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Date : 30th November, 2018.

TITLE VERIFICATION REPORT

At the request of **SHRI. JOSE CUPERTINO SOUZA**, major in age, resident of 129/D, Umborem, Verna, Salcete, Goa, I have verified title in respect of part of property known as "Canduc", situated at Verna, Salcete Taluka, Goa, bearing Survey No. 139/7-B, of Verna Village, admeasuring an area 1,727 sq. mtrs. and multi-storied new building constructed therein, the details of verification are as under:-

1. NAME AND ADDRESS OF THE HOLDER OF THE PROPERTY:-

Shri. Jose Cupertino Souza, S/o Francisco Xavier Souza, aged about 51 years, married, businessman, resident of 129/D, Umborem, Verna, Salcete, Goa.

2. DESCRIPTION OF THE PROPERTY:-

All that part of property bearing Survey under No. 139/7-B, of Verna Village, admeasuring an area 1,727 sq. mtrs., and known as 'CANDUC', situated at Chandakant, described in the Land Registration Office of Salcete Under No. 6121 at pages 160 of book B no. 24 (Old Series),

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which consists of coconut trees, mango trees, house of mundkars and other trees, maund of structures of the owners, Chapel of Nossa Senhora of Ruzar, and, at present is bifurcated by road proceeding from NH17 to interior and by 160 MLD Selaulim water pipeline being Ch. Nos. 33030mts. to Ch.36200mts, situated at Verna, within limits of Village Panchayat of Verna, Sub-District and Revenue Taluka of Salcete, District of Goa, Revenue District of South Goo, and is bounded on the East by property Canduc of heirs of Benedicto Vincente Fariaa, on the West by road, on the North by paddy field of Comunidade of Verna, and, on the South by hillock of Comunidade of Verna, and, enrolled in the Revenue Office of Salcete under 'matriz' No.879, and larger property surveyed under no. 198/5 and 139/7 of Village of Verna.

3. DOCUMENTS SCRUTINISED:

- i) Public Will dated 27/11/1977, at page 66, overleaf onwards, in the book of will no. 87, recorded before the Office of Notary Ex-Officio at Salcete;
- ii) Death Certificate issued by Registrar of Births and Deaths, Nagoa Village Panchayat, of Alfredo Joao Vincent Jacinto de Piedade Abranches, original owner and who was from Verna, and expired as a bachelor on 23/03/1978;
- iii) Matriz Certificate bearing no. 879, wherein it is found recorded in the name of father of the said Alfredo Joao Vincent Jacinto de Piedade Abranches;



- iv) Land Registration Record, wherein it is found recorded in the name of father of the said Alfredo Joao Vincent Jacinto de Piedade Abranches;
- v) Form I and XIV dated 12/07/2017, of Survey No. 139/7-B, of Verna Village, and the same is in the name of Shri. Jose Cupertino Souza;
- vi) Survey Plan dated 11/07/2017, of Survey No. 139/7-B, of Verna Village, issued by the Directorate of Settlement and Land Records, Office of Inspector of Survey and Land Records, Government of Goa, Margao, Goa;
- vii) NIL Encumbrance Certificate dated 06/08/2003, issued by the Office of Sub-registrar, Salcete;
- viii) Certified Copy of Inventory Proceedings bearing no. Spl. I. P. 69/2004, issued by the Civil Court at Margao;
- ix) Deed of Sale dated 03/11/2014, between Miss Marushka Abranches @ Maruska Abranches and Mr. Jose Cupertino Souza, registered before the Sub-Registrar, Salcete, Margao, Goa, Book-I Document, Registration No. MGO-BK1-05178-2014, CD NO. MGO080 on 24/11/2014;
- x) Technical Clearance Order with the approved plan dated 20/09/2017, bearing Order No. TPM/29559/VERNA/139/7-B/2017, issued by the Office of the Senior Town Planner, Town and Country Planning Department, South Goa District Office;
- xi) NOC bearing No. PHC/CORT/NOC/CONST/17-18, dated 10/10/2017; issued by Primary Health Centre, Cortalim, Goa;



- xii) Construction Licence bearing no. VPV/CONST/F-727/207-2018, issued by the Office of the Village Panchayat, Verna, Salcete-Goa;
- xiii) Land Conversion Sanad bearing no. COL/SAL/SG/CONV/45/2017, dated 28/09/2017, issued by the Office of the Collector and District Magistrate, South Goa, Margao, Goa;
- xiv) Advocate Serach/Title Report dated 23.02.2008 issued by Adv. Aristeu Jose Furtado, Margao – Goa;
- xv) NIL Encumbrance Certificate dated 13/11/2018, issued by the Office of Sub-registrar, Salcete;

