Mr. Nilesh B. Naik Mah/3016/03

Mr. Kevin J. Braganza Mah/5438/09

Mr. Snehank B. Sadekar Mah/2207/16

Miss. Tanvi D. Dhavjekar Mah/3320/16

Miss. Dikshita V. Gadekar Mah/4135/19





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TITLE REPORT

sq.mts District of North Goa, State of Goa and admeasuring of Village Panchayat of Penha de Franca, Sub District of Bardez Taluka, no. 181/1 & 1-A of Village Penha de Franca, which is within the limits my scrutiny and opinion in respect of the properties surveyed under Pvt. Ltd., I proceed to scrutinize the documents placed in my hands, for At the instance of Mr. Oswald F. De mello, Director of Classic Squares 2415 & 2560

property surveyed under No. 181/1 of village Penha de Franca Survey Office but is enrolled in the Taluka Revenue Office under no. 128. The aforesaid property is not found described in the Land Registration de Franca Survey Records, totally admeasuring 2415 sq.mts. The of North Goa, State of Goa surveyed under no. 181/1 of Village Penha situated at village Penha de Franca, which is within the limits of Village Panchayat of Penha de Franca, Sub-District of Bardez Taluka, District All that immoveable property known as "MOULI" or "SORVO",

as under" Records (hereinafter referred to as "Schedule - I property) is bounded

North: By survey no. 181/1A;

South: By road;

East: By survey no. 181/1A and 181/2;

West: By road;

SCHEDULE - II

bounded as under" Survey Record (hereinafter referred to as "Schedule - II property) is property surveyed under No. 181/1-A of village Penha de Franca Office but is enrolled in the Taluka Revenue Office under no. 128. The aforesaid property is not found described in the Land Registration de Franca Survey Records, totally admeasuring 2560 sq.mts. The of North Goa, State of Goa surveyed under no. 181/1-A of Village Penha Panchayat of Penha de Franca, Sub-District of Bardez Taluka, District situated at village Penha de Franca, which is within the limits of Village All that immoveable property known as "MOULI" or "SORVO",

North: By road;

South: By survey no. 181/1 & 2;

East: By survey no. 181/2;

West: By road & By survey no. 181/1;

P. BRA JANS

jointly be referred to as "the larger property" under no. 181/1 totally admeasuring 4975 sq.mts., shall hereinafter 181/1-A admeasuring 2560 sq.mts. was a larger property surveyed The current survey no. 181/1 admeasuring 2415 sq.mts.

DOCUMENTS INSPECTED & SCRUTINIZED WITH RESPECT TO THE LARGER PROPERTY

- Certified translated copy of Matriz certificate bearing no. 128.
- N Manuel Form I & XIV of the larger property issued by the Talathi of Village Panchayat of Penha e França.
- w survey no. 181/1 of Village Penha de França. Computerized form I & XIV of the Larger property bearing
- Computerized form I & XIV of Schedule I & II property
- Survey plan of Schedule I & II property
- Deed of Succession dated 27/06/1990 drawn in the Judicial division of Bardez at Mapusa
- V Order of the inventory proceeding bearing no. 126/2015/A
- œ Order of the inventory proceeding bearing no. 254/2017/C
- Deed of Partition dated 25/07/2018 executed before the Sub Registrar of Bardez at Mapusa under serial no. 3114/2018.
- 10. property proceedings under the land Revenue Code (LRC) bearing no. 5/275/2018/PART/LAND/II with respect to Schedule - II Order of the Deputy Collector of Bardez in Partition

J. Comment

- dated 09/05/2019 with respect to the Larger property. North Goa District bearing No. RB/CNV/DAR/AC-1/75/2015, Conversion sanad issued by the Additional Collector - I,
- respect to Schedule I property. TPB/4816/PDF/TCP/19/3597, dated 07/08/2019 with Copy of the technical clearance order bearing Ref. No.
- respect to Schedule I property. TPB/4816/PDF/TCP/18/5582, dated 24/12/2018 with Copy of the technical clearance order bearing Ref. No.
- respect to Schedule II property. TPB/4816/PDF/TCP/18/5583, dated 24/12/2018 with Copy of the technical clearance order bearing Ref. No.
- respect to the Schedule I property. VP/PDF/044/19-20/1266/10, dated 09/08/2019 Copy of the construction license bearing with no.
- 5 respect to the Schedule - II property. VP/PDF/044/19-20/1267/11, dated 10 the construction license bearing 09/08/2019 with no.
- before Notary Shri. Y. Zuzarte at Mapusa. Development Agreement dated 22/01/2021 executed
- 18. before Notary Shri. Y. Zuzarte at Mapusa. Development Agreement dated 20/01/2021 executed



