

- 1) *Francisco de Bragança*
- 2) *A.B. (Zito) Bragança*
- 3) *Shailesh S. Vengurlekar*
- 4) *Ruby V. Shirodkar*
- 5) *Vinisha Bragança*
- 6) *Wilson Rodrigues*
- 7) *Gautamy U. Naik*
- 8) *Siddhi R. Malvankar*

201-205, 2nd Floor Rizim Plaza,
Opp. Office Complex, Morod,
Mapusa, Bardez - Goa. 403 507
Tel: 2250224, 2250420

Advocates.

Date:- August 25, 2021

Ref. No.

Date:-

TITLE REPORT

This report of title is issued at the request of M/S. RIVIERA CONSTRUCTIONS PVT. LTD., a Private Limited Company, duly registered with the Registrar of Companies, Goa under Certificate of Incorporation bearing no. 24-01994 of 1995, holder of PAN AACCR8764R, having its office at 0-104, 2nd Floor, Gomes Catao Complex, Near Cine Alankar, Mapusa, Bardez, Goa, through its Chairman and Managing Director MR.AGNELO BRAGANCA, in respect of the properties more particularly described in the Schedule hereinunder written.

SCHEDULE OF PROPERTY:

All that immoveable property known as **VANTECHE BATTA**, also known as **"TAMBUDKI"** admeasuring **2,419 square metres**, surveyed under no. 189/17- D corresponding to old cadastral Survey number 820 situated in the Revenue Village of Arpora, Bardez, Goa, situated at Arpora, Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, not known to be described in the Land Registration Office, nor known to be enrolled in the Revenue

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Office for Matriz Predial, which property is totally shown in the old cadastral survey records under no. 820 and bounded as under:

East : the property bearing survey no. 194/1 of Sakaram Mahadeo Kenkre, Narayan Yeshwant Kenkre, Jagajivan Pandurang Kenkre & others.

West : By the property bearing survey no. 189/17-C belonging to Navnath Kerkar.

North: By the property bearing survey no. 189/17 belonging to Emelinda Graca Costa , Joao Nolasco Moniz & others.

South: By the property bearing Survey no. 193/18 belonging to Avinash Anand Kenkre , Anil Srikant Kenkre & others.

DOCUMENTS RELIED UPON:

- 1 Survey Form I & XIV of 189/17-D of Village Arpora.
2. New survey plan of 189/17-D of Village Arpora.
3. Registo de Agremensor
4. Old Cadastral Survey plan of survey no.820

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5. Order of Deputy Collector dated 14.5.2018 in Partition Proceedings No.15/157/2017/TART/LAND.
6. Deed of sale dated 30th August 2018 duly registered with the Sub-Registrar of Bardez at Mapusa registered under no. BRZ-BK1-02849-2018 CD number BRZD 802 dated 30th August 2018.
7. Deed of Sale dated 8.4.2019 duly registered with the Sub-Registrar of Bardez at Mapusa registered under no. BRZ-1-1004-2019 of Book No.1 dated 8.4.2019.
8. Inventory Proceedings No.339/2011/D held before Civil Judge Senior Division Mapusa.
9. Conversion Sanad issued by Additional Collector North Goa bearing Ref.no.4/166/CNV/AC-III/2021/705 dated 15.6.2021.
10. Development permission bearing Ref.no.NGPDA/ARP/44/239/257/2021 dated 17/6/2021 issued by NGPD, Panaji.
11. Construction licence from Village Panchayat of Arpora bearing no.VP/AN/CONST.LICENCE/21-22/628 dated 23.8.2021.
12. NIL Encumbrance Certificates (2 in nos) bearing nu.1640 and 1644 dated 5/8/2021 issued by Sub Registrar of Bardez at Mapusa.

