ildafonso Diogo Manoel Carvalho and his wife Matilda Carvalho.

As per the document at Sr. No.5 which is Inscription Certificate No.37988 at folio 134 of Book G-41 in the names of Maria Antonia Carvalho alias Mary Carvalho widow of Luis Caitano Carvalho and Ildafonso Carvalho alias Ildafonso Diogo Manoel Carvalho and his wife Matilda Carvalho and this inscription was carried out based on the Deed of Division of Property and Sale with Discharge of the Price dated 7th August,1953 drawn up at folio 9 reverse of Book No.563 of the Notary Public Pinto de Menezes of Judicial Division of Mapusa.



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As per the document at Sr. No.6 which is Description Certificate No. 39880 at folio 96 of Book B 102, the Said Property was registered in the Land Registration Office of Bardez at Mapusa.

As per the document at Sr. No.7 which is Description Certificate No. 807 at folio 15 of B 3 new under which the Said Property was originally registered in the Land Registration Office of Bardez at Mapusa.

As per the document at Sr. No. 8 which is a Deed of Succession dated 12-05-2016 was drawn in the Office of the Civil cum Sub Registrar of Canacona and recorded in his notarial book of Deeds No.51 at pages 79 to 81 executed upon the death of late Luis Carvalho alias Luis Caetano Gongaga Carvalho alias Luis Caetan Carvalho, his wife late Maria Antonia Fernandes alias Maria Antonia Carvalho alias Mary Carvalho, grand parents of Mr. Ian Francis Carvalho and late Joseph Luis Thamaturgo Carvalho alias Francis Carvalho and his wife Maria Teresa De Souza alias Maria Carvalho alias Mariya C. Karwalo alias Mary Carvalho, parents of Mr. Ian Francis Carvalho, showing Mr. Ian Francis Carvalho and his wife Mrs.



Fiona Marise Carvalho as the only surviving heirs to their estate which includes their half co-ownership right in the Said Property.

As per the document at Sr. No.9 which is an Inventory Proceedings bearing No.59/1987 was initiated in the Court of the Civil Judge Senior Division at Mapusa upon the deaths of Ildafonso Carvalho alias Ildafonso Diogo Manoel Carvalho alias Hildefonso Carvalho and his wife Matilda Carvalho alias Matildes Carvalho and their half co-ownership right in the Said Property was taken in auction by their daughter Felicia Carvalho , maternal aunty of Mr. Lawrence Mario Braganza and the same was confirmed under final Order dated 27-09-1989.

As per the document at Sr. No.10 which is an Inventory Proceedings No. 74/2017/D initiated in the Court of the Civil Judge Junior Division at Mapusa upon the demise of late Melwin J. Braganza, late Josefina Olga Felicidade Carvalho Braganza , deceased parents of Mr. Lawrence Mario Braganza, late Felicia Carvalho, maternal aunty of Mr. Lawrence Mario Braganza who expired in the status of spinsterhood and late Jose Joao Carvalho , maternal uncle of Mr. Lawrence Mario Braganza who expired in the status of bachelorhood. Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza thereafter acquired undivided half co-ownership right , title and interest in the Said Property as the undivided half co-



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ownership right , title and interest in the Said Property was taken in auction by them and the same was confirmed under final Judgement and Decree dated 6-02-2018.

As per the document at Sr. No.11 which are 5 receipts issued upon payment of owelty money by all the Interested Parties in Inventory Proceedings No. 74/2017/D to Mr. Lawrence Mario Braganza which proves that all the owelty money has been duly paid by Mr. Lawrence Mario Braganza.

In view of the above, I am of the opinion that Mr. Lawrence Mario Braganza , his wife Mrs. Maurina Precilla Braganza and Mr. Ian Francis Carvalho and his wife Mrs. Fiona Marise Carvalho who were the exclusive owners of the Said Property known as **URYACHO PATO** or **URIECHO PATTO** or **MOGAVELLEM BHAT** or **MOROD BHAT** or **MUGOLAVELEM BATT**A or **VULGO GOVADBATT**A or **MODULEM BATA** bearing survey No.177 sub division 15 of village of

Siolim, Bardez, Goa admeasuring 4275 square meters in area, situated within the Village of Siolim, Bardez, Goa sold the same for valuable consideration to **REALCON RESIDENCY LLP.**, represented by its Director Mr. Varun Nagpal under the Deed of Sale dated 1-02-2021 executed at Mapusa, Goa and duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-432-2021 , Book 1 Document , dated 1-02-2021. Thus **REALCON RESIDENCY LLP** is the exclusive and legal owner in possession of the Said Property with a marketable title thereto. The Said Property is having no encumbrance and the above said owner is free to sell, agree to sell, dispose off, construct/ develop or agree to develop the said property fully or in parts to any person or persons of its choice.

Place: Mapusa, Goa.

Date: 8th March ,2021

(RAJIV R. KOLWALKER)

