

Shivan S.Desai
ADVOCATE

(1)

Off:
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TITLE REPORT

To,
M/S. K.D.S CONSTRUCTIONS,
having office at 33, Sunder Nagar,
New Delhi - 110003.

I. I have perused the photocopies of the following documents:

- a) Survey Records Form I & XIV bearing Survey No. 8/11 of Village Sangolda, Bardez - Goa, admeasuring 200 sq. mts.
- b) Survey Records Form I & XIV bearing Survey No. 8/13 of Village Sangolda, Bardez - Goa, admeasuring 800 sq. mts.
- c) Inscription Certificate (No. 29942) & Description Certificate (No. 35624)
- d) Registo Do Agrimensor and Auto De Demarcao (bearing No. 636)
- e) Registo Do Agrimensor and Auto De Demarcao (bearing No. 638)
- f) Form III



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- g) Form IX
- h) Manual Form I & XIV (Survey No. 8/11 of Village Sangolda)
- i) Manual Form I & XIV (Survey No. 8/13 of Village Sangolda)
- j) Deed of Sale and Discharge dated 29/01/1940
- k) Inventory Proceedings bearing No. 14/2002/B initiated before the Civil Judge Senior Division, 'B' Court at Mapusa
- l) Final Order dated 14/07/2003 passed by Civil Judge Senior Division 'B' Court at Mapusa in Inventory Proceedings bearing No. 14/2002/B
- m) Deed of Sale dated 03/06/2008 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 3130 at pages 62 to 81 of Book No. I, Volume No. 2641 dated 06/06/2008



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- n) Deed of Sale dated 25/02/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 437 at pages 161 to 177 of Book No. I, Volume No. 2755 dated 02/03/2009
- o) Survey Records Form I & XIV bearing Survey No. 8/14 of Village Sangolda, Bardez - Goa, admeasuring 625 sq. mts.
- p) Survey Records Form I & XIV bearing Survey No. 8/12 of Village Sangolda, Bardez - Goa, admeasuring 150 sq. mts.
- q) Survey Records Form I & XIV bearing Survey No. 8/10 of Village Sangolda, Bardez - Goa, admeasuring 175 sq. mts.
- r) Registo Do Agrimensor and Auto De Demarcao (bearing No. 637)
- s) Registo Do Agrimensor and Auto De Demarcao (bearing No. 635)
- t) Registo Do Agrimensor and Auto De Demarcao (bearing No. 639)



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- u) Form III
- v) Form IX
- w) Manual Form I & XIV (Survey No. 8/10 of Village Sangolda)
- x) Manual Form I & XIV (Survey No. 8/12 of Village Sangolda)
- y) Manual Form I & XIV (Survey No. 8/14 of Village Sangolda)
- z) Deed of Succession and Qualification of Legal Heirs dated 30/08/2019
- aa) Deed of Sale dated 08/04/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00842-2009, CD No. BRZD19 dated 29/04/2009



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- bb) Deed of Sale dated 02/06/2010 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02226-2010, CD No. BRZD68 dated 16/06/2010
- cc) Deed of Rectification dated 06/01/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-84-2021 dated 08/01/2021
- dd) Survey Records Form I & XIV bearing Survey No. 8/10 of Village Sangolda, Bardez - Goa, admeasuring 1950 sq. mts
- ee) Judgement and Order dated 19/09/2013 passed by the Inspector of Surveys and Land Records, City Survey, Mapusa - Goa in Case No. 9/ISLR/MAP/AMAL/04/2013



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ff) Land Use Zoning Certificate dated 28/11/2017
bearing Ref. No.
TPBZ/ZON/4110/SANGOLDA/TCP-17/3639
issued by Town and Country Planning
Department, Mapusa - Goa

gg) Sanad dated 02/01/2019 bearing No.
4/303/CNV/AC-III/2018/13 issued by the
Additional Collector-III, North Goa District,
Mapusa - Goa

hh) Correspondence Certificate dated 24/08/2020
bearing No. 9(02)-73/DSLRL-2020/4402 issued
by the Directorate of Settlement & Land
Records, Panaji - Goa

ii) Survey Plan

jj) Nil Encumbrance Certificate dated
30/07/2020 bearing No. 1164 of 2020



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kk) Nil Encumbrance Certificate dated

