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**TITLE REPORT IN RESPECT OF THE PROPERTY DESCRIBED
UNDER SCHEDULE 'B' BELOW**

Schedule - A

Description of said property -

All that property denominated as ZOGPALLEM also known as ZOGPOILEM or JOPAILEM, situated within the limits of village panchayat of Cana Benaullim, Salcete taluka, district of South Goa, state of Goa, described in the land registration office of Salcete at Margao, under no.789 of old series and enrolled in the Land Revenue Office of Salcete under Matríz under no.1288, bearing survey No.245/19 of village Benaullim, Salcete, Goa, totally admeasuring an area of 6,525 square metres, and which property is bounded as under :-

on the East by the water drain running in the North-South direction;
on the West by the property "PANDIABAGA" "QUILPAXITIN" of the comunidade, presently surveyed under no.246/17 and 246/37 of village Benaullim;

on the North by half of the property ZOGPOILEM of Estafania da Piedade Barbosa presently surveyed under no.245/18 of village Benaullim; and

on the South by the boundary line of village Varca;

This property shall hereinafter be referred to as the "**SAID PROPERTY**".

Schedule - B

Description of SAID PART -

All that PORTION admeasuring 1,800 square metres, which is a part of the property denominated as ZOGPALLEM also known as

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ZOGPOILEM or JOPAILEM, situated within the limits of village panchayat of Cana Benaullim, Salcete taluka, district of South Goa, state of Goa, described in Schedule 'A' above. The said Portion/Property is identified in the survey records of village panchayat of Benaullim under Survey no.245/19-D and is bounded as under :-

on the East by remaining property of Survey no.245/19;

on the West by Survey no.245/19A of village Benaullim;

on the North by Survey no.245/18 and 245/18A of village Benaullim; and

on the South by Survey no.245/19B and 245/19C of village Benaullim;

This property shall hereinafter be referred to as the **"SAID PART"**.

The following documents in respect of the said property/said part have been submitted for my scrutiny for issuing this Title Report :-

1. Certificate of Description and Inscription issued by the Land Registration Office of Salcete, Margao, dated 25/04/2014 in respect of the property bearing Description no.789 of Book B 5 along with its Inscription, in Portuguese along with its English translation.
2. Public Deed of Transaction dated 02nd June 1906, in Portuguese along with its English translation.
3. Deed of Gift, Division and Declaration dated 04 August 1921, duly recorded in the Office of the Judicial Division of Salcete, Margao, at folio 39 to folio 42 overleaf of book of Notes no.286, in Portuguese along with its English translation.

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4. Deed of Partition dated 20 March 1948 duly recorded in the Office of Judicial Division of Salcete, city of Margao, at folio 1 onwards of Book of Notes no.680 in Portuguese along with its English translation.
5. Deed of Qualification of heirs along with Partition dated 20 October 1955, duly recorded in the office of the Judicial Division of Salcete, at Margao, at folio 33 onwards of Deeds Book no.721 in Portuguese along with its English translation.
6. Matriz Certificate in respect of the property bearing no.1288 issued by the Head of Taluka Revenue Office, Margao.
7. Deed of Sale dated 07 March 2006 duly registered in the office of the sub registrar of salcete at Margao, under no.2559 at pages 212 to 234 of Book I Vol. no.2038 dated 9/6/2006, in respect of the SAID PROPERTY.
8. Deed of Sale dated 01 December 2014 duly registered in the office of the sub registrar of salcete at Margao, under Reg. no.MGO-BK1-05317-2014 on 02/12/2014, in respect of the SAID PROPERTY admeasuring 6525 sq. mts. bearing Survey no.245/19.
9. Technical Clearance Order dated 12/05/2017 under Ref. no.TPM/29324/Ben/245/19/17/1926 issued by the Town Planner, Office of the Senior Town Planner, Town & Country Planning Department, Margao Goa.
10. Construction Licence issued by the Village Panchayat of Cana Benaulim, under No.VPCB/19/2017-2018 dated 23/06/2017.
11. Conversion Sanad issued by the Additional Collector II, South Goa District, Margao, under No.AC-II/SAL/SG/CONV/37/2017/3077 dated 05/03/2018 in respect of an area of 3208 sq. mts. of Survey no.245/19.



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12. Deed of Sale dated 01 August 2017 duly registered in the office of the sub registrar of salcete at Margao, under Reg. no.MGO-BK1-03523-2017 on 01/08/2017, in respect of the SAID PORTION admeasuring 1800 sq. mts. described in Schedule 'B' above, executed between S I Media LLP as "Vendor" and Araujo Realtors a Proprietary concern of Mr. Ryan Anthony Araujo as "Purchaser".

13. Judgment and Order dated 17 April 2018 passed by the Dy. Collector and SDO of Salcete, Margao, in Case no.LRC/PART/Benaulim/141/2018/5758.

