

12.3.2026

To

M/s M.V.R. Sea View Homes Pvt. Ltd.  
1<sup>st</sup> Floor , House No. 15/153/A2 ,  
Above Audi Goa Show Room ,  
Opp. Harley Davidson Show Room ,  
Caranzalem , Goa .

**TITLE REPORT**

This has reference to the following documents perused by  
me :

1. Judgment and Order dated 31.08.1990 made in Regular Civil Suit No. 89 of 1989 by the Civil Judge Junior Division at Bicholim.
2. Order dated 4.10.1994 made in Civil Miscellaneous Application CMA No. 223/93/B , Junior Division at Bicholim in Civil Suit No. 89 of 1989 by the Civil Judge Senior Division at Bicholim .
3. Order dated 22.1.1999 , made in Misc. Civil Appeal No. 45/1996 by the Additional District Judge Mapusa quashing and setting aside the Order dated 4.10.1994 , made by the Civil Judge , Junior Division at Bicholim in CMA No. 223/93/B.

*Ajit R. Kantak*

4. Order dated 23.11.2000 made in Regular Civil Suit No. 96/93/B by the Civil Judge Junior Division at Bicholim
5. Order dated 2.6.2001 made in Regular Civil Suit No. 128/2000/B before the Civil Judge Junior Division at Bicholim .
6. Deed of relinquishment or renunciation dated 20.5.1982 at folio 89v at Book No. 615 before the Substitute Notary Ex-officio
7. Will dated 5.6.1990 registered under No. 13 and 14, respectively, under Book No.III, Volume No. I, dated 10.6.1991 , executed before Notary Ex-officio of Bardez at Mapusa , Goa of Captain John Alexandre Damasin D'Souza and Mrs. Aninha Amelia Florencia Mendes E D'Souza alias Anne Amy Flory Mendes E D'Souza.
8. Deed of Gift dated 14.6.1984 registered in the Office of the Sub-Registrar of Bicholim at Bicholim under No. 484 at Pages 391 to 395 in Book No. I Volume No. 56 on 6.12.1984 .
9. Deed of Rectification dated 24.12.1984 registered in the Office of the Sub-Registrar of Bicholim at Bicholim under No. 299 at Pages 25 to 31 in Book No. I Volume No. 95 on 24.12.1984.

*Jayanta*

10. Deed of Gift dated 19.5.2005 registered in the Office of the Sub-Registrar of Bardez at Mapusa under No. 3216 at Pages 161 to 173 in Book No. I Volume No. 1355 on 21.7.2005.
11. Deed of Gift dated 19.5.2005 registered in the Office of the Sub-Registrar of Bardez at Mapusa under No. 2121 at Page 289 to 1295 Book No. I Volume No. 1295
12. Deed of Gift dated 26.5.1988 registered in the Office of the Sub-Registrar of Bardez at Mapusa under No. 100 in Book No. I Volume No. 10 on 26.5.1988
13. Survey Form No. I & XIV of the property bearing Survey No. 278/1 , Survey No. 278/2 , Survey No. 278/3 , Survey No. 278/4 , Survey No. 278/5 and Survey No. 278/6 of Tivim Village .
14. Deed of Sale dated 4.11.2024 registered in the Office of the Sub-Registrar of Ilhas at Panaji as Book I Document under Registration No. BRZ-1-5963-2024 on 5.11.2024 .
15. Conversion Sanad under No. 4/04/CNV/AC-III/2025/173 dated 07.02.2025 issued by the Addl. Collector III , North Goa , Mapusa , Goa w.r.t. Survey No. 278/1 , 278/2 , 278/3 , 278/4 and 278/5 of Tivim Village in Bardez Taluka .
16. Technical Clearance Order No. TPB/10486/TIV/TCP/2026 /147 dated 13.2.2026 issued by the Dy. Town Planner, Mapusa, Goa .

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17. Construction License No. VP/T/F.62/25-26/3638 dated 5.3.2026 issued by the Secretary , Village Panchayat of Tivim .

On the appreciation of the documents it is evident that the same pertains to ALL THAT IMMOVABLE PROPERTY known as CUMBEACHO SORVO or MARANCHO BATA CORCHO SORVO or QUEREM , not found described in the Land Registration Office , nor found enrolled in the Taluka Revenue Office but recorded in the Record of Rights under Survey No. 278/1 , 278/2 , 278/3 , 278/4 , and 278/5 of the Village of Tivim in Sub-District and Taluka of Bardez in the State of Goa , admeasuring 11,177 square metres .

