

Ramdas Kolwalker & Associates

Ramdas R. Kolwalker
B.A., LL.B.

Rajiv R. Kolwalker
B.Com., LL.M.

Mrs. Varsha M. Khandeparkar
B.A., LL.B.

Vithal K. Punaji

B.A., LL.B.

Dirshana D. Kambli
LL.B. (HONS)

ADVOCATES, HIGH COURT

TITLE REPORT

This Title Report is given at the request of **MR. VIJAY VASSUDEV PRABHU DHARWADKAR**, son of late Vassudev Dharwadkar, of 61 years of age, married, civil engineer, Indian National, having PAN card No.

Aadhar Card No. email-

, mobile No. and resident of

House No. E-172, Uttam Niwas, Khorlim, Mapusa, Bardez, Goa 403507, in respect of immovable property known as QUELACHEM BATTA, situated at Khorlim, within the city limits of Mapusa Municipal Council of Mapusa, Bardez, Goa and is presently surveyed under Chalta No.37-B of P.T.Sheet No.140 of City Survey Mapusa, admeasuring 1528 square meters in area together with a demolished house situated therein and is found described in the Land Registration Office of Bardez under No.12098 at page 156 of Book B New 31 and inscribed under No.28448 at page 152V of Book G33 and is found enrolled in Taluka Revenue Office under No.535 of the First Circumscription of Mapusa, and is bounded on the East by Chalta

Nos.38 and 38-A of P.T.Sheet No.140; on the West by a way and Chalta No.36 of P.T.Sheet No.140; on the North by Municipal Public Road ; on the South by Chalta No.37-A of P.T.Sheet No.140 all of City Survey Mapusa . This property shall hereinafter be referred to as the SAID PROPERTY for the sake of brevity.

The following documents were placed before me by MR. VIJAY VASSUDEV PRABHU DHARWADKAR for scrutiny and my report thereon.

1. Deed of Sale dated 31-12-1991 of Mr. Lawrence Mario Braganza and duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.497 of Book I, Volume 238 dated 24-06-1994,
2. Deed of Gift dated 28-08-2000 of Mr. Lawrence Mario Braganza and duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.1597 of Book I, Volume 579,
3. Inventory Proceedings No. 2/1996 finalized in the Court of the Civil Judge Senior Division of Bardez at Mapusa,
4. Description Certificate No.12098 at page 156 of Book B New 31 of the Land Registration Office of Bardez at Mapusa,



3
Ramdas Kolwalker & Associates

Ramdas R. Kolwalker
B.A., LL.B.

Rajiv R. Kolwalker
B.Com., LL.M.

Mrs. Varsha M. Khandeparkar
B.A., LL.B.

Vithal K. Punaji

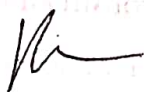
Dirshana D. Kambli
B.A., LL.B.
LL.B. (HONS)

ADVOCATES, HIGH COURT

5. Inscription Certificate No. 28448 at page 152V of Book G33 of the Land Registration Office of Bardez at Mapusa,
6. Form D of the Said Property surveyed under Chalta No.37-A of P.T.Sheet No.140 of City Survey Mapusa ,
7. Form D of the Said Property surveyed under Chalta No.37-B of P.T.Sheet No.140 of City Survey Mapusa ,
8. Survey Plan of the Said Property surveyed under Chalta No.37-B of P.T.Sheet No.140 of City Survey Mapusa ,
9. Nil Encumbrance Certificate of the Said Property surveyed under Chalta No.37-B of P.T.Sheet No.140 of City Survey Mapusa ,
10. North Goa Planning and Development Authority Order dated 23-12-2021 bearing reference No.NGPDA/M/1889/1179/2021,
11. Infrastructure Tax towards construction of residential building paid to the North Goa Planning Development Authority under Receipt dated 22-12-2021 for an amount of Rs.4,36,940/-

