

M. H. Fernandes

Advocate

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TITLE REPORT

On instructions of my clients **Mr. Francisco Bernardo Tolentino Peregrino da Fatima Ursula De Souza alias Francisco Ursula de Souza ,Mrs. Olinda Pereira alias Olinda Pereira Ursula De souza, Mrs. Lilia Berenice da Piedade Ursula de Souza alias Lilia Berenice da Piedade Ursula de Souza alias Lilia Dsouza Fernandes, Mrs. Sheila Mohanty alias Sheila Judith Ursula Dsouza, Mrs. Christy Ursula de Souza, Mr. Alito Boaventura Ursula de Souza alias Alito Boaventura Ursula D'souza , Mr. Patrick Eleuterio Fernandes, and. who has placed in my hands the photocopies of the documents; I hereby draw the title report of the "Said Property" described herein as under:**

THE PROPERTY

There exists an immoveable property known as 'DIAS PACOS DO M. BHAT" , bearing survey No. 9/2 of Village Morambi-o-Pequeno, in the Taluka of Tiswadi, District of North Goa, State of Goa , admeasuring 1889 sq.mts bounded as under:

On the East: by nallah and boundary of village Morambi-o-Grande;

On the West: by property bearing Survey No. 9/1 of village Morambi-o-Pequeno;

On the North: by property bearing Survey No. 8 of village Morambi-o-Pequeno;

On the South: by property bearing Survey No. 9/3 of village Morambi-o-Pequeno.

The abovementioned property is hereinafter referred to as the "**SAID PROPERTY**" for the sake of brevity and better described in the **SCHEDULE I** herein under written and better identified in red color boundary line in the plan annexed hereto.

That the "Entire Property" originally stood inscribed in the name of **FRANCISCO XAVIER URSULA DE SOUZA**, married to Maria Mena de Fonseca Mendonca e Souza vide inscription No. 1964.



That the said original owner FRANCISCO XAVIER URSULA DE SOUZA ALIAS FRANCISCO XAVIER URSULA DE SOUSA expired on 2/11/1966 leaving behind his widow MARIA MENA DA FONSECA MENDONCA E SOUSA and the following children:

- a) MR. JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUZA alias JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUSA alias GILBERTO URSULA DE SOUSA.
- b) MR. FRANCISCO BERNARDO TOLENTINO PEREGRINO DA FATIMA URSULA DE SOUZA alias FRANCISCO URSULA DE SOUZA.
- c) MRS. LILIA BERENICE DA PIEDADE URSULA DE SOUZA alias LILIA BERENICE DA PIEDADE URSULA DE SOZA alias LILIA DSOUSA FERNANDES.
- d) MR. ALITO BOAVENTURA URSULA DE SOUZA alias ALITO BOAVENTURA URSULA D'SOUZA.
- e) MARIO DO PERPETUO SUCORRO URSULA DE SOUZA.
- f) CHICO XAVIER URSULA DE SOUZA.
- g) JUDITH BEATRIZ TUSNELDA VITORIA LOBO E SOUZA.
- h) ANTONIO JOSE AUGUSTO URSULA FONSECA MENDONCA DE SOUZA.

That JUDITH BEATRIZ TUSNELDA VITORIA LOBO E SOUZA expired in the status of spinster on 28/08/2011 and the son ANTONIO JOSE AUGUSTO URSULA FONSECA MENDONCA DE SOUZA and his wife VERONICA MILAGRINA LUIS E FERNANDES expired on 18/5/1994 and 26/3/2013 respectively without any issues.

That the widow OF FRANCISCO XAVIER URSULA DE SOUZA ALIAS FRANCISCO XAVIER URSULA DE SOUSA, i.e MARIA MENA DA FONSECA MENDONCA E SOUSA expired on 14/2/1997 and upon her death a Deed of Succession dated 5th June 2017 published in the official Gazette dated 8th June 2017, whereby the following children along with their respective spouses were declared the universal heirs of FRANCISCO XAVIER URSULA DE SOUZA, and MARIA MENA DA FONSECA MENDONCA E SOUSA namely:

- a) MR. JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUZA alias JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUSA alias GILBERTO URSULA DE SOUSA and his wife MRS. IVY ELISABETH DOMINICA MARIA DE FATIMA CARVALHO alias IVY ELISABETH DOMINICA MARIA DE FATIMA CARVALHO DE SOUSA alias IVY ELIZABETH DE SOUSA alias IVY CARVALHO DE SOUSA.

