



Satish J. Rao
Advocate High Court

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TO WHOMSOEVER IT MAY CONCERN

THIS TITLE REPORT is prepared at the request of
M/S Raj Housing Development Pvt. Ltd. who has placed in
my hands the desired documents and after careful
persual, study and apparent tenor of documents, my
opinion is as follows:-

O P I N I O N

I. DESCRIPTION OF THE FIRST PROPERTY:-

ALL THAT Half of the rustic property known as
"XIR" or "PORBUCHEM BATTI", situated at Acoi Mapusa,
within the limits of Mapusa Municipal council, Taluka
Bardez, Goa, admeasuring 1151 sq. mts. not described in
the Land Registration Office but enrolled in the Reve-
nue Office Mapusa, under Matriz No. 476 of 2nd circum-
scription, surveyed under chalta No. 40 of P.T.Sheet
No.14 and bounded on the East by property of Liberatorin
D'Souza, survey No. 41/14, Simon D'Souza and Cipriano
D'Mello survey No. 42/14 and 45/14, west by drainage,
North by road or Street and South by drainage/Govida
Tukaram Korgaonkar and Caetano Ronaldo P.T.Sheet No.

32/14, west by drainage.

DOCUMENTS RELIED OF THE FIRST PROPERTY:-

- (a) City Survey Records.
- (b) Four Agreements dated 22/1/1991, 29/1/1992
4/5/1992 and 25/9/1992.
- (c) Agreement of Sale dated 2/1/1993.
- (d) Inventory Proceedings No. 28/1991.
- (e) Deed of Sale dated 28/1/1993.

TRACING OF TITLE OF THE FIRST PROPERTY:-

(a) That the property originally belonged to Baptista Braganza and his wife Felicidade D'Souza from Avcoi in terms of survey records before and after promulgation in the absence of property not described and registered on the Land Registration Office .

(b) On the death of Baptista Braganza and his wife Felicidade D'Souza Inventory Proceedings bearing No.28/1991 were initiated by Mr. Marcel Braganza wherein the property "Xir" was described under Item No. 2 and allotted to Mr. Marcel Braganza.



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(c) That Mr. Marcel Braganza entered into four Agreements dated 22/1/1991, 29/1/1992, 4/5/1992 and 25/9/1992 with Mr. Govind Tukaram Korgaonkar in respect of the property with certain terms and conditions.

(d) By Agreement for Sale dated 2/1/1993 between Mr. Marcel Braganza, Mr. Pascoal Trindade and Mr. Govind Tukaram Korgaonkar, all rights were surrendered and transferred in favour of Mr. Pascoal Trindade and all four Agreements were cancelled.

(d) That the property was allotted to Marcel Braganza in the status of widower in the Inventory Proceedings commenced on the death of Baptista Braganza and his wife Felicidade D'Souza .

(e) That after Inventory name of Marcel Braganza is appearing as owner in Form D Property Card of City Survey under Chailta No. 40 P.T.Sheet No.14 of City Survey Mapusa.

(f) By Deed of Sale dated 28/1/1993 Mr. Marshall Braganza also known as Marcel Braganza or Jeromino

Camilo Marcel Braganza, widower sold the property described above to Mr. Pascoal Trindade, with the Govind Tukaram Korgaonkar as Confirming Party.

The said Sale Deed is duly registered in the Office of Sub-Registrar of Bardez.

(g) In the premises, I certify possessory title of Mr. Pascoal Trindade and his wife Mrs. Albertina Trindade to the property described above is CLEAN, CLEAR AND MARKETABLE.

II. DESCRIPTION OF THE SECOND & THIRD PROPERTIES:-

ALL THAT Property situated within the jurisdiction of Mapusa Municipal Council, surveyed under chalta No. 43 of P.T.sheet No.14 admeasuring 413 sq. mts.. It is bounded as follows:-

On the North :- By survey No. 42/14.
On the South :- By survey No. 44/14.
On the East :- By survey No. 48/14.
On the West :- By survey No. 40/14

ALL THAT Property situated within the jurisdiction of Mapusa Municipal council, surveyed under chalta No.