h

12. NOC letter issued by the Urban Health Centre, Mapusa dated 14-03-2022 bearing No.DHS/2022/DHS0901/00029/330PHCC/NOC/2014-15/1154 with septic tank plan,
13. Conversion Sanad No. 4/322/CNV/AC-III/2021/430 dated 6-04-2022 issued by the Office of the Additional Collector III of North Goa District, Mapusa, Goa , along with the plan annexed thereto,
14. Construction Licence issued by the Mapusa Municipal License No.06 dated 25-05-2022,
15. Receipt bearing No.03112 dated 25-05-2022 issued by the Mapusa Municipal Council on payment of construction licence fee of Rs.11,25,104/-,
16. Agreement for Development and Sale dated 12-05-2022 duly registered in the Office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-2215/2022 , Book 1 Document dated 16-05-2022,



Ramdas Kolwalker & Associates

Ramdas R. Kolwalker
BA, LL.B.

Rajiv R. Kolwalker
B.Com., LL.M.

Mrs. Varsha M. Khandeparkar
BA, LL.B.

Vithal K. Punaji
BA, LL.B.

Dirshana D. Kambli
LL.B. (HONS)

ADVOCATES, HIGH COURT

17. Special Irrevocable Power of Attorney dated 12-05-2022 duly registered in the Office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-POA Register-41-2022 dated 16-05-2022,

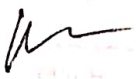
18. Memorandum of Understanding dated 12-05-2022 duly notarized before the Notary Shri. Mahesh A. Shetgaonkar, having his office at Mapusa, Goa and this document is registered under his number 310/2022

I have carefully perused the above documents and I have to state as follows:

1. As per document at Sr. No.1 which is the Deed of Sale dated 31-12-1991 of Mr. Lawrence Mario Braganza and duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.497 of Book I, Volume 238 dated 24-06-1994 a property under Chalta No.37 of P.T.Sheet No.140, of City Survey Mapusa, measuring 2583 square meters in area was purchased by Mr. Lawrence Mario Braganza from its previous



owners namely Shri. Joaquim Jose Lyne De Souza Marques and his wife Mrs. Monica Philomena Hilda Souza Marques.

2. As per document at Sr. No.2 which is the Deed of Gift dated 28-08-2000 of Mr. Lawrence Mario Braganza and duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No.1597 of Book I, Volume 579 a portion admeasuring 1055 square meters of the property under Chalta No.37 of P.T.Sheet No.140 of City Survey Mapusa, admeasuring 2583 square meters in area was gifted by Mr. Lawrence Mario Braganza to his sister and brother in law Mrs. Esmeralda Maria Azavedo and Mr. Wringo Constantino Azavedo.
3. As per Document at Sr. No. 3 which is the Inventory Proceedings No. 2/1996 finalized in the Court of the Civil Judge Senior Division of Bardez at Mapusa, the said Inventory Proceedings was initiated by Shri. Joaquim Jose Lyne De Souza Marques upon the death of Maria Esperanca Elvira Lobo and the property bearing Chalta No.37 of P.T.Sheet No.140 of City Survey Mapusa was listed and described at Item No.1 and the same was taken in auction by Shri. Joaquim Jose Lyne De Souza Marques and his wife Mrs. Monica Philomena Hilda Souza Marques and the final order was passed therein on 31-07-1991 confirming the allotment of the property bearing Chalta No.37 of P.T.Sheet No.140 of City Survey Mapusa in the name of
- 

Ramdas Kolwalker & Associates

Ramdas R. Kolwalker
BA, LL.B.

Rajiv R. Kolwalker
B.Com., LL.M.

Mrs. Varsha M. Khandeparkar
BA, LL.B.

Vithal K. Punaji

Dirshana D. Kambli
BA, LL.B.
LL.B. (HONS)

ADVOCATES, HIGH COURT

Shri. Joaquim Jose Lyne De Souza Marques and his wife Mrs. Monica
Philomena Hilda Souza Marques.

