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Dated: 23/01/2019

TITLE VERIFICATION REPORT AND LEGAL REPORT

Ref: **Title Report of The Property bearing Survey No. 19/13 and 19/1A of Village Siolim, Bardez Goa.**

M/S RAVINDRA CONSTRUCTIONS, PAN Card No. AAJFR2022A

Partnership Firm its office at T-2, Vinayaka Apartment , Pandit wada, Ponda Goa 403401, represented by its Partner 1) **MR. SURESH RAVINDRAN**, and (2) **MR. DINESH RAVEENDRAN**, has handed over to me original and certified copies of following documents and requested me to give legal opinion as regards the validity and marketability in the respect of the above refereed properties.

Details/Description of the documents relied:-

- a) Certificate of Inscription and description along with English translation.
- b) Deed of Sale with Discharge of the Price, Discharge of Consideration, release and relinquishment dated 16/08/1920 along with English translation.

- c) Deed of Division of Common property dated 08/04/1921 along with English translation.
- d) Old cadastral survey form of survey no. 2294
- e) Deed of Relinquishment of Rights and Succession dated 23.11.1992
- f) Record and proceedings of Inventory proceeding no. 160/2013/A.
- g) Form I and XIV of survey no. 19/13 of village Siolim.
- h) Old cadastral survey form of survey number 2296.
- i) Form I & XIV of survey no. 19/1 of village Siolim.
- j) Record and proceedings of Inventory Proceeding no. 247/2016/B.
- k) Power of Attorney dated 06.07.2016.
- l) Power of Attorney dated 21.08.2016.
- m) Power of Attorney dated 25.06.2016.
- n) Power of Attorney dated 21.08.2016.
- o) Power of Attorney dated 01.11.2016.
- p) Power of attorney dated 13/10/2017
- q) Sale dated 13/09/2017.
- r) Form I & XIV of survey no. 19/1A of village Siolim.
- s) Agreement for Development and Construction dated 28/10/2017.
- t) Conversion Sanad bearing registration no. 4/269/CNV/AC-III/2017/95 dated 31/01/2018.
- u) Conversion Sanad bearing registration no. 4/104/CNV/AC-III/2018/950 dated 09/08/2018.



- v) Village Panchayat of Siolim Construction license, bearing No. F.04/VPSS/2018-2019/ResB- Comp W-Well-SwP/724, dated 25/07/2018.
- w) Town and Country planning & Development Authority under no. TBP/4033/SIO/TCP-18/1916, dated 22/05/2018.
- x) Partnership deed dated 08/07/2006.
- y) Survey Plan of survey no. 19/13 of village Siolim.
- z) Survey Plan of survey no. 19/1A of village Siolim.

I have carefully gone through the documents submitted by **M/S RAVINDRA CONSTRUCTIONS**, and after careful perusal, study and apparent tenor of documents, my opinion is as follows:-

OPINION

1. Details/Description of the properties:-

Description of the property no. I:-

All that landed property known as **"Gaumso Vaddi" or "Bormachem Battulem" or Bamonachem Batulem" or Chamaranchem Batta" or Paulo Gaddachem Batta"** situated within the jurisdiction of the Village Panchayat of Siolim, taluka and sub district of Bardez, district of North Goa, and state of Goa, which is the part of the property described in the Land Registration office under



No. 26233 at folio 158 overleaf of B 67, and presently surveyed under survey no. 19/13 of village Siolim, Bardez, Goa, totally admeasuring 1825 sq. mts, and bounded as under:-

On the East: By the property bearing survey no. 19/2.

On the West: By the property bearing survey no. 21/2.

On the North: By the property bearing survey no. 19/1 and 1A.

On the South: By the property bearing survey no. 19/14

The property is herein after referred to as **"THE SAID PROPERTY NO. I"**

Description of the property no. II:-

All that plot admeasuring 660 Sq. Mts., denominated under no. A which is the part and parcel of a property known as **"Gaumso Vaddi" or "Bormachem Battulem" or Bamonachem Batulem" or Chamaranchem Batta" or Paulo Gaddachem Batta"** situated within the jurisdiction of the Village Panchayat of Siolim, taluka and sub district of Bardez, district of North Goa, and state of Goa, which is the part of the property described in the Land Registration office under

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No. 26229 at folio 156 reverse of B 67, and presently surveyed under survey no. 19/1 of village Siolim, Bardez, Goa, totally admeasuring 1600 sq. mts, and bounded as under:-

On the East: By the property bearing survey no. 19/2.

