

# ADVOCATES

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## TITLE SEARCH REPORT

At the request of MR. HEMANT TOLANI, R/o. E-17, Lajpat Nagar-III, South Delhi-110024, director of TOLANI DEVELOPERS PRIVATE LIMITED, a Private Limited Company, registered under the provisions of the Indian Companies Act, 1956, holding Pan Card No. [REDACTED], and having its Registered Office at E-17, Lajpat Nagar-III, New Delhi - 110024, I have examined the copies of the documents/records furnished to me and I do hereby submit my opinion report:-

### 1. DESCRIPTION OF THE LARGER PROPERTY :

ALL THAT property known as "LOURANCHEM BORDA", admeasuring 1950sq.mts., surveyed under Chalta No. 62/2 of P.T.Sheet No.13 of City Survey Mapusa, situated within the limits of Cunchelim, Taluka Bardez, Sub District of Bardez, District of Goa, State of Goa, described in the Land Registration office of Bardez under No. 415 at folio 302 of Book B-3(old), enrolled in the taluka of Revenue Officer Matriz No. 11 and Bounded as under:

On The East: by property surveyed under No. 62/39 of P.T. Sheet No. 13 of City Survey Mapusa,  
 On The West: by property surveyed under No. 62/3 of P.T. Sheet No. 13 of City Survey Mapusa,  
 On The North: By remaining portion of the same property kept for the use of local residents and nallah.  
 On The South: By Road.

### 2. DESCRIPTION OF THE SAID PLOT :

ALL THAT plot of land (Plot 'B'), admeasuring 608 sq. mts., surveyed under Chalta No. 62/2-A of P.T.Sheet No.13 of City Survey Mapusa, forms the part of the property known as "LOURANCHEM BORDA", admeasuring 1950sq.mts., surveyed under Chalta No. 62/2 of P.T.Sheet No.13 of City Survey Mapusa, situated within the limits of Cunchelim, Taluka Bardez, Sub District of Bardez, District of Goa, State of Goa, described in the Land Registration office of Bardez under No. 415 at folio 302 of Book B-3(old), enrolled in the taluka of Revenue Officer Matriz No. 11 and said plot of land admeasuring 608 sq. mts., is bounded as under:

On The East: by property surveyed under No. 39 of P.T. Sheet No. 8 of City Survey Mapusa,  
 On The West: by property surveyed under No. 62/3 of P.T. Sheet No. 13 of City Survey Mapusa,

On The North: by property surveyed under No. 62/2 of P.T. Sheet No. 13 of City Survey Mapusa  
 On The South: By Road.

And shall hereinafter referred to as "THE SAID PLOT".

### 3. DOCUMENTS FURNISHED:-

- i. Deed of Sale with Discharge of Price dated 22/05/1948, recorded before then Notary of Bardez at pages 84 to 90 of Book No. 482. (In Portuguese language alongwith English Translation).
- ii. Inscription No. 35310 at pages 65 reverse of Book No.G-39/182 in the Land Registration Office of Bardez. (In Portuguese language alongwith English Translation).
- iii. Records of Orphonological Inventory Proceeding was instituted before the Tribunal Judicial Da Comarca De Bardez in Court-II in the year, 1951. (In Portuguese language alongwith English Translation).
- iv. Instrument of Gift with Acceptance dated 04/10/1968, registered before Sub-Registrar of Bardez under No. 2114 at pages 159 to 163 of Book I, Vol 27 dt. 09/10/1968.
- v. Records of Inventory Proceeding bearing No. 258/2001/A was instituted before the Civil Judge Senior Division at Mapusa.
- vi. Judgment and Decree dated 08/10/2007 in Regular Civil Suit No. 159/2003/D of the Civil Judge Junior Division at Mapusa.
- vii. Order dated 21/04/2008 passed by the Dy. Collector and S.D.O., at Mapusa in Partition Case No. 15/215/2007/Part/Land.
- viii. Deed of Sale 08/05/2008, registered before Sub-Registrar of Bardez under No.3065 at pages 204 to 224 of Book I, Vol 2636 dated 05/06/2008.
- ix. Agreement for Sale dated 7/11/2005 notarized before Notary D.S. Petkar, Mapusa-Goa.
- x. Deed of Sale dated 26/6/2014 is duly found registered in the office of the Sub-registrar of Bardez under Book-1 Document, Registration Number BRZ-BK1-02911-2014, CD Number BRZD695 on Date 02-07-2014.
- xi. Sanad vide its No. CNV/City/11/2009/1622 dated 30/06/2009 for conversion of the said PLOT.
- xii. North Goa Planning & Development Authority, Panjim granted Development Permission vide its No. NGPDA/M/1243/264/2013 dated 30/04/2013 for construction of compound wall in said PLOT.