14. Technical Clearance Order (revised) dated 30/01/2019 under Ref. no.TPM/29324/Ben/245/19/2019/765 issued by the Dy. Town Planner, Office of the Senior Town Planner, Town & Country Planning Department, Margao Goa.

15. Form I & XIV in respect of Survey no.245/19-D of village Benaulim admeasuring 1800 square metres in respect of the SAID PART described in Schedule 'B' above.

After going through all the above documents submitted to me by Mr. RYAN ANTHONY ARAUJO , Proprietor of M/s. ARAUJO REALTORS, having office at Benaulim, Salcete, Goa, and based on the said documents, I have issued this Title Certificate as under –

1. As per document no.1, which is a Certificate of Inscription and Description, it has been mentioned that prior to the transfer, the said property ZOGPALLEM or ZOGOPOILEM originally belonged to JOAO CONCEICAO MONIZ, married and landlord of Benaulim. The description shows that the Northern side of the said property Zogopoilem belonged to Joao Salvador Moniz and Cyrillo Vicente Moniz.



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By the said document, it is crystal clear that the said property belonged to the family of Moniz, which was subsequently divided by the Moniz family by the document of Public Deed of Transaction dated 02/06/1906, which is mentioned at Sr. no.2.

2. As per document no.2, which is a Public Deed of Transaction dated 02 June 1906, the entire property was divided into two halves, being NORTHERN PART and SOUTHERN PART by drawing a line from East to West, wherein, the NOTHERN PART was allotted to Dona Estefania da Piedade Barbara, widow of Francisco Xavier Sebastiao Celeodaro Moniz, and the SOUTHERN PART (which is the SAID PROPERTY better described in Schedule 'A' above) was allotted to Jose Maria Leopoldino Moniz and his wife Ana Eufermiana da Piedade Bernardina Dias from Benaulim.

3. As per document no.3, which is a Deed of Gift, Division and Declaration dated 04 August 1921, executed between said Jose Maria Leopoldino Moniz and his wife, Ana Eufermiana da Piedade Bernardina Dias as "the First Party", AND (i) Antonio Vicente Sao Pedro Roque Moniz and his wife, Maria Idolini da Costa, (ii) Antonio Roque Xavier Moniz, (iii) Maria Teresa Dulce Moniz and (iv) Clara de Assumpcao Moniz as "The Second Party" AND (i) Verediana Coronata Aurelia Moniz and her husband Joao Vicente de Jesus Maria Jose de Melo alias Joao Vicente de Melo; (ii) Purificacao Ernestina Estefania Moniz and her husband Clovis Eugenio Massilon do Rosario e Mesquita alias Eugenio Mesquita; as "the



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Third Party”, the said SOUTHERN PART i.e. the SAID PROPERTY was allotted to ANTONIO VICENTE SAO PEDRO ROQUE MONIZ and his wife, MARIA IDOLINI DA COSTA.

4. As per document no.4, which is a Deed of Partition dated 20 March 1948 executed upon the death of said Antonio Vicente Sao Pedro Roque Moniz, wherein, his estate was partitioned by and between his widow, namely, Maria Idolina da Costa alias Maria Idolina da Costa and his children, namely, (i) Ernestina Irene Eufermiana Moniz married to Tomaz Joaquim Floriano Anunciacao Jose Antonio Vaz; (ii) Antonio Jose Leopoldino do Patrocinio Moniz alias Leopoldino Moniz; (iii) Alda Benigna Moniz, spinster; (iv) Antonio Maria Joaquim Moniz alias Antonio Moniz, bachelor; wherein, the said SOUTHERN PART (the SAID PROPERTY) among other properties, was allotted to his widow and moiety sharer, said MARIA IDOLINI DA COSTA, widow of Antonio Vicente Sao Pedro Roque Moniz.

5. As per document no.5, which is a Deed of Qualification of Heirs along with Partition dated 20 October 1955, it is confirmed that said MARIA IDOLINE DA COSTA also known as MARIA IDALINE DA COSTA and MARIA IDALINA DA COSTA alias MARIA IDALINA DA COSTA E MONIZ expired on 19/11/1954 in the status of widow, leaving behind on her death, a Will dated 27/10/1953 and as her heirs, the following children :-

(i) Ernestina Irene Eufermiana Moniz married to Tomaz Joaquim Floriano Anunciacao Jose Antonio Vaz;



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(ii) Antonio Jose Leopoldino do Patrocinio Moniz alias Leopoldino Moniz married to Maria Imelda do Rosario Botelho alias Imelda Botelho e Moniz;

(iii) Alda Benigna Moniz, spinster;

(iv) Antonio Maria Joaquim Moniz, bachelor;

as her only and universal heirs who succeeded to the estate.