On the West: By the plot no. B of the Mundkar.

On the North: By the public tar road.

On the South: By the property bearing survey no. 19/13

The property is herein after referred to as **"THE SAID PROPERTY NO. II"**

2. **Brief History of the said property no. I and II, and how the owners and Developers have derived the title,**
- a) vide Deed of Sale with Discharge of the Price, Discharge of Consideration, release and relinquishment dated 16/08/1920 Miss. Anna Clotildes Florencia Luizinha de Souza Ticlo alias Ana Clotildes Luisinha Florrenca de Nazareth, widow of Antonio Cassiano and her sons Bras Antonio de Souza Ticlo alias Jose Bras Caetano Antonio de Souza Ticlo and his wife Mrs. Maria Carolina Brigida Paes Pereira, Joao Antonio Fredrico Diogo De Souza Ticlo alias Joao Antonio de Souza Ticlo, Pedro Avelino



Verissimo Paulo de Souza Ticlo, sold the bigger property known as Bormachem Battulem" or Bamonachem Batulem" or Chamaranchem Batta" or Paulo Gaddachem Batta" in the Land Registration office under No. 8232 at folio 184 of B 21 (new) to Joaquim Santan Fernandes, Jose Vicente Fernandes and Aleixo Francisco Manuel Fernandes, said Aleixo Francisco Manuel Fernandes was in capacity of Manager of the Affairs of Ana Rita Lobo, widow of Matias Fernandes.

- b) Subsequently on 08/04/1921 Deed of Division of Common property was executed between **Joaquim Santan Fernandes and his wife Ana Joana Pacheco**(on one part) Jose Vicente Fernandes and his wife Maria De Brito (on second part) and **Ana Rita Lobo, widow of Matias Fernandes** (on third part) and in the said Deed of Division of Common property the property purchased vide Deed of Sale with Discharged of the Price, Discharge of Consideration, release and relinquishment dated 16/08/1920 was divided into Six equal parts and the first and second plot was allotted to Joaquim Santan Fernandes and his wife Ana Joana Pacheco(on one part), and the third and fourth plot was allotted to Ana Rita Lobo, widow of Matias Fernandes (on third part).

After Deed of Division of Common property Dated 08/04/1921 Brief history of title of the said property no. I

- c) The said third plot which was described on the Deed of Division of Common property dated 08/04/1921 i.e. on the east: by the property of Antonio Caetano, on the west: by the property of the heirs of Balchior Mariano Fernandes, on the north: by the



first plot, and on the south by the fifth plot is found inscribed in favour of Ana Rita Lobo, widow of Matias Fernandes, and the said third plot is described in the Land Registration office under No. 26233 at folio 158 overleaf of B 67. The said first plot is also having old cadastral survey number 2294. The old survey records i.e. old cadastral survey number 2294 of the said property no. 1, is inscribed in the name of **Ana Rita Lobo, widow of Matias Fernandes.**

d) Said Ana Rita Lobo was died 06/01/1967 died leaving behind her son Mr. Peter Constance Fernandes alias Pedro Constancio Fernandes alias Peter fernandes who was married to Mrs. Natalia Maria Fernandes. That said Mr. Peter Constance Fernandes alias Pedro Constancio Fernandes alias Peter fernandes was died on 02/02/1960, and subsequently his wife Mrs. Natalia Maria Fernandes was died on 19/04/1969.