4. VERIFICATION OF TITLE FOR THE LAST 30 YEARS:

- a. All that part of property known as 'CANDUC', admeasuring 1727sq.mts., situated at Chandakant, described in the Land Registration Office of Salcete Under No. 6121 at pages 160 of book B no. 24 (Old Series), which consists of coconut trees, mango trees, house of mundkars and other trees, maund of structures of the owners, Chapel of Nossa Senhora of Ruzar, and, at present is bifurcated by road proceeding from NH17 to interior and by 160 MLD Selaulim water pipeline being Ch. Nos. 33030mts. to Ch.36200mts, situated at Verna, within limits of Village Panchayat of Verna, Sub-District and Revenue Taluka of Salcete, District of Goa, Revenue District of South Goo, and is bounded on the East by property



Canduc of heirs of Benedicto Vincente Fariaa, on the West by road, on the North by paddy field of Comunidade of Verna, and, on the South by hillock of Comunidade of Verna, and, enrolled in the Revenue Office of Salcete under 'matriz' No.879, and surveyed under no. 139/7-B, of Village of Verna, hereinafter for brevity sake referred to as "said part of property".

- b. The above referred to "said part of property". 'Canduc', was originally owned and possessed by late Alfredo Joao Vincent Jacinto de Piedade Abranches, who hailed from Verna and expired on 23.03.1978 as bachelor, and during his lifetime bequeathed the said property to his nephew late Mr. Fernando Antonio Jose Francisco Sebastiao Santana do Rosario Abranches @ Fernando Antonio Abranches, by virtue of a public will dated 27.11.1977 drawn by and before Notary Public Ex-Officio of Judicial Division of Salcete at Margao at pages 66 of the current book of wills bearing no. 87.
- c. That said late Mr. Fernando Antonio Jose Francisco Sebastiao Santana do Rosario Abranches @ Fernando Antonio Abranches, expired on 02.09.2004, in marriage under regime of communion of assets and is survived by
 - i. MRS. CEUNA MENDES e ABRANCHES alias CELINE MENDES e ABRANCHES maiden name CELINE MENDES, aged about 50 years, landlady, widow of late Fernando Antonio Jose Francisco Sebastiao Santano do

Rosario Abranches alias Fernando Antonio Abranches, daughter of late Manuel Mendes, as his moiety holder; and, the following children of said marriage:-

- ii. MR. REYNOLD JOHN ALVARO FRANCISCO ABRANCHES, aged 22 years, self employed, landlord, son of said late Fernando Antonio Abranches;
 - iii. MS MARUSKA ABRANCHES, aged 21 years, student, landowner, daughter of said late Fernando Antonio Abranches, and;
 - iv. MR SHELDON HUBERT ABRANCHES, student, minor aged 18 years, son of said late Fernando Antonio Abranches, all residents of house no. E-23, Verna, Salcete, Goa, as only and universal heirs of said deceased late Mr. Fernando Antonio Jose Francisco Sebastiao Santana do Rosario Abranches @ Fernando Antonio Abranches, without any will or gift or disposition of his last wish;
- d. That from the said part of property a number of portion/s were sold by the said deceased late Mr. Fernando Antonio Jose Francisco Sebastiao Santana do Rosario Abranches @ Fernando Antonio Abranches, during his lifetime to different mundkars, and others, and so also after his demise by his said widow and said children, with due permission of the Court as the said son Sheldon Hubert Abranches was minor then and now attained majority.

- e. Thereafter the heirs of the said deceased late Mr. Fernando Antonio Jose Francisco Sebastiao Santana do Rosario Abranches @ Fernando Antonio Abranches, instituted an Inventory Proceedings before the Margao Court bearing no. 69/2004, based on which they became as moiety holder and universal heirs, respectively said deceased late Mr. Fernando Antonio Jose Francisco Sebastiao Santana do Rosario Abranches @ Fernando Antonio Abranches, which Inventory proceedings were originally orphanological, and, thereafter with said Sheldon Hubert Abranches, attaining majority was registered as among majors and in which proceedings the 'said part of property, was listed as item no. 22 in the description of assets;
- f. That the said widow, Mrs. Celine Abranches, with her three children described above are now, exclusive owners in title and possession of the 'said part of property', having acquired as moiety holder and as universal heirs of said deceased late Mr. Fernando Antonio Jose Francisco Sebastiao Santana do Rosario Abranches @ Fernando Antonio Abranches, jointly and severally, being the said Celine owning half as her moiety and other half equally being owned by said children;
- g. In the above said inventory proceedings the said part of property which was described under item no. 22 in the description of assets in the said inventory proceedings bearing no. 69/2004, was allotted to Miss Marushka Abranches @ Maruska Abranches, on the inventory proceedings becoming final on 09/06/2008;