It is evident that one Captain John D'Souza alias Damacian Alexander D'Souza alias Captain John Alexander Damasin D'Souza alias John Alexander De Souza, had filed Regular Civil Suit No. 89 of 1989 in the Court of the Civil Judge Senior Division at Bicholim , seeking mutation , deletion and permanent injunction against his parents namely Mr. Agostinho Xavier de Souza and his wife Mrs. Maria Michael Lobo E Souza and others in respect to the property aforesaid . This suit was decreed in favour of Captain John D'Souza alias John Damasin Alexander D'Souza alias Captain John Alexander Damasin D'Souza alias John Alexander De Souza, vide Judgment and Order dated 31.8.1990 .

It is then evident that one Mrs. Maria Lorenda Berta D'Souza and her son Mr. Leander Raymond D'Souza filed CMA

No. 223/93/B against Captain John D'Souza and others , which was allowed vide Order, dated 4.10.1994 made by the C.J.J.D. at Bicholim . This Order was quashed and set aside by the Additional District Judge Mapusa in M.C.A. No. 45/1996VIDE Order dated 22.1.1999 . The Hon'ble Court has then considered the Deed of relinquishment or renunciation dated 20.5.1982 at folio 89v at Book No. 615 before the Substitute Notary Ex-officio of Ilhas before whom Lorinda Fernandes e Souza and her husband Mr. Louis Ines de Souza had relinquished their rights to the estate of their parents Agostinho Xavier de Souza and his wife Dolorosa Paulo de Souza and step brother-in-law Fr. Frederica Jose Zacarias de Souza.

It is further evident that one Mrs. Maria Lorenda Berta D'Souza and her son Mr. Leander Raymond D'Souza had filed another Regular Civil Suit No. 96/93/B before the C.J.J.D. at Bicholim against Captain John D'Souza claiming rights to the SAID PROPERTY . This suit was dismissed for default by the Civil Judge Junior Division at Bicholim , vide Order dated 23.11.2000 Another R.C.S. No. 128/2000/B before the C.J.J.D. at Bicholim , filed by Mrs. Maria Lorenda Berta D'Souza and her son Mr. Leander Raymond D'Souza was dismissed in view of the amicable settlement between the parties . Captain John De Souza , became the lawful owner in exclusive possession of the said property.

Captain John De Souza was married to Mrs. Anne Mendes E De Souza alias Aninha Amelia Florencia Mendes e D'Souza alias

Anne Amy Flory Mendes E D'Souza alias Anne De Souza and out of their wedlock had one child Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'Souza.

It is evident that Captain John De Souza, expired on 16.12.1999 and his wife Mrs. Anne Mendes E De Souza alias Aninha Amelia Florencia Mendes e D'Souza alias Anne Amy Flory Mendes E D'Souza alias Anne De Souza expired on 27.10.2007 , both leaving behind two Wills, both dated 5.6.1990 registered under No. 13 and 14, respectively, under Book No. III, Volume No. I , dated 10.6.1991 , executed before Notary Ex-officio of Bardez at Mapusa , Goa .

It is further evident Captain John Alexandre Damasin D'Souza and his wife Mrs. Anne Mendes E DeSouza alias Aninha Amelia Florencia Mendes E D'Souza alias Anne Amy Flory Mendes E D'Souza alias Anne De Souza had vide Will dated 5.6.1990 bequeathed the property aforesaid in favour of their only child, their son Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza married to Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza became the sole owners of the SAID PROPERTY .

*John*

It is further evident that vide Deed of Gift dated 14.6.1984, Capt. John Damasin Alexandra D'Souza along with his wife Mrs. Ann Any D'Souza gifted to St. Christopher's Church of Tivim an area of 1,275 square metres of the SAID PROPERTY .

It is further evident that vide Deed of Gift dated 19.5.2005, Mrs. Aninha Amelia Florencia Mendes e Souza alias Anne De Souza and Mr. Alexander Augustine Luis Mario De Souza gifted to Karnataka Holy Cross Sister's Society an area of 2,000 square metres of the SAID PROPERTY .

It is further evident that vide another Deed of Gift also dated 19.5.2005, Mrs. Aninha Amelia Florencia Mendes e Souza alias Anne De Souza and Mr. Alexander Augustine Luis Mario De Souza gifted to The Fabrica of St. Chrstopher's Church Tivim an area of 8,729 square metres of the SAID PROPERTY .