4. As per Document at Sr. Nos. 4 and 5 which are the Description
Certificate No.12098 at page 156 of Book B New 31 of the Land
Registration Office of Bardez at Mapusa with its corresponding Inscription.
Certificate No. 28448 at page 152V of Book G33 of the Land Registration
Office of Bardez at Mapusa with its respective translations which are in
respect of the Said Property and stands inscribed in the name of Maria
Eluvira Esperanca Lobo alias Maria Elvira Esperanca Lobo from whom the
predecessors in title of the current owner of the Said Property inherited the
same namely Shri. Joaquim Jose Lyne De Souza Marques and his wife Mrs.
Monica Philomena Hilda Souza Marques,

5. As per Document at Sr. No. 6 which is the present Form D of the
Property surveyed under Chalta No.37-A of P.T.Sheet No.140 of City
Survey Mapusa, admeasuring 843 square meters in area shows the area
gifted to Mrs. Esmeralda Maria Azavedo and Mr. Wringo Constantino

Azavedo which was originally 1055 square meters , after deducting an area of land admeasuring 212 square meters acquired by the Executive Engineer Works Division XIII Public Works Department by virtue of Award dated 23-01-2004 and possession certificate 15-03-2004 in case No.10/476/2000/LAO-PWD.

6. As per Document at Sr. No. 7 which is the present Form D of the Property surveyed under Chalta No.37-B of P.T.Sheet No.140 of City Survey Mapusa , admeasuring 1528 square meters in area shows the of the Said Property owned and possessed by Mr. Lawrence Mario Braganza.
7. As per Document at Sr. No. 8 which is the Survey Plan of the Said Property surveyed under Chalta No.37-B of P.T.Sheet No.140 of City Survey Mapusa , admeasuring 1528 square meters in area and the same corresponds to the Form D of the Said Property,
8. As per Document at Sr. No.9 which is the Nil Encumbrance Certificate for a period starting from 5-07-2001 upto 5-07-2022 in the name of Mr. Lawrence Mario Braganza stating that the Said Property is not encumbered till 5-07-2022.



Ramdas Kolwalker & Associates

Ramdas R. Kolwalker
BA, LL.B.

Rajiv R. Kolwalker
B.Com., LL.M.

Mrs. Varsha M. Khandeparkar
BA, LL.B.

Vithal K. Punaji

Dirshana D. Kambli
LL.B. (HONS)

ADVOCATES, HIGH COURT

9. As per Document at Sr. No.10 which is the North Goa Planning and Development Authority Order dated 23-12-2021 bearing reference No.NGPDA/M/1889/1179/2021, the construction in the said property is approved by the North Goa Planning and Development Authority from the planning point in the name of Mr. Lawrence Mario Braganza,
10. As per Document at Sr. No.11 which is the Infrastructure Tax towards construction of residential building paid to the North Goa Planning Development Authority under Receipt dated 22-12-2021 for an amount of Rs.4,36,940/- for the the purpose of construction to be carried out in the Said Property and the same is issued in the name of Mr. Lawrence Mario Braganza,
11. As per Document at Sr. No.12 which is the NOC letter issued by the Urban Health Centre, Mapusa dated 14-03-2022 bearing No.DHS/2022/DHS0901/00029/330PHCC/NOC/2014-15/1154 with septic tank plan for the purpose of construction to be carried out in the

Said Property and the same is issued in the name of Mr. Lawrence Mario Braganza.

12. As per Document at Sr. No.13 which is the Conversion Sanad No. 4/322/CNV/AC-HI/2021/430 dated 6-04-2022 issued by the Office of the Additional Collector III of North Goa District, Mapusa, Goa, along with the plan annexed thereto in respect of the Said Property which is issued in the name of Mr. Lawrence Mario Braganza, the user of the Said Property was converted from agriculture to non-agriculture purpose.
13. As per Document at Sr. No.14 which is the Construction Licence issued by the Mapusa Municipal License No.06 dated 25-05-2022 is issued in the name of Mr. Lawrence Mario Braganza,
14. As per Document at Sr. No.15 which is the Receipt bearing No.03112 dated 25-05-2022 issued by the Mapusa Municipal Council on payment of construction licence fee of Rs.11,25,104/- is issued in the name of Mr. Lawrence Mario Braganza,
15. As per Document at Sr. No.16 which is the Agreement for Development and Sale dated 12-05-2022 duly registered in the Office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-1-2215/2022,

Ramdas Kolwalker & Associates

Ramdas R. Kolwalker
B.A., LL.B.