- h. Thereafter vide Deed of Sale Deed of Sale dated 03/11/2014, between Miss Marushka Abranches @ Maruska Abranches and Mr. Jose Cupertino Souza, registered before the Sub-Registrar, Salcete, Margao, Goa, Book-I Document, Registration No. MGO-BK1-05178-2014, CD NO. MGO080 on 24/11/2014, the said part of property came to be sold to Mr. Jose Cupertino Souza, who is now the sole owner and possessor of the same;
- i. Thereafter that is after the Deed of Sale between the said Miss Maruska and the present Purchaser Mr. Jose Cupertino Souza, has applied for mutation for mutating his name in the records of right of Form I and XIV of survey no. 139/7-B, of Verna Village, Salcete Taluka, Margao, Goa, and the same was done by the Mamlatdar of Margao, Goa;
- j. The copy of survey plan of the said holding survey no. 139/7-B, of Verna Village, Salcete Taluka, Margao, Goa, is produced which shows the of 1,747sq.mts., after excluding the area encroached, area acquired by the Government of Goa for public purpose/s, and the area of 1,747sq.mts., is what remains at the disposal of the said purchaser, Mr. Jose Cupertino Souza.
- k. Further the said Souza, applied for technical clearance for proposed construction of residential building and part compound wall was granted by the Senior Town Planner, Town and Country Planning



Department, South Goa District, with the approved plan dated 20/09/2017, bearing Order No. TPM/29559/VERNA/139/7-B/2017;

- l. Thereafter Mr. Souza, applied for Land Conversion and the same was converted vide Sanad bearing no. COL/SAL/SG/CONV/45/2017, dated 28/09/2017, and the same was issued by the Office of the Collector and District Magistrate, South Goa, Margao, Goa;
- m. Then the owner Mr. Souza, also applied for NOC from the Primary Health Centre, Cortalim, Goa, and the same was issued bearing No. PHC/CORT/NOC/CONST/17-18, dated 10/10/2017;
- n. Then the Construction Licence bearing no. VPV/CONST/F-727/207-2018, was issued by the Office of the Village Panchayat, Verna, Salcete-Goa, to the Purchaser viz. Mr. Jose Cupertino Souza;
- o. And finally the NIL Encumbrance Certificate dated 13/11/2018, was issued by the Office of Sub-Registrar, Salcete, Margao, Goa, to said Mr. Jose Cupertino Souza, stating that the said part of property is not attracted by any act or encumbrances.

5. **ENCUMBRANCES:**

The said part of property is free from registered encumbrances or charges. It is also free from any further



acquisition and requisition proceedings as per my inquiry in the Departments for Acquisition and Requisition.

6. OPINION:-

- i) I am of the opinion that the said property known as 'CANDUC', admeasuring 1727sq.mts., situated at Chandakant, described in the Land Registration Office of Salcete Under No. 6121 at pages 160 of book B no. 24 (Old Series), which consists of coconut trees, mango trees, house of mundkars and other trees, maund of structures of the owners, Chapel of Nossa Senhora of Ruzar, and, at present is bifurcated by road proceeding from NH17 to interior and by 160 MLD Selaulim water pipeline being Ch. Nos. 33030mts. to Ch.36200mts, situated at Verna, within limits of Village Panchayat of Verna, Sub-District and Revenue Taluka of Salcete, District of Goa, Revenue District of South Goo, and is bounded on the East by property Canduc of heirs of Benedicto Vincente Fariaa, on the West by road, on the North by paddy field of Comunidade of Verna, and, on the South by hillock of Comunidade of Verna, and, enrolled in the Revenue Office of Salcete under 'matriz' No.879, and surveyed under no. 139/7-B, of Village of Verna; was rightfully and legally was owned and possessed by Miss Marushka Abranches @ Maruska Abranches, who has thereafter sold the same vide Deed of Sale dated 03/11/2014, to Mr. Jose Cupertino Souza,

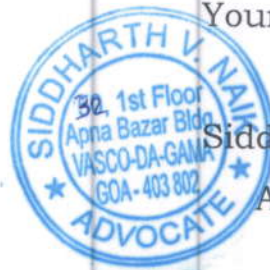
and the said Deed is registered before the Sub-Registrar, Salcete, Margao, Goa, Book-I Document, Registration No. MGO-BK1-05178-2014, CD NO. MGO080 on 24/11/2014; and the said Sale Deed is valid for all purposes in the eyes of law.

- ii) The property is free from registered encumbrance or charge, as per the Certificate of Nil Encumbrance issued by the Sub-Registrar, Mormugao, and my personal search in the Office.
- iii) Now after legally purchasing the said part of the property from the said Abranches, Mr. Jose Cupertino Souza, legally constructed a project of Residential cum Commercial building and compound wall and gate in plot bearing survey no. 139/7-B, at Verna Village,
- iv) And now I further conclude and say that the said Mr. Jose Cupertino Souza along with his spouse, being a moiety holder governed under regime of communion of assets, are the rightful owner and possessor of the area property known as 'CANDUC', admeasuring 1727sq.mts., situated at Chandakant, at Verna Village, Salcete Taluka, along with the project of Residential and Commercial building and compound wall and gate in plot bearing survey no. 139/7-B, at Verna Village.



- v) That in my opinion the Said Property along with the said construction therein is having clear marketable title without any encumbrance, lien, charge or claim.

Yours faithfully,



Siddharth V. Naik
30/11/18
Siddharth V. Naik
Advocate