As per the same document, the SAID PROPERTY (SOUTHERN PART) among other properties, was allotted to ANTONIO JOSE LEOPOLDINO DO PATROCINIO MONIZ alias LEOPOLDINO MONIZ married to Maria IMELDA DO ROSARIO BOTELHO also known as IMELDA BOTELHO E MONIZ alias IMELDA MONIZ.

6. As per document no.6, which is a Matriz Certificate, the said SOUTHERN PART is found recorded under Matriz no.1288 in favour of Jose Maria Leopoldino Moniz of Benaulim.

7. As per document no.7, which is a Deed of Sale dated 07 March 2006, said Mr. ANTONIO JOSE LEOPOLDINO DO PATROCINIO MONIZ alias LEOPOLDINO MONIZ and his wife, Mrs. MARIA IMELDA DO ROSARIO BOTELHO also known as IMELDA BOTHELHO E MONIZ alias IMELDA MONIZ, both r/o Benaulim, sold the SAID PROPERTY described in Schedule 'A' above, (i.e. the SOUTHERN PART) to Mr. HECTOR D'COSTA, r/o Varca, Salcete, Goa.

8. As per document no.8, which is a Deed of Sale dated 01 December 2014, said Mr. HECTOR D'COSTA, bachelor and landlord

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of Varca, sold the SAID PROPERTY described in Schedule 'A' above, (i.e. the SOUTHERN PART) to M/s. S I MEDIA LLP, a Limited Liability Partnership having office in Bangalore, wherein, Mr. Ryan Anthony Araujo was a "Confirming Party".

9. As per document no.9, which is a Technical Clearance Order dated 12 May 2017 issued by the Town and Country Planning Department in the name of S I Media LLP, technical clearance was granted by the Town Planner for the construction of residential buildings in the said property.

10. As per document no.10, which is a Construction Licence dated 23 June 2017 issued by the Village Panchayat of Cana Benaullim, licence has been granted to S I Media LLP, for proposed construction of residential building in the said property.

11. As per document no.11, which is a Sanad dated 05 March 2018, the Additional Collector II has granted conversion/permission to use the land for the purpose of Residential use in respect of an area of 3208 square metres of the said property.

12. As per document no.12, which is a Deed of Sale dated 01 August 2017, said S I Media LLP a limited liability partnership firm having office in Bangalore sold a part of the SAID PROPERTY i.e. the SAID PART described in Schedule 'B' above admeasuring 1800 square metres, to M/s. ARAUJO REALTORS a proprietary concern of Mr. RYAN ANTHONY ARAUJO.



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13. As per document no.13 which is a Judgment and Order dated 17 April 2018, the Dy. Collector and SDO of Salcete, Margao, in Case no.LRC/PART/Benaulim/141/2018/5758, passed Order for partitioning the SAID PART admeasuring 1800 square metres from the Said Property bearing Survey no.245/19 of village Benaulim, and allotted separate sub division number for the SAID PART admeasuring 1800 square metres, being Survey no.245 Sub-division no.19-D of village Benaulim.

14. As per document no.14 which is a Technical Clearance Order (revised) dated 30 January 2019, the Dy. Town Planner, based on the Partition i.e. document no.13 above, issued Revised Technical Clearance Order in the name of Mr. RYAN ARAUJO for the construction of residential Bungalows (4 nos.) with Pools (revised) in the SAID PART bearing survey no.245/19-D of village Benaulim.

15. As per document no.15 which is a Form I & XIV, the name of M/s. ARAUJO REALTORS the proprietary concern of Mr. Ryan Anthony Araujo is appearing in the column "Name of Occupant" of Form I & XIV in respect of the SAID PART bearing Survey no.245/19-D of village Benaulim admeasuring 1800 square metres described in Schedule 'B' above.

In view of the above, said **M/s. ARAUJO REALTORS the proprietary concern of Mr. RYAN ANTHONY ARAUJO** is the exclusive owner, in possession and enjoyment of the **SAID PART**



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which is better described in Schedule 'B' above admeasuring an area of **1800 square metres** bearing **Survey no.245 Sub Division no.19-D** of village Benaulim, and said M/s. ARAUJO REALTORS Proprietary concern of Mr. Ryan Anthony Araujo is entitled to develop the SAID PART as per the development permissions and approvals granted by the statutory authorities.

Considering all the above documents, the title of the SAID PART described in Schedule 'B' above, is clean, clear, legal and marketable.

This Certificate of Title has been issued by me, at the request of **Mr. Ryan Anthony Araujo Proprietor of M/s. ARAUJO REALTORS**, Benaulim, Salcete, Goa.

Dated : 04 June 2019.
Place : Margao Goa.



Sanjay Shirodkar
Advocate.