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TITLE REPORT

To

Jai Bhuvan Builders Pvt. Ltd,
Porvorim-Goa

Sir,

Subject: Title Report in respect of all that part and parcel of land known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of Village Anjuna, in the limits of the Village Panchayat of Anjuna-Caisua, admeasuring an area of 950 sq. mts, not found described in the Land Registration Office, Surveyed under old Cadastral Survey no. 672 and presently Surveyed under Survey no.441/5 of Village Anjuna, Bardez Taluka, District of North Goa, State of Goa.

1) DESCRIPTION OF THE PROPERTY

ALL THAT PART AND PARCEL of property known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of Village Anjuna, in the limits of the Village Panchayat of Anjuna-Caisua, admeasuring an area of 950 sq. mts, not found described in the Land Registration Office, Surveyed under old Cadastral Survey no. 672 and presently Surveyed under



Survey no.441/5 of Village Anjuna, Bardez Taluka, District of North Goa, State of Goa and bounded as under:

East: By road;

West: By property surveyed under survey no. 441/4 of Village Anjuna, Bardez- Goa;

North: By road;

South: By property surveyed under Survey no. 441/6-A of Village Anjuna, Bardez- Goa;

2) DESCRIPTION OF DOCUMENTS

- a) Translation of relevant extract from books of Directorate of the Services of Land Survey of the Estado Da India i.e., Auto de Demarcao maintained by the Land Survey Department i.e. Old Cadastral No. 672;
- b) Translation of relevant extract of Registo Do Agrimensor i.e. Book of Registration of Land Survey for Village Anjuna pertaining to said property no. 672;
- c) Deed of Succession dated 21.01.2013 drawn before the Notary Ex-Officio of Salcete at Margao at pages 10v to 12 in Book of Deed bearing no. 1584
- d) Deed of Succession dated 13.11.2014 was drawn before the Notary Ex-Officio of Bardez at Mapusa at pages 84 to 86 in Book of Deed bearing no. 847;
- e) Form III i.e. Index of Lands of SY no. 441/5 of Village Anjuna, Bardez-Goa,
- f) Form IX i.e. Index of Lands of SY no. 441/5 of Village Anjuna, Bardez-Goa
- g) Record of Rights/Form I & XIV (Manuel/handwritten) of SY no. 441/5 of Village Anjuna, Bardez-Goa
- h) Application for Commencement of Inventory, Statement on Oath of Head of Family, Initial List of Assets, Final List of



Assets, Scheme of Partition, Chart of Allotment, and Final Order dated 22.10.2020 in Inventory proceedings bearing 207 of 2020;

- i) Corresponding Certificate dated 26.02.2021 issued by Superintendent of Survey and Land Records;
- j) Deed of Sale dated 27.10.2020 duly registered in the office of the Sub-registrar of Bardez under Book-1 Document, Registration Number BRZ-1-2641-2020 on 28.10.2020;
- k) Form I & XIV of property bearing Survey no 441/5 of Village Anjuna of Bardez Taluka
- l) Agreement for Sale cum Development dated 22.04.2021 duly notarised before the Dilip Dabholkar, Notary public on 22.04.2021, bearing Reg no. 378/2021
- m) Power of Attorney dated 22.04.2021, duly registered before Notary, Dilip Dabholkar on 22.04.2021, bearing reg no. 379/2021;
- n) Sanad dated 08.10.2021 bearing ref no 4/15//CNV/AC-III/2021/1301 issued by Office of the Additional Collector-II, North Goa District Mapusa Goa;
- o) Technical Clearance Order dated 05.08.2021 bearing ref no. TPB/6951/ANJ/TCP-21/3182 issued by Office of Senior Town Planner;
- p) Construction License dated 22.10.2021 bearing ref no VP/ANJ-CAI-2021-2022/1779 issued by Office of Village Panchayat of Anjuna Caisua;

3) FLOW OF TITLE:

- a) There exist property known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of Village Anjuna, in the limits of the Village Panchayat of Anjuna-Caisua, admeasuring an area of 950 sq. mts, not



found described in the Land Registration Office, Surveyed under old Cadastral Survey no. 672 and presently Surveyed under Survey no.441/5 of Village Anjuna, Bardez Taluka, District of North Goa, State of Goa Hereinafter referred to as the **SAID PROPERTY**.

