

20/12/2024

**TITLE REPORT IN RESPECT OF THE PROPERTY KOWN AS
"FIRGUCA BHAT" SURVEYED UNDER SURVEY NO. 8/3 OF
VILLAGE CHIMBEL, TISWADI, GOA**

I have been handed over the following documents of the property "Firguca Bhat" surveyed under Survey No. 8/3 of Village Chimbel, Tiswadi, Goa, with a request to examine the documents and give my opinion in respect of the said property.

1. Inscription Description Certificate
2. Copy of Deed of Habilitation dated 13/11/1973
3. Copy of Public Will dated 29th July, 2002
4. Copy of Deed of Release or Relinquishment dated 12/04/2004
5. Copy of Deed of Declaration of Single Succession or Succession Certificate dated 5th May, 2004
6. Public Will dated 28th December, 2006
7. Deed of Succession dated 27th July, 2007
8. Publication of Deed of Succession s in Official Gazette dated 9th August, 2007 Series III No. 19.
9. Death Certificate of Josinho Militao Carvalho
10. Death Certificate of Maria Argentina Assucena Gonsalves e Carvalho
11. Death Certificate of Maria Olivia Virginia Catarina Caridade Carvalho



- 12. Death Certificate of Maria Georgia Ludomila Carvalho
- 13. Death Certificate of Estrelina Niceta Geraldina Ida Carvalho
- 14. Form I & XIV
- 15. Copy of Deed of Sale dated 25th May, 2022
- 16. Copy of Deed of Rectification dated 2nd December, 2023

DESCRIPTION OF THE PROPERTY:

All that property known as "Firguca Bhat" admeasuring an area of 1323 square metres, surveyed under Survey No. 8/3 of Village Chimbél, within the limits of the Village Panchayat of Chimbél, Sub District of Ilhas, North Goa District, State of Goa, which property is described in the Land Registration Office of Ilhas, under No. 1022 at folio 114 of Book B-3, and enrolled in the Taluka Revenue Office under Matriz No. 14525 with residential house existing therein.

TRACING OF TITLE:

The above said property "Firguca Bhat" surveyed under Survey No. 8/3 of Village Chimbél, Tiswadi, Goa originally belonged to late Josinho Militao Carvalho and his wife late Maria Argentina Assucena Gonsalves e Carvalho. The property is found described under No. 581 fls. 92 overleaf of the Book B2 new and 1022 at fls. 114 of Bk. 3 new and inscribed under No. 10403.



Upon the death of said Josinho Militao Carvalho and his wife Maria Argentina Assucena Gonsalves e Carvalho on 29th March, 1961 and 4th July, 1973 respectively, a Deed of Habialitation dated 13th November, 1973 executed before Notary ex-officio of Comarca das Ilhas de Goa, City of Panaji, whereby their three daughters namely Maria Gergia Ludomila Carvalho, Maria Olivia Virginia Caridade Catarina Carvalho and Estrelina Niceta Geraldina Ida Carvalho, all spinsters, were declared to be the sole and universal heirs and successors to the estate left behind by said late Josinho and his wife Maria Argentina Assucena Gonsalves e Carvalho.

The said property inter-alia came to be inherited by their aforesaid three daughters namely Maria Olivia Virginia Catarina Caridade Carvalho, Maria Gergia Ludomila Carvalho and Estrelina Niceta Geraldina Ida Carvalho, all unmarried being the legal heirs and successors. Ms. Maria Olivia Virginia Catarina Caridade Carvalho expired on 14th January, 2001 in the status of spinster.

By Public Will dated 29th July, 2002 drawn in Book NO. 136 in the office of Judicial Division of Ilhas, Panaji, Miss Estrelina Niceta Geraldina Ida Carvalho alias Idinha Carvalho, has appointed her cousin Dr. Tomasa Tolentino de Ajuda Gonsalves and his wife Mrs. Filomena Maria Antonia Socorro de Costa Martins e Gonsalves as her sole and universal testamentary heirs and bequeathed all her assets and properties in their favour.

By Deed of Release or Relinquishment dated 12th April, 2004 executed in the office of the Notary Ex-Officio and Civil Registrar cum Sub Registrar,



Ilhas, Panaji, the said Dr. Abilio and Mrs. Filomena have released and relinquished all their undivided rights, title, share and interest which they were entitled by virtue of said Public Will dated 29th July, 2002 in favour of other co-heirs.

Vide Deed of Declaration of Single Succession dated 5th May, 2004 executed in the office of the Civil Registrar cum Sub Registrar, Ilhas Panaji, drawn in Book NO. 682 at page 25 onwards, executed upon the death of Maria Gergia Ludomila Carvalho who expired on 13/8/2002 in the status of spinster, her sister Maria Estrelina Niceta Geraldina Ida Carvalho declared as the sole and universal heir and thus became entitled to the estate left behind by her. Thus upon the death of Ms. Maria Olivia Virginia Catarina Caridade Carvalho and Maria Gergia Ludomila Carvalho, both spinsters, the undivided right and interest in the properties left behind by them came to be owned and possessed by their only sister Ms. Estrelina Niceta Geraldina Ida Carvalho as the legal heir and successor.