e) Upon death of above mentioned three persons Deed of Relinquishment of Rights and Succession was drawn in the office of the Notary Ex- Officio Bardez, at Mapusa in Book No. 464, at pages 26 to 29, dated 23.11.1992, and accordingly grand daughters of Ana Rita Lobo and daughters of Mr. Peter Constance Fernandes alias Pedro Constancio Fernandes alias Peter fernandes and Mrs. Natalia Maria Fernandes, namely Miss. Candida Genoveva Fernandes alias Monica Candida Genoveva Fernandes and Miss. Delifina Preciana Fernandes alias Sister Vivina Fernandes, relinquished their right from the property/estate of their grandmother and parents, and the only grandson of Ana Rita Lobo and son of Mr. Peter Constance Fernandes alias

Pedro Constancio Fernandes alias Peter fernandes and Mrs. Natalia Maria Fernandes, Mr. Antonio Joao Bernardo Fernades was declared as the sole owner of the estate left by his grand mother and his parents.

f) The said Mr. Antonio Joao Bernardo Fernades alias Jhon Fernandes was died on 13/09/2003 and upon his death Inventory proceeding was initiated by his wife Mrs. Margarida Fernandes before Civil Judge Senior Division and the said inventory was registered under Inventory proceeding no. 160/2013/A, in the said inventory said property no. I was listed under item no. III, and in the auction which was held on 22.04.2013 in the Inventory proceeding no. 160/2013/A the said property no. I, i.e. item no. III was jointly purchased by the daughters of Mr. Antonio Joao Bernardo Fernades alias Jhon Fernandes namely Mrs. Rosalina Eveletane Fernandes and Mrs. Suillan Maria Fernandes. Name of Mrs. Rosalina Eveletane Fernandes and Mrs. Suillan Maria Fernandes was also inserted in the occupant column of the form I and XIV of the said property no. I.

g) The said Mrs. Rosalina Eveletane Fernandes married to Mr. Joaquim Aleluia Antao and Mrs. Suillan Maria Fernandes married to Mr. Antony Jorge, and as such they are half share holder under the regime of communion of assets, law prevailing in state of Goa.

h) In view of above Mrs. Rosalina Eveletane Fernandes and her husband Mr. Joaquim Aleluia Antao, Mrs. Suillan Maria Fernandes and her husband Mr. Antony



Jorge have acquired right in the said property no. I, and as such they become lawful owners in possession of the said property no. I.

After Deed of Division of Common property Dated 08/04/1921 Flow of title of the said property no. II

i) The said first plot which was described on the Deed of Division of Common property dated 08/04/1921 i.e. on the east: by the property of Antonio Caetano Jose Augusto De souza, on the west: by the property of the heirs of Balchior Mariano Fernandes, on the north: by the public road, and on the south by the third plot is found inscribed in favour of Joaquim Santan Fernandes and his wife Ana Joana Pacheco under inscription no. 19175 on 09/09/1924 at folio 166 G 25, and the said first plot is described in the Land Registration office under No. 26229 at folio 156 reverse of B 67. The said first plot is also having old cadastral survey number 2296.

j) The old survey records i.e. old cadastral survey number 2296 of the said property is inscribed in the name of Ana Joana Pacheco, widow of Joaquim Santan Fernandes, and her children Maria Florina Fernandes, wife of Matias Fernandes and Maria Victoria Fernandes, wife of Miguelinho Noronha, and the said property is presently surveyed under survey no. 19/1 of village Siolim, Bardez, Goa, and name of Maria Floriana Fernandes and Maria Vitoria Fernandes name is appearing in the occupant column of the form I & XIV of the said property.

k) The legal heirs of said Maria Victoria Fernandes alias Maria Vitoria Noronha and her husband Minguel Francisco Noronha alias Minguel Jose Francis Noronh initiated Inventory proceeding before the Civil Judge senior Division at Mapusa, which was registered under Inventory Proceeding no. 247/2016/B to partitioned the estates of Late Joaquim Santana Fernandes his wife late Anna Joana Pacheco and their children Late Maria Florina Fernandes alias Filomena Fernandes and her husband late Mateus Fernandes and late Maria Vitoria Fernandes alias Maria Vitoria Noronha and her husband Miguel Francisco Noronha alias Minguel Jose Francis Noronha.