b) That perusal of the documents, more particularly document listed at (1) & (2) i.e. Books of Directorate of the Services of Land Survey of the Estado Da India i.e., Auto de Demarcao maintained by the Land Survey Department under Old Cadastral No. 672 conducted on 16/2/1943 in Village Anjuna and Registo Do Agrimensor i.e. Book of Registration of Land Survey for Village Anjuna pertaining to said property no. 672 reveals that said property originally belonged to (i) Marcos Vas and (ii) Gervacio Vas alias Gervasio Vaz, in equal halves, who were the sons of Jose Constancio Vas & Maria Felicia de Atorid Alias Maria Felicia Athaide.

c) Title pertaining to ½ share of Marcos Vas in the Said Property, is as follows:

i) Marcos Vas was married to Adriana Filomena Sequeira alias Adriana Vaz alias Maria Adriana Heroina Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira. both expired on 03.09.1953 and 15.02.1985 and upon their death the respectively, leaving behind their 3 children namely:-

(1) Carmo Manuel Pedro Felix Vaz alias Peter Vaz married to Felicia Natividade Amaral Vaz alias Phyllis Petronila Vaz expired on 25.03.1997 and 28.05.2012 respectively, leaving behind their 2 children namely:

(a) Mrs. Maria Abreu Lobo alias Maria Filomena Alzira Lia Vaz Abreu Lobo married to Mr. Manuel Joao



Inacio Abreu Lobo alias Manuel Jose Abreu Lobo;
and

(b) Mr. Marcus Francisco Agnelo Conceicao Gregorio Vaz alias Mr. Marcos Francis Agnelo Conceicao Gregorio Vaz alias Mr. Marcos Francis Agnelo Conception Gregory Vaz married to Mrs. Maria Manuela Fonseca e Vaz alias Maria Manuela Vaz as their sole and universal heirs.

(2) Calisto Vitorino Jose Antonio Vas alias Calisto Juse Vaz alias Calisto Joseph Vaz, who expired on 5.6.2014 as a Bachelor; &

(3) Marilia Francis Faria alias Marilia Mira Vaz alias Marilia Faria married to Francis Faria alias Francisco Piedade Jesus Faria alias Francisco Piedade de Jesus Faria who expired on 02.07.2012 and 26.05.1985 respectively leaving behind their 2 children namely:-

(a) Mrs. Maria Carmina Cristina Faria alias Carmen Colaco married to Mr. Alvito Marcelino Joaquim S. Colaco alias Alvito Colaco; and

(b) Mrs. Rosalia Faria alias Rose Rakesh Srivastava married to Mr. Rakesh Chandra Srivastava.

ii) As such by virtue of Deed of Succession dated 13.11.2014 was drawn before the Notary Ex-Officio of Bardez at Mapusa at pages 84 to 86 in Book of Deed bearing no. 847 rights, interest and title with respect to said Late Marcos Vas and her wife Late Adriana Filomena Sequeira alias Adriana Vaz alias Maria Adriana Heroina Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira in the said property came to be devolved onto (1) Mrs. Maria Abreu Lobo alias Maria Filomena Alzira Lia Vaz



Abreu Lobo (2) Mr. Manuel Joao Inacio Abreu Lobo alias Manuel Jose Abreu Lobo (3) Mr. Marcus Francisco Agnelo Conceicao Gregorio Vaz alias Mr. Marcos Francis Agnelo Concepcion Gregory Vaz (4) Mrs. Maria Manuela Fonseca E Vaz alias Maria Manuela Vaz (5) Mrs. Maria Carmina Cristina Faria alias Carmen Colaco (6) Mr. Alvito Marcelino Joaquim S. Colaco alias Alvito Colaco (7) Mrs. Rosalia Faria Alias Rose Rakesh Srivastava (8) Mr. Rakesh Chandra Srivastava.

iii) That names of Adriana Filomena Sequeira, Carmo Manuel Pedro Felix Vaz & Calisto Juse Vaz are duly found recorded in Form IX i.e. Index of Lands of village Anjuna, Bardez-Goa pertaining to the Said Property.

iv) That names of Adriana Filomena Sequeira, Carmo Manuel Pedro Felix Vaz & Calisto Juse Vaz, are duly found recorded in the Occupant's column of the Record of Rights/Form I & XIV (Manuel/handwritten) of the Said Property

d) Title pertaining to 1/2 share of Gervacio Vas in the SAID PROPERTY:

i) Inventory proceedings bearing 207 of 2020 was initiated in the Court of Civil Judge Junior Division at Mapusa Goa. Wherein perusal of deposition on oath of the head of the family reveals that said Gervacio Vas alias Gervasio Vaz was married to Leopoldina Fonseca Vas, both of whom expired on 28/06/1944 and 30/01/1941 respectively, leaving behind their 2 children namely:-(1) Joe Vaz, who expired on 12/6/1994 in the status of bachelor and (2) Maria Amelia Vaz married to Macario Jose Assumcao D'Souza alias Mack Joseph D'souza. The said Maria Amelia Vaz and her husband Macario Jose Assumcao D'Souza alias Mack