- xiii. Mapusa Municipal Council granted licence vide its No.19 dated 05/07/2013 for construction of compound wall in said PLOT.
- xiv. North Goa Planning & Development Authority, Panjim granted Development Permission vide its No. NGPDA/M/1567/1984/2019 dated 8/3/2019 for construction of Commercial cum Residential building in said PLOT.
- xv. Mapusa Municipal Council granted licence vide its No.19 dated 10/07/2019 for construction of Commercial cum Residential building in said PLOT.
- xvi. Form D/property Card of Cunchelim (Mapusa) city, the said PLOT surveyed under Chalta No. 62/2-A of P.T.Sheet No.13 is recorded in the name of the PRIANNA DEVELOPERS PRIVATE LIMITED under Mutation No. 212686.
- xvii. DEED OF SALE dated 27<sup>th</sup> day of November 2020.
- xviii. Newspaper "Navhind Times" dated 15/2/2020 & in "Tarun Bharat" dated 15/2/2020.

#### 4. FLOW OF TITLE:-

- A. Upon perusal of the documents mentioned hereinabove, it can be seen that the SAID LARGER PROPERTY originally belonged to Smt. Liliana Estela Alice de Braganza e Rodrigues and her husband Shri Filipe Rodrigues, both R/o Candolim, Bardez-Goa, who by virtue of Deed of Sale with Discharge of Price dated 22/05/1948, recorded before then Notary of Bardez at pages 84 to 90 of Book No. 482, the said Liliana Estela Alice de Braganza e Rodrigues and her husband Filipe Rodrigues sold the SAID LARGER PROPERTY alongwith other properties to Shri Caridade de Souza and his wife Smt. Maria Rosaria Fernandes.
- B. The SAID LARGER PROPERTY alongwith other properties are inscribed in the name of said Shri Caridade de Souza and his wife Maria Rosaria Fernandes under Inscription No. 35310 at pages 65 reverse of Book No.G-39/182 in the Land Registration Office of Bardez, Since 29/06/1948.
- C. Upon the death of said Caridade D'Souza on 30/07/1950, Orphonological Inventory Proceeding was instituted before the Tribunal Judicial Da Comarca De Bardez in Court-II in the year, 1951, the SAID LARGER PROPERTY was listed as Item No. 20 and by Order dated 04/11/1952, the 1/3<sup>rd</sup> each of the SAID LARGER PROPERTY were allotted to Shri Manuel de Souza, Shri Joao Xavier de Souza, Kum. Verediana de Souza, the Children of his brother, Shri Caetano de Souza.
- D. By Instrument of Gift with Acceptance dated 04/10/1968, registered before Sub-Registrar of Bardez under No. 2114 at pages 159 to 163 of Book I, Vol 27 dt. 09/10/1968, said Verediana D'Souza and her Husband Shri Tomas Avelino Fernandes gifted their 1/3<sup>rd</sup> share in the SAID LARGER PROPERTY alongwith other property to Shri Luis Antonio

D'Souza and his wife Smt. Tereza Maria Siqueria or Tereza Maria de Souza and Shri Joao Xavier D'Souza and his wife Smt. Telma Castelino e D'Souza in equal share each. Thus said Luis Antonio D'Souza also known as Manuel de Souza and his wife became the owners of half of the SAID LARGER PROPERTY and said Joao Xavier D'Souza and his wife became the owners of the other half of the SAID LARGER PROPERTY.