Further it is evident that there had been discussions between the owners and St. Christopher's Church Fabrica of Tivim that the Fabrica were to hold an area of 12,004 square metres and that the St. Christopher's Church Fabrica of Tivim did not have any claim to any area over and above that , from the SAID PROPERTY and any additional area stood gifted back to the Owners , vide Deed of Gift dated 26.5.1988 .

The Survey Form No. I & XIV of the property bearing Survey No. 278/1 , Survey No. 278/2 , Survey No. 278/3 ,

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Survey No. 278/4 , Survey No. 278/5 and Survey No. 278/6 of Tivim Village all show therein the name of the Occupants as being Alexander Augustine Luis Mario d Souza and Annabelle Aranha E D'Souza . The Survey records confirm the rights for over 30 years.

The title to the land comprising of Survey No. 278/1 admeasuring 4,550 square metres , Survey No. 278/2 admeasuring 3,900 square metres , Survey No. 278/3 admeasuring 857 square metres , Survey No. 278/4 admeasuring 1,325 square metres , Survey No. 278/5 admeasuring 545 square metres , an area of 11,177 square metres , lying within the limits of the Village of Tivim in Sub-District and Taluka of Bardez in the State of Goa are therefore owned by Alexander Augustine Luis Mario d Souza and Annabelle Aranha E D'Souza . The Survey records indicate their possession to the land .

Vide Deed of Sale dated 4.11.2024 registered in the Office of the Sub-Registrar of Ilhas at Panaji as Book I Document under Registration No. BRZ-1-5963-2024 on 5.11.2024 Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza and Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza , sold an area of 11,177 square metres comprising of Survey No. 278/1 admeasuring 4,550 square metres , Survey No. 278/2 admeasuring 3,900 square metres , Survey No. 278/3 admeasuring 857 square metres , Survey No. 278/4

*Signature*

admeasuring 1,325 square metres , Survey No. 278/5 admeasuring 545 square metres to MVR Seaview Homes Pvt. Ltd. On the registration of the Deed of sale , the title to the land purchased came to vest unto M/s MVR Seaview Homes Pvt. Ltd. .

It is then evident that M/s MVR Seaview Homes Pvt. Ltd. has obtained the Conversion Sanad under No. 4/04/CNV/AC-III/2025/173 dated 07.02.2025 issued by the Addl. Collector III , North Goa, Mapusa , Goa w.r.t. Survey No. 278/1 , 278/2 , 278/3 , 278/4 and 278/5 of Tivim Village in Bardez Taluka , for an area of 11,177 square metres for the use of the property for Residential use with 80 % F.A.R.

The Technical Clearance Order No. TPB/10486/TIV/TCP/2026/147 dated 13.2.2026 issued by the Dy. Town Planner, Mapusa , Goa , is for the proposed amalgamation of properties bearing Survey Nos. 278/1 , 278/2 , 278/3 , 278/4 and 278/5 of the Village of Tivim in Bardez Taluka and for the construction of Residential Building Block A , B , C , Security Cabin & Compound wall .

The Construction License No. VP/T/F.62/25-26/3638 dated 5.3.2026 issued by the Secretary , Village Panchayat of Tivim is for the amalgamation of properties and for the construction of Residential Building Block A , B , C , Security Cabin & Compound wall in Survey Nos. 278/1 , 278/2 , 278/3 , 278/4 and 278/5 at Tivim in Bardez Taluka.

*J. P. K.*

In view of the discussions as aforesaid , in my opinion , the title to the Property known as CUMBEACHO SORVO or MARANCHO BATA CORCHO SORVO or QUEREM , not found described in the Land Registration Office , nor found enrolled in the Taluka Revenue Office but recorded in the Record of Rights under Survey No. 278/1 , Survey No. 278/2 , Survey No. 278/3 , Survey No. 278/4 , Survey No. 278/5 of the Village of Tivim , in the Taluka of Bardez , in the State of Goa, admeasuring 11,177 sq. mts., and M/s MVR Seaview Homes Pvt. Ltd. is entitled to carry out construction thereon in terms of the plans approved vide the Technical Clearance Order issued by the Dy. Town Planner , Town & Country Planning Department , Mapusa , Goa and the Construction License issued by the Secretary , Village Panchayat of Tivim .

Yours faithfully ,



**Ajit R. Kantak**

Advocate

**AJIT R. KANTAK**  
ADVOCATE  
1st FLOOR, VIKAS BLDG  
NEAR PHARMACY COLLEGE  
PANAJI GOA-403001