30/07/2020 bearing No. 1165 of 2020

ll) Nil Encumbrance Certificate dated

30/07/2020 bearing No. 1168 of 2020

mm) Nil Encumbrance Certificate dated

30/07/2020 bearing No. 1166 of 2020

nn) Nil Encumbrance Certificate dated

30/07/2020 bearing No. 1167 of 2020

oo) Deed of Sale dated 23/03/2021

II. DESCRIPTION OF THE PROPERTY:

SCHEDULE I

ALL THAT Property known as "BOMETI MOROD"
or "MOMETI" or "BOMBATICHEM MOROD" or
"BOULITICHEM MOROD" or "BOMBEDICHEM
MOROD", situated at Village Sangolda, within the
limits of the Village Panchayat of Sangolda in the
Taluka and Sub-District of Bardez, District of North Goa

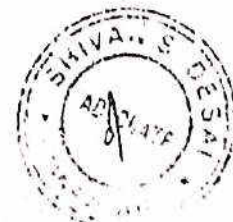
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in the State of Goa, inscribed under No. 29942 at pages 128 of Book B-91 and described in the Land Registration Office under No. 35624 at pages 128 of Book B-91 and not found enrolled in the Taluka Revenue Office but surveyed under Survey No. 8, sub-division No. 11, admeasuring an area of **200 sq. mts.** and is bounded as under :-

Towards the North :- By the property bearing Survey No. 8/10 of Village Sangolda;
Towards the South :- By the property bearing Survey No. 8/15 of Village Sangolda;
Towards the East :- By the property bearing Survey No. 8/12 of Village Sangolda;
Towards the West :- By the property bearing Survey No. 7 of Village Sangolda;

This property shall hereinafter referred to as the **SAID FIRST PROPERTY**



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SCHEDULE II

ALL THAT Property known as "BOMETI MOROD"
or "MOMETI" or "BOMBATICHEM MOROD" or
"BOULITICHEM MOROD" or "BOMBEDICHEM
MOROD", situated at Village Sangolda, within the
limits of the Village Panchayat of Sangolda in the
Taluka and Sub-District of Bardez, District of North Goa
in the State of Goa, inscribed under No. 29942 at pages
128 of Book B-91 and described in the Land
Registration Office under No. 35624 at pages 128 of
Book B-91 and not found enrolled in the Taluka
Revenue Office but surveyed under Survey No. 8, sub-
division No. 13, admeasuring an area of 800 sq. mts.
and is bounded as under :-

Towards the North :- By the property bearing Survey
No. 8/9 of Village Sangolda;

Towards the South :- By the property bearing Survey
No. 8/15 of Village Sangolda;

Towards the East :- By the property bearing Survey
No. 8/14 of Village Sangolda;



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Towards the West :- By the property bearing Survey
No. 8/10 and 8/12 of Village
Sangolda;

This property shall hereinafter referred to as the **SAID
SECOND PROPERTY**

SCHEDULE III

ALL THAT Property known as "**BOMETI MOROD**"
or "**MOMETI**" or "**BOMBATICHEM MOROD**" or
"**BOULITICHEM MOROD**" or "**BOMBEDICHEM
MOROD**", situated at Village Sangolda, within the
limits of the Village Panchayat of Sangolda in the
Taluka and Sub-District of Bardez, District of North Goa
in the State of Goa, described in the Land Registration
Office under No. 14487 at folio 169 of Book B-37 New
and not found enrolled in the Taluka Revenue Office but
surveyed under Survey No. 8, sub-division No. 14,
admeasuring an area of **625 sq. mts.** and is bounded as
under :-



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Towards the North :- By the property bearing Survey
No. 8/9 of Village Sangolda;

Towards the South :- By the property bearing Survey
No. 8/15 of Village Sangolda;