- b) MR. FRANCISCO BERNARDO TOLENTINO PEREGRINO DA FATIMA URSULA DE SOUZA alias FRANCISCO URSULA DE SOUZA and his wife OLINDA PEREIRA alias OLINDA PEREIRA URSULA DESOUSA.
- c) MRS. LILIA BERENICE DA PIEDADE URSULA DE SOUZA alias LILIA BERENICE DA PIEDADE URSULA DE SOZA alias LILIA DSOUSA FERNANDES and her husband MR. PATRICK ELEUTERIO FERNANDES.
- d) MR. ALITO BOAVENTURA URSULA DE SOUZA alias ALITO BOAVENTURA URSULA D'SOUZA and his wife MRS. SHEILA MOHANTY alias SHEILA JUDITH URSULA DSOUSA.
- e) MARIO DO PERPETUO SUCORRO URSULA DE SOUZA expired hence his wife FATIMA OLINDA REBELO DA SILVEIRA and Children OMAR ILLROY FRANCISCO DA SILVEIRA URSULA DE SOUZA and MUNIRA LYNSEY MENA DA SILVEIRA URSULA DE SOUZA along with her Husband DENZYL JOEL D'SILVA.
- f) CHICO XAVIER URSULA DE SOUZA and his wife ROSA MARIA REBELO DA SILVEIRA.

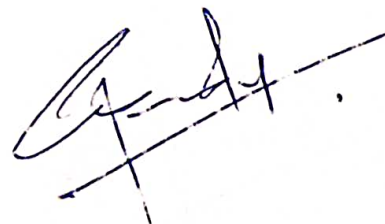
That after the drawing of the DEED OF SUCCESSION dated 5th June 2017 published in the official Gazette dated 8th June 2017, there was a "DEED OF FAMILY SETTLEMENT" dated 21/2/2017 registered under No.PNJ-BK1-02293-2017 CD No. PNJD59 on 18/9/2017 before the Sub Registrar Tiswadi, Panaji-Goa whereby the heirs of FRANCISCO XAVIER URSULA DE SOUZA, and MARIA MENA DA FONSECA MENDONCA E SOUSA namely:

i) MR. JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUZA alias JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUSA alias GILBERTO URSULA DE SOUSA and his wife MRS. IVY ELISABETH DOMINICA MARIA DE FATIMA CARVALHO alias IVY ELIZABETH DOMINICA MARIA DE FATIMA CARVALHO DE SOUSA alias IVY ELIZABETH DE SOUSA alias IVY CARVALHO DE SOUSA.

ii) MR. FRANCISCO BERNARDO TOLENTINO PEREGRINO DA FATIMA URSULA DE SOUZA alias FRANCISCO URSULA DE SOUZA and his wife OLINDA PEREIRA alias OLINDA PEREIRA URSULA DESOUSA.

iii) MRS. LILIA BERENICE DA PIEDADE URSULA DE SOUZA alias LILIA BERENICE DA PIEDADE URSULA DE SOZA alias LILIA DSOUSA FERNANDES and her husband MR. PATRICK ELEUTERIO FERNANDES.

iv) MR. ALITO BOAVENTURA URSULA DE SOUZA alias ALITO BOAVENTURA URSULA D'SOUZA and his wife MRS. SHEILA MOHANTY alias SHEILA JUDITH URSULA DSOUSA were allotted the "ENTIRE PROPERTY" by dividing the same in Plots, description of which is written hereunder:



a) ALL that **PLOT "A"** allotted to MRS. LILIA BERENICE DA PIEDADE URSULA DE SOUZA alias LILIA BERENICE DA PIEDADE URSULA DE SOZA alias LILIA DSOUSA FERNANDES and her husband MR. PATRICK ELEUTERIO FERNANDES, admeasuring 421 sq.mts.