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TRACING OF TITLE:

1. The said property originally belonged to late Pio Manuel Marcos de Santa Cruz e Melo Carvalho or Cruz Carvalho and his wife Petronila de Melo Mendonca e Carvalho.
2. That the Old Cadastral Survey record of the property bearing Old Cadastral survey no.820 shows the name of said Pio Manuel Marcos de Santa Cruz e Melo Carvalho or Cruz Carvalho.
3. That in the survey records the said entire property was originally shown in survey no.189/17 in the name of (1) Sonia Maria Eremelinda da Graca Costa e Moniz (2) Maria de Lourdes Matildes Ferrira e Moniz and (3) Savio Alvaro Graca Costa e Moniz who are owners of separate and independent part of the said entire property admeasuring 4300 sq.mts excluding the remaining part of the said entire property having an area of 2419 sq.mts corresponding to Old Cadastral number 820 belonging to the heirs of the said late Pio Manuel Marcos de Santa Cruz e Melo Carvalho or Cruz Carvalho and his wife Petronila de Melo Mendonca e Carvalho which plot is now surveyed under number 189/17-D.

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4. The said property was partitioned and separated from the entire property bearing survey no. 189/17 and was allotted separate survey number 189/17-D.

5. That the said property now surveyed in the new survey records of village Arpora under survey no.189/17-D is now an independent plot / property.

6. That the said Pio Manuel Marcos de Santa Cruz e Melo Carvalho or Cruz Carvalho and his wife Petronila de Melo Mendonca e Carvalho died on 23/01/1947, and his widow the said Petronila de Melo Mendonca e Carvalho died on 31/08/1955, leaving behind as their heirs, inter alia Mr. Gervasio Carvalho alias Gervasio D'Mello, also known as Jervas Carvalho, married to Felicidade Carvalho.

7. That on the death of the said Pio Manuel Marcos de Santa Cruz e Melo Carvalho and his wife Petronila de Melo Mendonca e Carvalho inventory proceedings bearing no. 339/2011 were held in the Court of the Civil Judge Senior Division of

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Bardez at Mapusa. The property described in the Schedule hereinabove was described at item no.55 of Description of Assets.

8. That the said property was taken in auction half share each by Mrs.Sarita Fernandes and Ingrid Carvalho e Frenandes who are both daughters of Gervasio Carvalho alias Gervasio D'Mello, also known as Jervas Carvalho and Felicidade Carvalho, son of late Pio Manuel Marcos de Santa Cruz e Melo Carvalho or Cruz Carvalho and Petronila de Melo Mendonca e Carvahô.

9. That said Mrs.Sarita Fernandes and Ingrid Carvalho e Fernandes, thus became the absolute owners in possession of the said property, having half undivided right each.

10. That by virtue of (i) Deed of sale dated 30th August 2018 duly registered with the Sub-Registrar of Bardez at Mapusa registered under no. BRZ-BK1-02849-2018 CD number BRZD 802 dated 30th August 2018 and (ii) Deed of Sale dated 8.4.2019 duly registered with the Sub-Registrar of Bardez at Mapusa registered under no. BRZ-1-1004 - 2019 of Book No.1 dated 8.4.2019, said Mrs. Sarita Fernandes and Ingrid Carvalho e

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Fernandes, sold their respective undivided half right in the said property to M/s Riviera Constructions Pvt.Ltd.

11. That M/s Riviera Constructions Pvt. Ltd. Are thus the absolute owners in possession of the said property.

12. That the survey records Form I & XIV of the said property are mutated in the name of M/s Riviera Constructions Pvt.Ltd.,

13. That the said M/s Riviera Constructions have duly converted the said property for residential use by conversion sanad issued by Additional Collector North Goa bearing Ref.no.4/166/CNV/AC-III/2021/705 dated 15.6.2021.

14. That the said M/s Riviera Constructions have obtained development permission from North Goa Planning and Development Authority bearing Ref.no. NGPDA/ARP/44/239/257/2021 dated 17/6/2021 issued by NGPD, Panaji.

15. That the said M/s Riviera Constructions Pvt Ltd., has obtained construction licence bearing

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No. VP/AN/CONST.LICENCE/21-22/628 dated
23.8.2021- from Village Panchayat of Arpora and
approvals for construction.

16. Nil Encumbrance Certificates doesn't show
any encumbrance on the Property.

M/s Riviera Constructions Pvt.Ltd., of Mapusa
are the owners in possession of the said property
and have a clear and marketable title and are
entitled to develop the said property in terms of
licenses and approvals hereinabove mentioned.

(SHAILESH VENGURLEKAR)
ADVOCATE

Shailesh S Vengurlekar
Advocate
201 205, 2nd floor, Rijim Plaza
Road, Mapusa, Bardez-Goa