Joseph D'souza expired on 14/9/1994 & 10/9/1992 respectively leaving behind the their 2 children namely:- (1) Mr. Micael Alberto Assuncao De Souza alias Micael A. A. De Souza married to Mrs. Maryanne Virginia D'souza alias Mary Anne Virginia De Souza alias Maryanne Silveira and (2). Mr. Merwyn John D'souza married to Mrs. Lucille Michaela D'souza, as their sole and universal heirs.

ii) That by virtue of said Inventory proceeding bearing No. 207/2020/C, the half (1/2) undivided share of the said Gervacio Vas alias Gervasio Vaz & his wife Leopoldina Fonseca Vas in the Said Property was listed and described as Item no.1 in the initial list of assets and final list of assets and that according to the Final Chart of Allotment prepared in the said Inventory Proceedings, the half (1/2) undivided share of the said Gervacio Vas alias Gervasio Vaz & his wife Leopoldina Fonseca Vas in the SAID PROPERTY, was allotted in-favour of Mr. Micael Alberto Assuncao De Souza alias Micael A. A. De Souza and his wife Mrs. Maryanne Virginia D'souza alias Mary Anne Virginia De Souza alias Maryanne Silveira and Mr. Merwyn John D'souza and his wife Mrs. Lucille Michaela D'souza, according to their respective share as mentioned therein and the said Final Chart of Allotment was confirmed by the Court of the Civil Judge Senior Division at Mapusa-Goa, thereby confirming the allotment of the half (1/2) undivided share of the said Gervacio Vas alias Gervasio Vaz & his wife Leopoldina Fonseca Vas in the Said Property in favour of Mr. Micael Alberto Assuncao De Souza alias Micael A. A. De Souza and his wife Mrs. Maryanne Virginia D'souza alias Mary Anne Virginia De Souza alias Maryanne Silveira and



Mr. Merwyn John D'souza and his wife Mrs. Lucille Michaela D'souza.

- e) That Corresponding Certificate dated 26.02.2021 issued by Superintendent of Survey and Land Records, Panaji reveals that Old Cadastral no 672 of Village Anjuna of Bardez Taluka corresponds to Survey no 441/5 of Village Anjuna of Bardez Taluka.
- f) That by Deed of Sale dated 27.10.2020 duly registered in the office of the Sub-registrar of Bardez under Book-1 Document, Registration Number BRZ-1-2641-2020 on 28.10.2020 said (1) Mrs. Maria Abreu Lobo alias Maria Filomena Alzira Lia Vaz Abreu Lobo (2) Mr. Manuel Joao Inacio Abreu Lobo alias Manuel Jose Abreu Lobo (3) Mr. Marcus Francisco Agnelo Conceicao Gregorio Vaz alias Mr. Marcos Francis Agnelo Conception Gregory Vaz (4) Mrs. Maria Manuela Fonseca E Vaz alias Maria Manuela Vaz (5) Mrs. Maria Carmina Cristina Faria alias Carmen Colaco (6) Mr. Alvito Marcelino Joaquim S. Colaco alias Alvito Colaco (7) Mrs. Rosalia Faria Alias Rose Rakesh Srivastava (8) Mr. Rakesh Chandra Srivastava (9) Mr. Micael Alberto Assuncao De Souza alias Micael A. A. De Souza (10) Mrs. Maryanne Virginia D'souza alias Mary Anne Virginia De Souza alias Maryanne Silveira (11) Mr. Merwyn John D'souza (12) Mrs. Lucille Michaela D'souza sold, conveyed, transferred their right, interest and title in the Said Property in favour of Mrs. Pooja Sunil Sirsat.
- g) That upon acquiring rights, interest and title in the said property, Mrs. Pooja Sunil Sirsat undertook mutation of Form I & XIV and name of Mrs. Pooja Sunil Sirsat has been duly recorded in the Occupants Column of property bearing



Survey no 441/5 of Village Anjuna of Bardez Taluka i.e. Said Property.