By Public Will dated 28th December, 2006 executed in the Judicial Division of Salcete, Margao, and Notary Public Ex-officio, recorded at page 89 onwards of Wills Book NO. 342, the said Ms. Estrelina Niceta Geraldina Ida Carvalho also known as Idinha Carvalho bequeathed all her assets both movable and immovable including the present property surveyed under Survey No. 8/3 of Village Chimbél, to her nephew Mr. Clifford Savio Francis Fernandes alias Clifford Fernandes.



A Deed of Succession dated 27th July, 2007 was executed in the Judicial Division of Salcete and Notary Ex-officio, whereby Ms. Maria Olivia Virgina Catarina Caridade Carvalho who expired on 14th January 2001, leaving behind sole and universal heirs her sisters namely Ms. Maria Gergia Ludomila Carvalho and Ms. Estrelina Niceta Geraldina Ida Carvalho. That Ms. Maria Gergia Ludomila Carvalho subsequently expired on 13th August, 2002 leaving behind her sister Miss Estrelina Niceta Geraldina Ida Carvalho as the sole and universal heir. Subsequently, said Miss Estrelina expired on 29th June, 2007 in the status of spinster leaving behind the Public Will dated 28th December, 2006 wherein she had bequeathed all her movable and immovable properties to her said nephew Clifford Savio Francis Fernandes.

By virtue of the said Public Will dated 28th December, 2006 and the Deed of Succession dated 27th July, 2007, the said Mr. Clifford Savio Francis Fernandes became the sole heir and successor to the estate left behind by said Miss Estrelina which includes the property surveyed under Survey No. 8/3 of Village Chimbél.

Mr. Clifford subsequently moved an application for mutation claiming to be the owner of the said property surveyed under Survey No. 8/3 of Village Chimbél, before the Talathi of Mutations and after necessary formalities and procedure, the names of Maria G. L. Carvalho, Maria Oliver V.C.C. Carvalho & Estrelina N.C. Idu Carvalho, all three sisters, came to be deleted and the name of Mr. Clifford Savio Francis Fernandes



was incorporated on form I & XIV of the said property surveyed under Survey No. 8/3 of Village Chimbél, Tiswadi, Goa.

Mr. Clifford Savio Francis Fernandes has now acquired the ownership of the said property surveyed under Survey No. 8/3 of Village Chimbél, and holding absolute and valid title to the said property.

By Deed of Sale dated 25th May, 2022 duly registered in the office of the Sub Registrar, Ilhas at Panaji, under Registration No. PNJ-1-1428-2022 dated 27th May, 2022, Mr. Clifford Savio Francis Fernandes alias Clifford Fernandes alias Clifford Savio Francisco Fernandes and his wife Mrs. Lina Vaz sold the said property surveyed under Survey No. 8/3 of Village Chimbél, admeasuring an area of 1190 square metres to M/s PSYK INFRA LLP, A Limited Liability Partnership Firm, having its office at 502, 5th floor, Unitech City Centre, Panaji, Goa.

Upon purchase of the said property by M/s PSYK INFRA LLP., it was found that the actual area of the said property under Survey No. 8/3 of Village Chimbél, at loco is 1323 square metres, which is confirmed by the Order dated 06/06/2023 passed by the Dy. Collector & SDO, Tiswadi, Panaji, in Case No. LRC/COR/TIS/04/2022.

By Deed of Rectification dated 2nd December, 2023, duly registered in the office of the Sub Registrar, Ilhas at Panaji, under Registration No. PNJ-1-3327-2023 dated 11th December, 2023, the said mistake of recording wrong area of 1190 square metres in the Principal Deed dated 25th May,



2022 came to be rectified by correcting and recording the actual area of 1323 square metres.

M/s PSYK INFRA LLP., thus became the exclusive and absolute owner of the property known as "FIRGUCA BHAT" admeasuring an area of 1323 square metres, surveyed under Survey No. 8/3 of Village Chimbhel, Tiswadi, Goa.

CERTIFICATE

Upon perusal of the documents submitted to me, this is to certify that M/s PSYK INFRA LLP., a Limited Liability Partnership Firm, having its office at 502, 5th floor, Unitech City Centre, Panaji, Goa hold clear, valid and marketable title to the property known as "FIRGUCA BHAT" admeasuring an area of 1323 square metres, surveyed under Survey No. 8/3 of Village Chimbhel, Tiswadi, Goa subject to Nil Encumbrance Certificate to be issued by the Sub Registrar, Ilhas, Panaji.



(Pavan Shetye)

Advocate