b) ALL that **PLOT "B"** allotted to MR. ALITO BOAVENTURA URSULA DE SOUZA alias ALITO BOAVENTURA URSULA D'SOUZA and his wife MRS. SHEILA MOHANTY alias SHEILA JUDITH URSULA DSOUSA, admeasuring 421 sq.mts.

c) All that **PLOT "C"** allotted to MR. FRANCISCO BERNARDO TOLENTINO PEREGRINO DA FATIMA URSULA DE SOUZA alias FRANCISCO URSULA DE SOUZA and his wife OLINDA PEREIRA alias OLINDA PEREIRA URSULA DESOUZA, admeasuring 419 sq.mts

d) All that **PLOT "D"** allotted to MR. JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUZA alias JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUSA alias GILBERTO URSULA DE SOUSA and his wife MRS. IVY ELISABETH DOMINICA MARIA DE FATIMA CARVALHO alias IVY ELIZABETH DOMINICA MARIA DE FATIMA CARVALHO DE SOUSA alias IVY ELIZABETH DE SOUSA alias IVY CARVALHO DE SOUSA, admeasuring 419 sq.mts. (Hereinafter referred to as the "SAID PLOTS").

That the PLOT "D" allotted to MR. JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUZA alias JERONIMO DAMIAO CAETANO GILBERTO URSULA DE SOUSA alias GILBERTO URSULA DE SOUSA and his wife MRS. IVY ELISABETH DOMINICA MARIA DE FATIMA CARVALHO alias IVY ELIZABETH DOMINICA MARIA DE FATIMA CARVALHO DE SOUSA alias IVY ELIZABETH DE SOUSA alias IVY CARVALHO DE SOUSA. admeasuring 419 sq.mts was sold vide Deed of Sale dated 10/6/2021, registered under no.PNJ-1-1350-2021 dated 16/6/2021 before the Sub Registrar, Tiswadi –Goa to the Mrs. Christy Ursula de Souza.

That there was a discrepancy which crept up as regards the area reserved as road which was not allotted to the heirs in the Deed of Family Settlement which discrepancy was duly rectified and confirmed by executing a DEED OF RECTIFICATION dated 16th November, 2021 registered before the Sub Registrar Tiswadi Taluka under Book NO.1 Document under registration No. PNJ-1-2888-2021 dated 28/12/2021.

That it is relevant that Mrs. Christy Ursula de Souza, Mr. Mackenroy Shelton Fernandes, Mr. Francisco Bernardo Tolentino Peregrino da Fatima Ursula De Souza alias Francisco Ursula de Souza, Mrs. Olinda Pereira alias Olinda Pereira Ursula Desouza, Mrs. Lilia Berenice da Piedade Ursula de Souza alias Lilia Berenice da Piedade Ursula de Souza alias Lilia Dsousa Fernandes, Mr. Patrick Eleuterio Fernandes, Mr. Alito Boaventura Ursula de Souza alias Alito Boaventura

Ursula D'souza and Mrs. Sheila Mohanty alias Sheila Judith Ursula Dsouza have title, right and interest in the "ENTIRE PROPERTY" by virtue of the Deed of FAMILY SETTLEMENT, DEED OF SALE AND DEED OF RECTIFICATION dated 21/2/2017, 10/6/2021 and 16/11/2021 respectively.

That the said Mrs. Christy Ursula de Souza, Mr. Mackenroy Shelton Fernandes, Mr. Francisco Bernardo Tolentino Peregrino da Fatima Ursula De Souza alias Francisco Ursula de Souza, Mrs. Olinda Pereira alias Olinda Pereira Ursula Desouza, Mrs. Lilia Berenice da Piedade Ursula de Souza alias Lilia Berenice da Piedade Ursula de Souza alias Lilia Dsouza Fernandes, Mr. Patrick Eleuterio Fernandes, Mr. Alito Boaventura Ursula de Souza alias Alito Boaventura Ursula D'souza and Mrs. Sheila Mohanty alias Sheila Judith Ursula Dsouza, had vide Agreement for Development and Sale dated 29/04/2022 Registered under No. PNJ-1-1223-2022 of Book 1, dated 06/05/2022 granted onto the DEVELOPER/VENDOR for the development and construction on the "ENTIRE PROPERTY" with subsequent transfer of the "ENTIRE PROPERTY" to the DEVELOPER/VENDOR or to the nominees of the DEVELOPER/VENDOR as per the terms and conditions of this agreement.