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46 of P.T.Sheet No. 14 admeasuring 247 sq. mts..It is bounded as follows:-

On the North :- By Survey No.46/14.
On the South :- By survey No. 32/36 (Nulliha).
On the East :- By survey No. 48/14.
On the West :- By survey No. 40/14.

DOCUMENTS RELIED OF SECOND & THIRD PROPERTIES:-

- (a) Will dated 12/6/1987.
- (b) Judgement of City Survey Officer dated 10/12/1987.
- (c) Survey Form.
- (d) Survey Plan.
- (e) Deed of Sale dated 27/1/1995.

TRACING OF TITLE OF SECOND & THIRD PROPERTIES:-

- (a) That the property is neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office. Hence we have to go by records of survey.

(b) There is a Judgement of City Survey Officer. In this Judgement possession of Maria Santana Souza is confirmed and the owner of the property is mentioned as Mafalda D'Souza, daughter of Josefina D'Mello.

(c) That Mafalda D'Souza made a Will dated 12/6/1987 in the status of unmarried and bequeathed all her movables and immovables to Maria Santana D'Souza, as a widow.

(d) By Sale Deed dated 27/1/1995 Maria Santana D'Souza, in the status of widow sold th property described above to Mr. Pascoal Trindade.

The said Sale Deed is duly registered in the Office of Sub-Registrar of Bardez.

(e) That the Form "B" and "D" support the title of the present owner delivered from the previous owner and the possession has become lawful over the period of 45 years.

(f) In the premises, I certify Possessory title of



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Mr. Pascoal Trindade and his wife Mrs. Albertina Trindade to the property described above is CLEAN, CLEAR AND MARKETABLE.

III DESCRIPTION OF THE FOURTH PROPERTY:-

ALL THAT Property admeasuring 137 square metres, situated within the jurisdiction of Mapusa Municipal Council, corresponding to chalta No. 45 of P.T.Sheet No. 14 of City Survey, Mapusa, Goa. The property is without any name and is neither described in the Land Registration Office of Mapusa nor enrolled in the Taluka Revenue Office. It is bounded as under:-

On the North :- By chalta No. 44 of P.T.Sheet No. 14.
On the South :- By chalta No. 46 of P.T.Sheet No. 14.
On the West :- By chalta No. 40 of P.T.Sheet No. 14.
On the East :- By chalta No. 48 of P.T.Sheet No. 14.

DOCUMENTS RELIED OF THE FOURTH PROPERTY:-

- (a) Agreement dated 26/8/1993.
- (b) Sale Deed dated 9/5/1995
- (c) Form "B" of City Survey.
- (d) Form "D" of City Survey.

TRACING OF TITLE OF FOURTH PROPERTY :-

(a) That the property is neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office. Hence we have to go by records of survey Form "B" issued by City Survey before finalization and promulgation stating that property belonging to D'Mello family and on inquiry possession was shown of Simon D'Mello and Cipriano De Mello.

(b) By Agreement dated 26/8/1993 Mr. Pascoal Trindade agreed to purchase the property from the successors of Simon D'Mello and Cipriano De Mello.

(c) By Deed of Sale dated 9/5/1995 Mr. Pascoal Trindade purchased the property in question from the successors of Simon D'Mello and Cipriano De Mello, in terms of Succession Deed dated 15/12/1998 and Inventory Proceedings No. 152/95.



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(d) In the premises, I certify possessory title of Mr. Pascoal Trindade and his wife Mrs. Albertina Trindade to the property described above is CLEAN, CLEAR AND MARKETABLE.