- E. Upon the death of the said John Xavier D'Souza alias Joao Xavier D'Souza, an Inventory Proceeding bearing No. 258/2001/A was instituted before the Civil Judge Senior Division at Mapusa and by Order dated 30/11/2001, his half share in the SAID LARGER PROPERTY listed as Item No.2, alongwith other properties were allotted to his wife, said Thelma Castellino D'Souza.
- F. The said Thelma Castellino D'Souza filed Regular Civil Suit being No. 159/2003/D before the Civil Judge Junior Division at Mapusa against the heirs of said Luis Antonio D'Souza also known as Manuel de Souza and the SAID LARGER PROPERTY was divided into two plots, and Plot 'B', admeasuring an area of 608 sq. mts., of the SAID LARGER PROPERTY was allotted to said Thelma Castellino D'Souza and Plot 'A', admeasuring an area of 608 sq. mts., of the SAID LARGER PROPERTY was allotted to the heirs of said Luis Antonio D'Souza, and remaining area admeasuring an area of 734 sq. mts., on the northern side of the SAID LARGER PROPERTY was reserved for the use of local people for immersion of Lord Ganesh and the same is confirmed by Judgment and Decree dated 08/10/2007.
- G. Vide Order dated 21/04/2008 passed by the Dy. Collector and S.D.O., at Mapusa in Partition Case No. 15/215/2007/Part/Land, the SAID LARGER PROPERTY was partitioned and the said PLOT is allotted new Chalta no. 62/2-A of P.T. Sheet No.13.
- H. By virtue of Deed of Sale 08/05/2008, registered before Sub-Registrar of Bardez under No.3065 at pages 204 to 224 of Book I, Vol. 2636 dated 05/06/2008, the said Telma Castelino E D'Souza Alias Thelma Castellino D'Souza alias Telma D'Souza alias Maria Telma Castelino sold/conveyed/transferred the said PLOT to Mr. Vijay Vishnu Naik for valid consideration as mentioned therein.
- I. Prior to said Deed of Sale dated 08/05/2008, by Agreement for Sale dated 07/11/2005 was executed by the said Telma Castelino E D'Souza alias Maria Telma Castelino alias Telma D'Souza, infavour of one Mr. Gavandalkar Arun Anant, thereby agreeing to sell said PLOT to him. The said Agreement for Sale dated 7/11/2005 was duly notarized before Notary D.S. Petkar, Mapusa-Goa, however the said Mr. Gavandalkar Arun Anant & his wife were not parties to the said Deed of Sale dated 08/05/2008.
- J. By virtue of the Deed of Sale dated 26/6/2014, PRIANNA DEVELOPERS PRIVATE LIMITED, a Company registered under the provisions of the Indian Companies Act, 1956, having its registered office at B-S14 & 15, 2<sup>nd</sup> Floor, Campal Trade Centre, Near Kala Academy, Panaji-Goa, having Pan Card No. [redacted] purchased the SAID PLOT from Mr. Vijay Vishnu Naik & his wife for valid consideration as mentioned therein. In

the said Deed of Sale dated 26/6/2014, the said Mr. Gavandalkar Arun Anant and his wife were included as the CONFIRMING PARTIES in view of the Agreement for Sale dated 7/11/2005. The said Deed of Sale dated 26/6/2014 is duly found registered in the office of the Sub-registrar of Bardez under Book-1 Document, Registration Number BRZ-BK1-02911-2014, CD Number BRZD695 on Date 02-07-2014.

- K. SANAD was granted to the SAID PLOT by the office of the Dy. Collector & SDO, Mapusa vide its No. CNV/City/11/2009/1622 dated 30/06/2009.
- L. North Goa Planning & Development Authority, Panjim granted Development Permission vide its No. NGPDA/M/1243/264/2013 dated 30/04/2013 for construction of compound wall in said PLOT.
- M. Mapusa Municipal Council granted licence vide its No.19 dated 05/07/2013 for construction of compound wall in said PLOT.
- N. North Goa Planning & Development Authority, Panjim granted Development Permission vide its No. NGPDA/M/1567/1984/2019 dated 8/3/2019 for construction of Commercial cum Residential building in said PLOT.
- O. Mapusa Municipal Council granted licence vide its No.19 dated 10/07/2019 for construction of Commercial cum Residential building in said PLOT.
- P. The Form D/property Card of Cunchelim (Mapusa) city, the said PLOT surveyed under Chalta No. 62/2-A of P.T.Sheet No.13 is recorded in the name of the PRIANNA DEVELOPERS PRIVATE LIMITED under Mutation No. 212686, which was recorded on the basis of the Deed of Sale dated 26/6/2014.
- Q. By virtue of the Deed of Sale dated 27/11/2020, PRIANNA DEVELOPERS PRIVATE LIMITED, sold/transferred/conveyed the said PLOT in favour of TOLANI DEVELOPERS PRIVATE LIMITED for valid consideration as mentioned therein. The said Deed of Sale dated 27/11/2020 is duly found registered in the office of the Sub-registrar of Bardez under Book-1 Document, Registration Number BRZ-1-3069-2020, on Date 30-Nov-2020.
- R. Prior to execution of the Deed of Sale dated 27/11/2020, a public notice was published in the local newspaper "Navhind Times" dated 15/2/2020 & in "Tarun Bharat" dated 15/2/2020, inviting objections from the general public towards the sale of the SAID PLOT, and no objections of whatsoever nature were received from anybody towards the same.


#### CERTIFICATE

After carefully scrutinizing the abovementioned documents, I am of the considered opinion that the said TOLANI DEVELOPERS PRIVATE LIMITED, a Private Limited Company, registered under the provisions of the Indian Companies Act, 1956, holding Pan Card No. [REDACTED], and having its Registered Office at E-17, Lajpat Nagar-



III, New Delhi - 110024, is the lawful owner, in peaceful possession and enjoyment of the said PLOT.

Date:- 22/12/2020.  
Place:- Mapusa-Goa.



22/12/2020

(Sunil K. Sirsat)  
Advocate-Mapusa.

**SUNIL K. SIRSAT**  
**ADVOCATE**  
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