That the DEVELOPER/VENDOR herein has decided to construct a residential/commercial building comprising of flats/shops in the "ENTIRE PROPERTY" to be known and herein after referred to as "POLARIS"

That the DEVELOPER/VENDOR has obtained the following construction licenses in their names which licenses shall be utilized by the DEVELOPER/VENDOR for carrying out the developmental works in the "ENTIRE PROPERTY":

- a) Technical Clearance order from the Office of the Senior Town Planner, Town and Country Planning Department, for "Plot A" vide no. TIS/10694.M.O.P/TCP/2024/730, for "Plot B" vide no. TIS/10694.M.O.P/TCP/2024/729; dated: - 13/03/2024.
- b) NOC from Directorate of Health Services, Primary Health Centre, Chimbel, Goa, for "Plot A" vide no. DHS/2024/DHS0901/O0033/51 and for "Plot B" vide no. DHS/2024/DHS0901/O0033/53; dated:- 22/03/2024
- c) Conversion Sanad for "Plot A" vide no. CCTIS08-22-141/3490 and "Plot B" vide no. CCTIS08-22-141/3491; dated 09/10/2023 from the Office of the District Collector North Goa.
- d) Construction License for "PLOT A" vide No: VP/MER/113/2024-25, Construction License for "PLOT B" vide No: VP/MER/114/2024-25, dated 27/04/2024 from the office of Village Panchayat Mercês – Goa.



SCHEDULE-I
(HEREINABOVE REFERRED TO "SAID PROPERTY")

All that property known as 'DIAS PACOS DO M. BHAT' , bearing survey No. 9/2 of Village Morambi-o-Pequeno, in the Taluka of Tiswadi, District of North Goa, State of Goa , admeasuring 1889 sq.mts bounded as under:

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On the West: by property bearing Survey No. 9/1 of village Morambi-o-Pequeno;

On the North: by property bearing Survey No. 8 of village Morambi-o-Pequeno;

On the South: by property bearing Survey No. 9/3 of village Morambi-o-Pequeno.

In the absence of any other Agreement or any documents of Alienation placed in my hands executed by the said **Mr. Francisco Bernardo Tolentino Peregrino da Fatima Ursula De Souza alias Francisco Ursula de Souza, Mrs. Olinda Pereira alias Olinda Pereira Ursula De souza, Mrs. Lilia Berenice da Piedade Ursula de Souza alias Lilia Berenice da Piedade Ursula de Souza alias Lilia Dsouza Fernandes, Mrs. Sheila Mohanty alias Sheila Judith Ursula Dsouza, Mrs. Christy Ursula de Souza, Mr. Alito Boaventura Ursula de Souza alias Alito Boaventura Ursula D'souza , Mr. Patrick Eleuterio Fernandes.** I am of the considered opinion that the said **Mr. Francisco Bernardo Tolentino Peregrino da Fatima Ursula De Souza alias Francisco Ursula de Souza ,Mrs. Olinda Pereira alias Olinda Pereira Ursula De souza, Mrs. Lilia Berenice da Piedade Ursula de Souza alias Lilia Berenice da Piedade Ursula de Souza alias Lilia Dsouza Fernandes, Mrs. Sheila Mohanty alias Sheila Judith Ursula Dsouza, Mrs. Christy Ursula de Souza, Mr. Alito Boaventura Ursula de Souza alias Alito Boaventura Ursula D'souza , Mr. Patrick Eleuterio Fernandes,** have a legal and marketable title in respect to the same and to transfer the same.

In view of the above, I am of the considered opinion that the "SAID PROPERTY" has a clear and marketable title.


 Adv. M. H. FERNANDES

Date: 06/05/2024