IV DESCRIPTION OF THE FIFTH PROPERTY:-

ALL THAT Piece of land containing a dwelling house located at it extreme northeast thereof forming part of the whole property registered in the Office of the Sub-Registrar, Bardez Taluka, under No.3005 at pages 273 of Book B-New B situated within the Parish of Mapusa in ward Acoi of Sub-District Bardez, within the Municipal Limits of Mapusa Municipal Council bearing Matriz No. 481 survey under Chalta No. 47 of P.T.Sheet No. 14. It admeasuring 825.00 sq. mts.. And is regular in shape of more or less parallelogram, the length on the east and west being 24.50 metres and north and south 34.00 metres. It forms a distinct property on the :-

North :- By Public road.

South :- By chalta No. 48.

East :- By chalta Nos. 48 and 49; and

West :- By chaita Nos. 41 and 42.

DOCUMENTS RELIED OF THE FIFTH PROPERTY:-

- (a) Records of Description and Inscription.
- (b) City Survey Records.
- (c) Deed of Sale dated 23/11/1961.
- (d) Deed of Sale dated 5/4/1968.
- (e) Deed of Gift with acceptance dated 23/2/1970.
- (f) Deed of Sale and Acquittance and Gift dated 29/3/1962.
- (g) Agreement dated 4/2/1993.
- (h) Deed of Sale dated 27/1/1995.

TRACING OF TITLE OF THE FIFTH PROPERTY:-

(a) That the property originally belonged to Govind Tukaram Korgaonkar and his wife Smt. Kamlabai Govind Korgaonkar, who purchased the property by Deed of Sale dated 23/11/1961.

(b) That the said Govind Tukaram Korgaonkar and his wife Kamlabai Korgaonkar by Deed of Sale dated 5/4/1968



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sold part of the said property to Maria Delphine Coutinho.

(c) That by Deed of Gift with acceptance dated 23/2/1970 Maria Delphina Coutinho and her husband Filipe Eusebio Coutinho gifted the said part of property as their free and disposable quota to Nazimiano D'Souza married to Luizinha Amaciana D'Souza.

(d) That Maximiano D'Souza died on 28/4/1990 and his wife Luixinha A. D'Souza died on 22/12/1993.

(e) That the inscription stands in the name of Govind Korgaonkar under No. 42872, G-46, purchased from Isabel Lobo, widow of Pedro Joao Lopes Lobo by Deed of Sale dated 23/11/1961.

(f) By Deed of Sale and Discharge Govind and his wife are First Part, Maximiano D'Souza and his wife as Second Part and Higinio, Claudia and Conceicao all bachelor as Third Part (children of Maximiano), Govind Korgaonkar and his wife sold to Maximiano D'Souza and his wife and they gifted property to their own children reserving right of usufruct. This right is extinguished

as can be seen from the Death Certificate.

(g) On the death of Maximiano D'Souza the said three heirs namely Claudia and his wife and Conceicao and her son sold the property to Shri. Pascoal Trindade by Deed of Sale dated 27/1/1995. Higino expired unmarried as per Death Certificate on 18/7/1976 . This Sale Deed made to Pascoal Trindade was preceded by Sale Agreement dated 4/2/1993.

(h) In Form "D" name of Pascoal Trindade appears after Sale Deed dated 27/1/1995. In the Title of Origin Holders names of Higino, Claudio and Conceicao appears.

(i) In the premises, I certify title of Mr. Pascoal Trindade and his wife Mrs. Albertina Trindade to the property described above is CLEAN, CLEAR AND MARKET-ABLE.

V DESCRIPTION OF THE SIXTH PROPERTY:-

ALL THAT Piece or Parcel of land known as "AC-COICHEM BATA", situated within the limits of Mapusa



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Municipal Council surveyed in the recent survey under chalta No. 48 of P.T.Sheet No.14 and chalta No. 36 of P.T.Sheet No. 32, inscribed in the Office of the Sub-Registrar of Bardez Taluka of Goa District under No. 42872 at pages 93 overleaf of Book G-46 and described in the Land Registration Office of Bardez Taluka under No. 3005 at pages 273 overleaf of Book B New and enrolled in the Taluka Revenue Office under Matriz No.481. Both parts of the property admeasuring 4024 sq. mts.being 3372 sq. mts. of chalta No. 48 of P.T.Sheet No.14 and 652 sq. mts. of chalta No.36 of P.T.Sheet No.32.