Rajiv R. Kolwalker
B.Com., LL.M.

Mrs. Varsha M. Khandeparkar
B.A., LL.B.

Vithal K. Punaji
B.A., LL.B.

Dirshana D. Kambli
LL.B. (HONS)

ADVOCATES, HIGH COURT

Book 1 Document dated 16-05-2022, Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza, both residents of A3 F1, Comunidade Mini Market, Housing Board, Mapusa, Goa 403507 entered into a Development and Sale Agreement with the Developer Mr. Vijay Vassudev Prabhu Dharwadkar, resident of House No. E-172, Uttam Niwas, Khorlim, Mapusa, Bardez, Goa 403507 for the development and sale of the Said Property for valuable consideration.

16. As per Document at Sr. No.17 which is the Special Irrevocable Power of Attorney dated 12-05-2022 duly registered in the Office of the Civil cum Sub Registrar of Bardez at Mapusa under No.BRZ-POA Register-41-2022 dated 16-05-2022, Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza, executed a Special Irrevocable Power of Attorney in favour of the Developer Mr. Vijay Vassudev Prabhu Dharwadkar, permitting him to develop and to sell the developed portion allotted to him in the Said Property under the Said Agreement for Development and Sale.



17. As per Document at Sr. No.18 which is the Memorandum of Understanding dated 12-05-2022 duly notarized before the Notary Shri. Mahesh A. Shetgaonkar, having his office at Mapusa, Goa and this document is registered under his number 310/2022, Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza, and the Developer Mr. Vijay Vassudev Prabhu Dharwadkar, more specifically delineating therein the terms and conditions of the Agreement for Development and Sale dated 12-05-2022 and the allotments of the developed areas to be made between the owners Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza, and the Developer Mr. Vijay Vassudev Prabhu Dharwadkar.

In view of the above, I am of the opinion that Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza, are the legal owners in possession of the Said Property bearing Chalta No.37-B of P.T.Sheet No.140 of City Survey Mapusa admeasuring 1528 square meters in area and they have entered into an Agreement for Development and Sale with Mr. Vijay Vassudev Prabhu Dharwadkar permitting him to develop and sell the portion allotted to him in the Said Property and the remaining portion of the development shall be transferred in the name of the owners.

Ramdas Kolwalker & Associates

Ramdas R. Kolwalker
B.A., LL.B.

Rajiv R. Kolwalker
B.Com., LL.M.

Mrs. Varsha M. Khandeparkar
B.A., LL.B.

Vithal K. Punaji

Dirshana D. Kambli
B.A., LL.B.
LL.B. (HONS)

ADVOCATES, HIGH COURT

Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza have also executed a Special Irrevocable Power of Attorney in favour of the developer Mr. Vijay Vassudev Prabhu Dharwadkar permitting him to act for and on their behalf to develop and sell the portion allotted to him in the Said Property bearing Chalta No.37-B of P.T.Sheet No.140 of City Survey Mapusa, admeasuring 1528 square meters in area.

I am of the opinion thus that Mr. Lawrence Mario Braganza and his wife Mrs. Maurina Precilla Braganza have a clear and marketable title to the Said Property and the Developer Mr. Vijay Vassudev Prabhu Dharwadkar has development rights to the Said Property on the strength of the Agreement for Development and Sale and the Special Irrevocable Power of Attorney.

The Said Property is having no encumbrance and the developer Mr. Vijay Vassudev Prabhu Dharwadkar has all the rights and is free to construct, develop, sell, agree to sell, dispose off the agreed portion of the development carried out in the Said property fully or in parts to any person



or persons of their choice in terms of the Agreement for Development and Sale and Memorandum of Understanding dated 12-05-2022.

Place: Mapusa, Goa.

Date: 9th July, 2022



A handwritten signature in black ink, appearing to read "Rajiv R. Kolwalker".

(RAJIV R. KOLWALKER)