BRIEF FACTS OF THE CASE

with respect to the same was done by him. Larger property was in his possession and that payment of land tax however the matriz no. 128 issued on 13/05/1959 reveals that the record to show the origin of title of the said Vitorino Filipe De Souza Filipe De Souza of Village Penha De Franca. There is no document on Penha De Franca was originally owned and possessed by Vitorino "THE LARGER PROPERTY" surveyed under no. 181/1 of Village

grandsons of Vitorino Filipe D'Souza alias Victorino Filippe D'Souza. Agapito J. D. D'Souza were the sons of Lourenco D'Souza Vincent D'Souza and Agapito J. D. D'Souza were recorded in the Form I XIV as Occupants in possession. The said Vincent D'Souza and At the time of promulgation of Survey Records, the names of

(v) Ms. Gemma Placida Lucy D'souza, spinster (vi) Mr. Leslie Aloysius Valerian D'souza, Bachelor (iv) Ms. Jacinta Lucy Rita D'souza, spinster, P. A. D'Souza married to Mrs. Lily Fernandes (iii) Mr. Norbert Wilfred Bridget Jessie D'souza Married to Mr. Lucas Cardozo, (Ii) Sidney Nelson leaving behind the following descendants/heirs viz; (i) Mrs. Veronica The said Vincent D'Souza was married to Annie alias Anne D'Souza, passed away on 20/11/1982 & 13/04/1981 respectively,



Deed of Succession dated 27/06/1990. D'souza married to Mr. Lourdes J. George. The same is confirmed by Anthony Joseph D'souza, bachelor and (vii) Mrs. Olivia Maria Apolonia

married to Mr. Lourdes J. George each having 1/7th share. Joseph D'souza, bachelor and (vii) Mrs. Olivia Maria Apolonia D'souza Gemma Placida Lucy D'souza, spinster (vi) Mr. Leslie Aloysius Anthony married to Mrs. Lily Fernandes (iii) Mr. Norbert Wilfred Valerian D'souza, Bachelor (iv) Ms. Jacinta Lucy Rita D'souza, spinster, (v) Ms. D'souza Married to Mr. Lucas Cardozo, (ii) Sidney Nelson P. A. D'Souza Item no. 1 was jointly allotted to (i) Mrs. Veronica Bridget Jessje passed by the Civil Judge Senior Division at Mapusa in the said inventory proceedings no. 126/15/A, the Larger property enlisted at was taken at Item no. 1. The Judgment & order dated 31/08/2015 Statement on Oath was filed on 28/07/2015 and the Larger property Senior Division at Mapusa being Inventory proceedings no. 126/15/A. Franca. Inventory proceedings were initiated in the Court of Civil Judge was married to Ana Rosaria Ataide who hailed from Village Penha de The said Vitorino Filipe D'Souza alias Victorino Filippe D'Souza who

mutated their names in the survey records with respect to the Larger aforesaid heirs of Vincent D'Souza and Annie alias Anne D'Souza Pursuant to the said Deed of Succession dated 27/06/1990, the



name of Agapito J. D. D'Souza was deleted from the survey records. property and pursuant to the inventory proceedings no. 126/15/A the

was allotted to his widow the said Mrs. Lily Fernandes. right/share in the Larger property was taken at Item no. 1 and the same Division at Mapusa being Inventory file no. 254/2017/C, Statement on inventory proceedings were initiated in the Court of Civil Judge Senior The said Sidney Nelson P. A. D'Souza was married to Mrs. Lily filed on 16/08/2017 and his (deceased) 1/7th undivided the former passed away and pursuant to his denise

09/05/2019 with respect to the Larger property. North Goa District bearing No. RB/CNV/DAR/AC-1/75/2015, dated Conversion sanad was issued by the Additional Collector