East :- By property of Comunidade of Mapusa known as Acoicazana.

West :- By property of heirs Lourenco De Souza.

North :- By rain water drain or Nallah; and

South :- By the property of Comunidade of Mapusa known as Acoicazana.

DOCUMENTS RELIED OF THE SIXTH PROPERTY:-

- (a) Certificate of Description and Inscription.
- (b) Survey Records.

- (c) Deed of Sale dated 3/11/1961.
- (d) Agreement dated 2/1/1993.
- (e) Sale Deed dated 18/2/1994.

TRACING OF TITLE OF THE SIXTH PROPERTY:-

(a) That the property is described under No. 3003 Book B 48 and inscribed under No. 42872 G-46 in favour of Govind Tucarama Corgaocar, having purchased the same by Sale Deed dated 3/11/1961 from Aspilqueta Teodolinda da Gama Lopes Lobo.

(b) By Agreement dated 2/1/1993 Shri. Govind Tukaram Korgaonkar alias Govind Korgaonkar and his wife Smt. Kamlabai Govind Korgaonkar agreed to sell the property chalta No. 48 of P.T.Sheet No.14 and chalta No. 36 of P.T.Sheet No. 32 to Shri. Pascoal Trindade on the terms and conditions mentioned therein.

(c) By Deed of Sale dated 18/2/1994 Shri. Govind Tukaram Korgaonkar alias Govind Korgaonkar and his wife Smt. Kamlabai Govind Korgaonkar sold the property chalta No. 48 of P.T.Sheet No.14 and chalta No. 36 of P.T.Sheet No. 32, both admeasuring 4024 sq. mts. to



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Shri. Pascoal Trindade.

The said Sale Deed is duly registered in the Office of Sub-Registrar of Bardez under No. 408. Book No.1, Volume 282, dated 16/3/1995.

(d) I have perused Survey Form "D" of Property Card bearing chalta No. 48 of P.T.Sheet No.14 and chalta No. 36 of P.T.Sheet No. 32, admeasuring 3372 sq. mts. and 652 sq. mts. which shows in the name of Govind T. Korgaonkar in Title Column and that by virtue of Sale Deed Pascoal Trindade entered his name in the Revenue Records.

(e) In the premises, I certify title of Mr. Pascoal Trindade and his wife Mrs. Albertina Trindade to the property described above is CLEAN, CLEAR AND MARKET-ABLE.

VIII. DESCRIPTION OF THE SEVENTH PROPERTY:-

ALL THAT Property known as "TOLLEACHEM BHATTA", situated within the limits of the Mapusa Municipal Council at Acoi Mapusa, Bardez, Goa, present surveyed under chalta No. 4 of P.T.Sheet No.32 of City survey

Mapusa, City, admeasuring a total area of 1061 sq. mts. This property is described in the Land Registration Office unde No. 458 of Book B-3 Old of Bardez, Taluka at pages 516, and enrolled in the Taluka Revenue Office under No. 478 of the Circumscription registered in the City survey of Mapusa. The said property is situated with the limits of Bardez Taluka, Sub-registration office of Bardez, district of North Goa in the State of Goa, and is presently bounded as under:-

North :- By the property bearing chalta No. 39-1 of P.T. Sheet No. 14 and a Drain/by water passage of Mr. Edward Lawrence D'Souza.

South :- By a Drain/Spring and a Path/by pond Park.

East :- By the property bearing chalta No. 36 of P.T. Sheet No. 32/by agricultural land.

