

- 1) *Francisco de Bragança*
- 2) *A.B. (Zito) Bragança*
- 3) *Shailesh S. Vengurlekar*
- 4) *Ruby V. Shirodkar*
- 5) *Vinisha Bragança*
- 6) *Wilson Rodrigues*
- 7) *Gautamy U. Naik*
- 8) *Siddhi R. Malvankar*

201-205, 2nd Floor Rizim Plaza,  
Opp. Office Complex, Morod,  
Mapusa, Bardez - Goa. 403 507  
Tel: 2250224, 2250420

**Advocates.**

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Ref. No.

Date:-

04 February 2021

## TITLE REPORT

This report of title is issued at the request of **M/S. RIVIERA CONSTRUCTIONS PVT. LTD.**, a Private Limited Company, duly registered with the Registrar of Companies, Goa under Certificate of Incorporation bearing no. 24-01994 of 1995, holder of PAN AACCR8764R, having its office at 0-104, 2<sup>nd</sup> Floor, Gomes Catao Complex, Near Cine Alankar, Mapusa, Bardez, Goa, through its Chairman and Managing Director **MR. AGNELO BRAGANCA**, in respect of the properties more particularly described in the Schedule hereinunder written.

### SCHEDULE OF THE PROPERTY

ALL THAT Property known as "PONSABATA" OR

*Sy/11/22*

-2-

"GHARBHATT" admeasuring 700 sq. mtrs situated at Bamonvaddo, Siolim, Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, surveyed for Record of Rights under Survey no. 52/17 of the Revenue Village of Siolim and bounded as under:

EAST: By the property bearing survey number 52/18.

WEST: By the property bearing survey number 52/15.

NORTH: By the property bearing survey number 52/12.

SOUTH: By the property bearing survey number 52/19.

**DOCUMENTS RELIED UPON:**

1. Records and Proceedings of Civil Suit Bearing R.C.S No.258/2018/A, before the Civil Judge Senior Division "A" Court at Mapusa.

*Syena*

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2. Sale Deed executed on 4.5.2020 and registered under Book-I Doc.Reg.no.BRZ-1-1309-2020 dated 15.5.2020 with the Civil Registrar cum Sub Registrar of Bardez at Mapusa.
3. Form I & XIV of property bearing survey no.52/17.
4. Survey Plan
5. Construction license bearing Ref.no.VP/S.M/20-21/BAR/36/2518 dated 22.01.2021.
6. Conversion Sanad of the Office of the Additional Collector III, North Goa, District, Mapusa, Goa bearing Ref.no.4/128/CNV/AC-III/2020/73 dated 14.1.2021.

**TRACING OF TITLE:**

1. The property more particularly described at Schedule is recorded in the Survey Records in the name of Roghuvir Pednekar.

*Syetha*

2. Mr. **Ravindra Shiva Chodankar**, and his wife (2) **Smt. Geeta Ravindra Chodankar**, filed a Suit bearing Regular Civil Suit no.258/2018/A against the said Roghuvir Pednekar claiming Ownership on the basis of Prscriptive rights acquired to the said Property.

(3) The Honourable Civil Judge Senior Division of Bardez at Mapusa confirmed the ownership of said Ravindra Chodankar confirmed by Judgment and Decree dated 4.2.2020 in Regular Civil Suit no.258/2018/A passed by the Civil Judge Senior Division of Bardez at Mapusa.

(4) The said Mr. **Ravindra Shiva Chodankar**, and his wife (2) **Smt. Geeta Ravindra Chodankar**, sold the said Scheduled property to M/S. RIVIERA CONSTRUCTIONS PVT. LTD by a Deed of sale executed On 4.5.2020 and registered under Book-I Doc.Reg.no.BRZ-1-1309-2020 dated 15.5.2020 with the Civil Registrar cum Sub Registrar of Bardez at Mapusa.

*G. M. V.*

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5. M/s Riviera Constructions Pvt.Ltd., of Mapusa are therefore the owners in possession of the said second property.

6. The mutation of their names in the survey records/Form I & IV has been carried out and M/s Riviera Constructions Pvt.Ltd., is shown as occupant of the said property.

M/s Riviera Constructions Pvt.Ltd., of Mapusa have a clear and marketable title and are therefore the owners in possession of the said property.



(SHAILESH VENGURLEKAR)

ADVOCATE