l) Consent terms dated 24.04.2017 was filed by all the interested parties and administrator and it was agreed that the said property which is listed in item no. 1 of the inventory proceeding be allotted to legal heirs of late Maria Vitoria Fernandes alias Maria Vitoria Noronha and her husband Miguel Francisco Noronha alias Minguel Jose Francis Noronha, and item no.2 of the inventory proceeding be allotted to the legal heirs of Late Maria Florina Fernandes alias Filomena Fernandes and her husband late Mateus Fernandes. In pursuance to the consent terms dated 24.04.2017 final chart of allotment was drawn and said property i.e. item no.1 was allotted to the legal heirs of late Maria Vitoria Fernandes alias Maria Vitoria Noronha and her husband Miguel Francisco Noronha alias Minguel Jose Francis Noronha and final order dated 28/06/2017 was passed in the Inventory Proceeding no. 247/2016/B confirming the said final chart of allotment.



m) The said legal heirs of late Maria Vitoria Fernandes alias Maria Vitoria Noronha and her husband Miguel Francisco Noronha alias Minguel Jose Francis Noronha, namely (1) Mrs. Regina Conceicao Noronha (2) Mrs. Sucurina Adlima Noronha Faria, (3) Mr. Cajetan John Faria, (4) Mr. Michael Brouno Noronha alias Michael Bruno Noronha, (5) Mrs. Ana Graca Noronha, (6) Mrs. Apolina Cursina Noronha, (7) Mr. Wilfred Robert Noronha, (8) Mrs. Melecia Fausta Mendes e Noronha alias Melicia Mendes, (9) Mr. Agnelo Alex Noronha, (10) Maria Cheryl John Rodrigues, (11) Mr. John Casper Rodrigues, (12) Mrs. Santana Filomena Mercelina Fernandes, (13) Mr. Joseph Maria Fernandes, and (14) Mr. Oswald Anthony Noronha, sold the said property no. II i.e. plot admeasuring 660 Sq. Mts., denominated under no. A which is the part and parcel of a property known as **"Gaumso Vaddi" or "Bormachem Battulem" or Bamonachem Batulem" or Chamaranchem Batta" or Paulo Gaddachem Batta"** situated within the jurisdiction of the Village Panchayat of Siolim, taluka and sub district of Bardez, district of North Goa, and state of Goa, which is the part of the property described in the Land Registration office under No. 26229 at folio 156 reverse of B 67, and presently surveyed under survey no. 19/1 of village Siolim, Bardez, Goa, totally admeasuring 1600 sq. mts, to Mrs. Vanita Rohidas Naik, vide Deed of Sale dated 13/09/2017, registered under no. Book-1 Document, registration no. BRZ-BK1-03777-2017, CD No. BRZD790, on date 14.09.2017.

n) The said Mrs. Vanita Rohidas Naik also included her name in the occupant column of the form I and XIV of the said property no. II, and subsequently also carried out partition of her sub holding and obtain separate survey number i.e. Survey no.



19/1A of village Siolim, Bardez, Goa, for totally admeasuring 660.00 Sq. Mts. The said Mrs. Vanita Rohidas Naik married to Mr. Rohidas Pandurang Naik, and as such he is half share holder under the regime of communion of assets, law prevailing in state of Goa.

o) In view of above Mrs. Vanita Rohidas Naik and her husband Mr. Rohidas Pandurang Naik have acquired right in the said property no. II, and as such they become lawful owners in possession of the said property no. II

p) The said all owners of the said property no. I and II with an intention to construct a modern 03 floor (Basement, Ground Floor+02) storey residential cum commercial apartment building, engage the Developer i.e. **M/S RAVINDRA CONSTRUCTIONS, PAN NO. AAJFR2022A** Partnership Firm its office at T-2, Vinayaka Apartment, Pandit wada, Ponda Goa 403401, represented by its Partner 1) **MR. SURESH RAVINDRAN**, and (2) **MR. DINESH RAVEENDRAN** for such construction and therefore owners of the said property no. I and II entered in to Agreement For Development and Construction dated 28/10/2017, duly executed before Notary Public Adv. D. S. Petkar at Mapusa under serial no. 18844/2017, dated 28/10/2017, and as such the Developer has agreed to mobilize fund from his their resources and or taking advance from the prospective purchasers and provide materials, equipments, manpower and other necessary accessories for construction of a 03 floor (basement Ground, Floor+02) comprising of 20 flats and 01 shop, club house and society office, as per plan to be approved by the owner of the said