Lucas Cardozo, (ii) Mrs. Lily Fernandes, widow was allotted to (i) Mrs. Veronica Bridget Jessie D'souza Married to Mr. other being the southern and western portion admeasuring 2415 the northern and eastern portion admeasuring 2560 sq.mts. and the 3114/2018, the Larger property was divided into two parts, one being before the Sub Registrar of Bardez at Mapusa under serial no. By virtue of a Deed of Partition dated 25/07/2018 executed The northern and eastern portion admeasuring 2560 sq.mts (iii) Mr. Norbert



referred to as Schedule - I Owners). Apolonia D'souza married allotted to (i) Ms. Gemma Placida Lucy D'souza, spinster (ii) Mr. Leslie Aloysius Anthony Joseph D'souza, bachelor and (iii) Mrs. Olivia Maria D'souza, spinster (hereinafter referred to as Schedule - II Owners). And Wilfred Valerian D'souza, Bachelor and (iv) Ms. Jacinta Lucy southern and western portion admeasuring 2415 sq.mts. was to Mr. Lourdes J. George (hereinafter

sq.mts. was allotted survey no. 181/1-A (Schedule - II property). proceedings the northern and eastern portion admeasuring Divisional Officer & SDO - II of Bardez at Mapusa being Case no. 15/275/2018/PART/LAND/IL Land Revenue Code (LRC), before the Deputy Collector and (Schedule - II Owners) sought for partition under the provisions of the Allotees of the northern and eastern portion admeasuring 2560 sq.mts. Pursuant to the said Deed of Partition dated 25/07/2018, the On conclusion of the said partition

compound wall and swimming pool. Planner at Mapusa for the construction of a residential building Schedule - I property is issued by the Office of the Senior Town TPB/4816/PDF/TCP/18/5582, dated 24/12/2018 with respect to TPB/4816/PDF/TCP/19/3597, dated 07/08/2019 and (ii) Ref. Two (2 nos.) Technical clearance order bearing (i) Ref. No.



compound wall and society house. Planner at Mapusa for the construction of a residential building, Schedule - II property is issued by the Office of the Senior Town TPB/4816/PDF/TCP/18/5583, dated 24/12/2018 with respect to clearance order bearing

Planning Department (2 nos.) technical clearance orders issued by the Town & Country by the Village Panchayat of Penha de Franca and pursuant to the two dated 09/08/2019 with respect to the Schedule - I property is issued Construction license bearing no. VP/PDF/044/19-20/1266/10,

Department, technical clearance order issued by the Town & Country Planning by the Village Panchayat of Penha de Franca and pursuant to the dated 09/08/2019 with respect to the Schedule - II property is issued Construction license bearing no. VP/PDF/044/19-20/1267/11,

Development Agreement dated 20/01/2021 in favour of CLASSIC Agreement dated 22/01/2021 in favour of CLASSIC SQUARES REALTY LTD. Schedule Similarly Schedule - II Owners have executed another I Owners have executed a Development



Public Y Zuzarte at Mapusa. SQUARES REALTY PVT. LTD. and both are executed before Notary

Sub Registrar of Bardez at Mapusa Nil Encumbrance Certificate has been issued by the Office of the

Settlement Zone in the Regional plan Department shows that "THE SAID PROPERTIES" are classified as Certificate issued by the Town & Country Planning

with the residential project approved therein, is clear and marketable. Penha de Franca, Bardez - Goa and admeasuring 2415 sq. ints. along Apolonia D'souza married to Mr. Lourdes J. George with respect to Aloysius Anthony Joseph D'souza, bachelor and (iii) Mrs. Olivia Maria title of (i) Ms. Gemma Placida Lucy D'souza, spinster (ii) Mr. Leslie "The Schedule - I Property", surveyed under no. 181/1 of Village In view of the facts mentioned hereinabove, I certify that the

Property", surveyed under no. 181/1-A of Village Penha de França (iii) Mr. Norbert Wilfred Valerian D'souza, Bachelor and (iv) Ms. Jacinta D'souza Married to Mr. Lucas Cardozo, (ii) Mrs. Lily Fernandes, widow Rita D'souza, spinster, Similarly I certify the title of (i) Mrs. Veronica Bridget Jessie with respect to "The Schedule - II

cum commercial project approved therein is clear and marketable, Bardez-Goa and admeasuring 2560 sq. mts. along with the residential

Mapusa

/02/2021

Shri. Anthony P. Braganza <

Advocate