- h) That Mrs. Pooja Sunil Sirsat who is married to Mr. Sunil Kamlakant Sirsat, under regime of communion of assets, apparently approached Jai Bhuvan Builders Pvt. Ltd., a private limited company and upon mutual discussion and deliberation between them, Jai Bhuvan Builders Pvt. Ltd. apparently agreed to develop the said property by constructing 3 Villas, out of which 1 Villa measuring 340 sq mts. would be conveyed in favour of Mrs. Pooja Sunil Sirsat and Mr. Sunil Kamlakant Sirsat and Jai Bhuvan Builders Pvt. Ltd. would be allowed to convey the other two villas along with proportionate undivided area in the said property with the intervention of the Mrs. Pooja Sunil Sirsat and Mr. Sunil Kamlakant Sirsat, in favour of any prospective purchasers or third party.
- i) Said understanding came to be duly recorded in an instrument titled as Agreement for Sale cum Development dated 22.04.2021 duly notarised before the Dilip Dabholkar, Notary public on 22.04.2021, bearing Reg no. 378/2021
- j) That in-terms of the said Agreement for Sale cum Development dated 22.04.2021, Mrs. Pooja Sunil Sirsat and Mr. Sunil Kamlakant Sirsat have executed Power of Attorney dated 22.04.2021, duly registered before Notary, Dilip Dabholkar on 22.04.2021, bearing reg no. 379/2021 in favour of Mr. Bhuvanish Sadanand Sheth, who is the Director of Jai Bhuvan Builders Pvt. Ltd.
- k) That in-terms of the aforesaid Agreement for Sale cum Development dated 22.04.2021, Jai Bhuvan Builders Pvt. Ltd.

have obtained following permissions from competent authorities, which are:-

- i) Sanad dated 08.10.2021 bearing ref no 4/15//CNV/AC-III/2021/1301 issued by Office of the Additional Collector-II, North Goa District Mapusa Goa;
- ii) Technical Clearance Order dated 05.08.2021 bearing ref no. TPB/6951/ANJ/TCP-21/3182 issued by Office of Senior Town Planner for construction of 3 residential villa and swimming pool;
- iii) Construction License dated 22.10.2021 bearing ref no VP/ANJ-CAI-2021-2022/1779 issued by Office of Village Panchayat of Anjuna Caisua for construction of 3 residential villa and swimming pool.

4) LEGAL OPINION:

Considering the documents referred to above, I confirm that Mrs. Pooja Sunil Sirsat and Mr. Sunil Kamlakant Sirsat by virtue of Deed of Sale dated 27.10.2020 duly registered in the office of the Sub-registrar of Bardez under Book-1 Document, Registration Number BRZ-1-2641-2020 on 28.10.2020 are absolute owners in possession of the property known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of Village Anjuna, in the limits of the Village Panchayat of Anjuna-Caisua, admeasuring an area of 950 sq. mts, not found described in the Land Registration Office, Surveyed under old Cadastral Survey no. 672 and presently Surveyed under Survey no.441/5 of Village Anjuna, Bardez Taluka, District of North Goa, State of Goa and in-terms of Agreement for Sale cum Development dated 22.04.2021 duly notarised before the Dilip Dabholkar, Notary public on 22.04.2021, bearing Reg no. 378/2021, Jai Bhuvan

Builders Pvt. Ltd. can construct and build 3 villas in the said property in-accordance with permissions granted by the competent authorities and upon conveying 1 such Villa admeasuring 340 sq mts. in favour of Mrs. Pooja Sunil Sirsat and Mr. Sunil Kamlakant Sirsat and Jai Bhuvan Builders Pvt. Ltd. would be allowed to convey the other two villas in favour of any prospective purchasers or third party with intervention of Mrs. Pooja Sunil Sirsat and Mr. Sunil Kamlakant Sirsat upon execution of instrument of transfer, conveyance or sale duly registered before Competent Sub-Registrar. As such, subject to obtaining latest nil-encumbrance certificate and subject to what is stated herein above, title of Mrs. Pooja Sunil Sirsat and Mr. Sunil Kamlakant Sirsat and Jai Bhuvan Builders Pvt. Ltd. is clear, valid, absolute and marketable in respect to said property along with villas to be constructed thereon

5) GENERAL QUALIFICATIONS AND ASSUMPTIONS

- This report on title is prepared solely on the basis of documents furnished to me particularly documents referred to above.
- For the purpose of issuing this report on title, I have assumed:
 - a) The legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, as photocopies or scanned copies and the authenticity of the originals of such documents.
 - b) That the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force.



- c) That all the documents relating to said property and furnished to me have been validly executed and delivered by the parties to them.
- d) That all documents are within the capacity and powers of each party and have been validly authorized by each party.
- This report on title is confined to the said property only,

Place: Panaji-Goa.

Date: 06.01.2022



SOMNATH B. KARPE
SOMNATH B. KARPE

ADVOCATE

Off. No. 4, 5th Floor, Bhanay Appa
Near Mahalaxmi Temple
Panaji - Goa 403001.