property no. I and II from the office of Town and Country Planning in the name and style of **"THE MEADOWS"**. The said project/building hereinafter called as **"The Said Building"** more fully described in the Schedule no. III, hereunder written

q) In pursuance of the Agreement for Development and Construction dated 28/10/2017 it was agreed that the Owners of the said property no. I, in consideration of the land as described in the schedule no. I below shall get completed apartments and get the ownership of five (05) residential flat with car parking spaces for each flat in the basement along with un-demarcated and undivided proportionate share in the land as detailed below. The Owners of the said property no. II, in consideration of the land as described in the schedule no. II, and cost of approval of entire project shall get completed apartments and get the ownership of three (03) residential flat with car parking spaces for each flat in the basement, and one (01) shop on the ground floor without space for car parking along with un-demarcated and undivided proportionate share in the land as detailed below. The Developer shall get remaining twelve (12) residential flat with car parking spaces for each flat in the basement along with un-demarcated and undivided proportionate share in the land in the manner as described below which the Developer may dispose off and sell of the proportionate land for prospective buyers.

r) The owner the said property no. I have obtained necessary conversion Sanad from the Additional Collector of North Goa bearing registration no. 4/269/CNV/AC-III/2017/95 dated 31/01/2018 in respect of the said property no. I,



and the owners the said property no. II has obtained necessary conversion Sanad from the Additional Collector of North Goa bearing registration no. 4/104/CNV/AC-III/2018/950 dated 09/08/2018 in respect of the said property no. II. The Village Panchayat of Siolim has also issued the Construction license, bearing No. F.04/VPSS/2018-2019/ResB- Comp W-Well-SwP/724, dated 25/07/2018 for the construction of the said building in the said property no. I and II, in conformity with the plans and development permission of the Town and Country planning & Development Authority under no. TBP/4033/SIO/TCP-18/1916, dated 22/05/2018.

s) In view of above and in pursuance of the Agreement for Development and Construction dated 28/10/2017 Mrs. Rosalina Eveletane Fernandes, Mr. Joaquim Aleluia Antao, Mrs. Suillan Maria Fernandes, Mr. Antony Jorge, Mrs. Vanita Rohidas Naik, Rohidas Pandurang Naik and **M/S RAVINDRA CONSTRUCTIONS** having legal right and interest in the said property no. I and II and further all aforesaid interested parties are jointly entitle to sell their respective flats along with car parking space and undivided proportionate share of the said property no. I and II to any prospective buyers of the flats as per the allotments made in the Agreement for Development and Construction dated 28/10/2017.



I therefore certify that Mrs. Rosalina Eveletane Fernandes, Mr. Joaquim Aleluia Antao, Mrs. Suillan Maria Fernandes, Mr. Antony Jorge, Mrs. Vanita Rohidas Naik, Rohidas Pandurang Naik and **M/S RAVINDRA CONSTRUCTIONS** have derived valid, clear and marketable title to the said property no. I and II.

Place: Mapusa, Goa.

Dated: 23.01.2019



(Adv. Kamlesh N. Shetgaonkar)



Mr. Kamlesh N. Shetgaonkar
&
Mrs. Kalpana C. Toraskar

Contact nos.

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ADVOCATES

advknshtetgaonkar@gmail.com

Certificate no. 3/2019

CERTIFICATE:

I have scrutinized documents of title relating to the said property no. I and II and that the documents of title referred to above are perfect evidence of title and therefore I certify that Mrs. Rosalina Eveletane Fernandes, Mr. Joaquim Aleluia Antao, Mrs. Suillan Maria Fernandes, Mr. Antony Jorge, Mrs. Vanita Rohidas Naik, Rohidas Pandurang Naik and **M/S RAVINDRA CONSTRUCTIONS** have derived valid, clear and marketable title to the said property no. I and II.

Place: Mapusa, Goa.

Dated: 23.01.2019.




(Adv. Kamlesh N. Shetgaonkar)