West :- By the property bearing chalta No. 3 of P.T. Sheet No. 32 by propety of Mrs. Polluina Rodrigues.

DOCUMENTS RELIED OF THE SEVENTH PROPERTY:-

(a) Certificate of Description and Inscription.



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- (b) Sale Deed dated 6/6/1944.
- (c) Gift Deed dated 9/1/1981.
- (d) Survey Form.
- (e) Survey Plan.
- (f) Death Certificate of Caetano Romaldo Mendes.
- (g) Deed of Gift dated 4/5/2004.
- (h) Sale Deed dated 6/9/2007.
- (i) Sale Deed dated 14/9/2007.

TRACING OF TITLE OF THE SEVENTH PROPERTY:-

(a) That the property is described under No. 458, Book B-3 old and inscribed in favour of Caetano Romano Mendes having purchased from Natividade Querobino Salvador Fernandes and his wife, landlords of Verem of Reis Magos under a Deed of Sale dated 6/4/1944.

(b) I have seen survey Form and Survey Plan which shows the name of Caetano Romaldo Mendes in the column of Holders in the origin of the title.

(c) I have seen Gift Deed dated 19/1/1981 in which Caetano R. Mendes gifted the property to his son Jose Agnelo Mendes.

The said Gift Deed is duly registered in the
Office of Sub-Registrar.

(d) By Gift Deed dated 4/5/2004 Mrs. Ermenia Mendes,
wife of Caetano R. Mendes and other childrer also
gifted their share of the said property to Jose Agnelo
Mendes.

In the said Gift Deed Mr. Jose Agnelo alias Jose
Agnelo Mendes was joined as Confirming Party as a
abundant caution.

The said Gift Deed is duly registered in the
Office of Sub-Registrar of Bardez.

(f) By Deed of Sale dated 6/9/2007 Mr. Jose Agnelo
Mendes and his wife Mrs. Flora Mendes sold the property
in question to Mr. Yogeshwar Padloskar and Mr. Jodie
Bosco Mendes, was joined as Confirming Party.

The said Sale Deed is duly registered in the
Office of Sub-Registrar of Bardez.



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(g) By Deed of Sale dated 14/9/2007 Mr. Jogeshwar Padloskar and his wife Mrs. Bageshree Padloskar sold the property to Mr. Pascoal Trindade.

The said Sale Deed is duly registered in this Office of Sub-Registrar of Bardez under No. 4810, Book No.1, Vol. 2295, dated 28/9/2003.

(h) I have perused survey Form and name of Pascoal Trindade appears after mutation.

(i) In the premises, I certify title of Mr. Pascoal Trindade and his wife Mrs. Albertina Trindade to the property described above is CLEAN, CLEAR AND MARKET-ABLE.

(a) Thus Mr. Pascoal Trindade and his wife Mrs. Albertina Trindade became the owners of all the properties described above.

(b) Under Agreement dated 14/9/2010 Mr. Pascoal Trindade and his wife Mrs. Albertina Trindade entrusted the properties to M/S Raj Housing Development Pvt. Ltd. for a joint development.

(c) Collector of North Goa District granted Sanad dated 3/4/2013 to the plots totally admeasuring 7858 sq.mts.

(d) North Goa Planning and Development Authority by Order dated 2/1/2012 granted permission for construction.

(e) Mapusa Municipal Council granted Licence dated 13/8/2012 for construction of Building.

(f) M/S Raj Housing Development is coming up with a project already approved as aforesaid on all the properties described above.

C E R T I F I C A T E

In the premises, I certify title of Mr. Fascoal Trindade and his wife Mrs. Albertina Trindade to the property described above is CLEAN, CLEAR AND MARKET-



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ABLE, subject to Agreement for Development dated
14/9/2010 with M/S Raj Housing Development Pvt.Ltd. who
are authorized to develop the property, etc, etc..

Mapusa.

Dated:- 19/11/2013

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