Towards the East :- By the Nallah;

Towards the West :- By the property bearing Survey
No. 8/13 of Village Sangolda;

This property shall hereinafter referred to as the **SAID
THIRD PROPERTY**

SCHEDULE IV

ALL THAT Property known as "**BOMETI MOROD**"
or "**MOMETI**" or "**BOMBATICHEM MOROD**" or
"**BOULITICHEM MOROD**" or "**BOMBEDICHEM
MOROD**", situated at Village Sangolda, within the
limits of the Village Panchayat of Sangolda in the
Taluka and Sub-District of Bardez, District of North Goa
in the State of Goa, described in the Land Registration
Office under No. 14487 at folio 169 of Book B-37 New
and not found enrolled in the Taluka Revenue Office but

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surveyed under Survey No. 8, sub-division No. 12,
admeasuring an area of 150 sq. mts. and is bounded as
under :-

Towards the North :- By the property bearing Survey
No. 8/13 of Village Sangolda;

Towards the South :- By the private access;

Towards the East :- By the property bearing Survey
No. 8/13 of Village Sangolda;

Towards the West :- By the property bearing Survey
No. 8/11 of Village Sangolda;

This property shall hereinafter referred to as the **SAID
FOURTH PROPERTY**

SCHEDULE V

ALL THAT Property known as "**BOMETI MOROD**"
or "**MOMETI**" or "**BOMBATICHEM MOROD**" or
"**BOULITICHEM MOROD**" or "**BOMBEDICHEM
MOROD**", situated at Village Sangolda, within the
limits of the Village Panchayat of Sangolda in the
Taluka and Sub-District of Bardez, District of North Goa

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in the State of Goa, described in the Land Registration Office under No. 14487 at folio 169 of Book B-37 New and not found enrolled in the Taluka Revenue Office but surveyed under Survey No. 8, sub-division No. 10, admeasuring an area of **175 sq. mts.** and is bounded as under :-

Towards the North :- By the property bearing Survey No. 8/9 of Village Sangolda;

Towards the South :- By the property bearing Survey No. 8/11 of Village Sangolda;

Towards the East :- By the property bearing Survey No. 8/13 of Village Sangolda;

Towards the West :- By the existing access;

This property shall hereinafter referred to as the **SAID FIFTH PROPERTY**

SCHEDULE VI

ALL THAT Amalgamated property under survey No. 8, sub-division No. 10, of Village Sangolda, totally admeasuring an area of **1950 sq. mts.** which

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amalgamated property is earlier consisted of properties originally surveyed under Survey No. 8, sub-division No. 14, admeasuring an area of 625 sq. mts.; Survey No. 8, sub-division No. 11, admeasuring an area of 200 sq. mts.; Survey No. 8, sub-division No. 13, admeasuring an area of 800 sq. mts.; Survey No. 8, sub-division No. 12, admeasuring an area of 150 sq. mts. and Survey No. 8, sub-division No. 10, admeasuring an area of 175 sq. mts., which property is known as "BOMETI MOROD" or "MOMETI" or "BOMBATICHEM MOROD" or "BAULITICHEM MOROD" or "BOMBEDICHEM MOROD", situated at Village Sangolda, within the limits of the Village Panchayat of Sangolda in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, partly described in the Land Registration Office under No. 35624 at pages 128 of Book B-91 and partly described in the Land Registration Office under No. 14487 at folio 169 of Book B-37 New and not found enrolled in the Taluka Revenue Office bearing Old Cadastral Survey Nos. 635, 636(Part), 637(Part),



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638(Part) and 639(Part) which amalgamated property bearing survey No. 8/10 of Village Sangolda is bounded as under:-

Towards the :-	By the property bearing survey
North	No. 8/9 of Village Sangolda;
Towards the :-	By property bearing survey No.
South	8/15 of Village Sangolda;
Towards the :-	By the Nallah;
East	
Towards the :-	By the property bearing survey
West	No. 7/11 of Village Sangolda

This property shall hereinafter referred to as the **SAID AMALGAMATED PROPERTY**

TRACING OF PARTIES TITLE:

1. The **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** are described under No. 35624 at pages 128 of Book B-91 and inscribed under No. 29942 at page 128 of Book B-91 in favour of Maria Consolcao

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Fernandes, wife of Salvador Pinto Goes. Inscription Certificate reveals that the **SAID PROPERTY** was purchased by the said Maria Consolcao Fernandes, wife of Salvador Pinto Goes from Teodomiro das Neves Carvalho or Teodomiro Braz Vitorino das Neves Sousa Carvalho and his wife, Exaltacao de Maria Julieta de Souza vide Deed dated 29/01/1940.

2. The **SAID THIRD PROPERTY**, the **SAID FOURTH PROPERTY** and the **SAID FIFTH PROPERTY** are neither described nor inscribed in the Land Registration Records.
3. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained. *Portuguese Regime in Goa continued upto 1961 and post 1961, the Land Registration records are not updated. However the said*



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records are still recognized by the Courts and departments for the purpose of title to the property. In terms of the system then prevailant, every property had a description number which describes the property and a corresponding inscription number which records the name of the owner of the same which document is referred to as Description & Inscription Certificate. In terms of the Portuguese Law which is still applicable in Goa and in terms of the principles of law laid down by the courts in Goa, the Inscription & Description Certificate (Land Registration Certificate) is a title document for all legal and practical purposes and therefore the same is a vital document for assessment of title to the property.

4. Registo Do Agrimensor reveals as under :

that the SAID FIRST PROPERTY known as
"Bombetichem Moroddo" bearing old Cadastral



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Survey No. 636 originally belonged to Teodomiro das Neves Carvalho, son of Avelino Santana de Carvalho and of Emerciana Lima e Carvalho.

that the SAID SECOND PROPERTY known as "Bombetichem Moroddo" bearing old Cadastral Survey No. 638 originally belonged to Teodomiro das Neves Carvalho, son of Avelino Santana de Carvalho and of Emerciana Lima e Carvalho.

That the SAID THIRD PROPERTY, the SAID FOURTH PROPERTY and the SAID FIFTH PROPERTY known as "Bombetichem Moroddo" bearing old Cadastral Survey No. 637, 635 and 639 originally belonged to Ana Severina do Rosario Pereira, widow of Luis Caetano Caridade de Faria and her children, Francisco Piedade Jesus de Faria, Joaquim Antonio Inocencio de Faria, Timoteo Luis Gonzaga de Faria and Mariquinha de Faria.

5. Correspondence Certificate dated 24/08/2020
bearing No. 9(02)-73/DSLRL-2020/4402 issued by



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the Directorate of Settlement & Land Records, Panaji - Goa reveals that the SAID FIRST PROPERTY, the SAID SECOND PROPERTY, the SAID THIRD PROPERTY, the SAID FOURTH PROPERTY and the SAID FIFTH PROPERTY, bearing old Cadastral Survey Nos. 635, 636(Part), 637(Part), 638(Part) and 639(Part) corresponds to Survey No. 8/10(Part) of Village Sangolda, Bardez - Goa.

6. *Registo Do Agrimensor* and Cadastral Survey Records (*Auto De Demarcacao*) are land records which were promulgated during the Portuguese Regime under the *Codigo De Registo* Rules. Under the said Rules, the said *Registo Do Agrimensor* and Cadastral Survey Records were prepared on the basis of Ownership of the property and not just on the basis of possession. Although the said *Registo* is not a document of title, the same is indicative of the ownership status at the time of the survey and in



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the absence of Description and Inscription Certificate can be considered for the purpose of devolution of ownership.

7. Inventory Proceedings bearing No. 14/2002/B was instituted before the Court of Civil Judge, Senior Division 'B' Court at Mapusa reveals as under :

A. THAT the said Mrs. Consalacao Goes alias Maria C Goes alias Maria Consolcao Fernandes passed away on 10/05/1970 and the said Salvador Vicente Goes alias Salvador Vincent Goes alias Salvador Goes passed away on 20/02/1981 respectively leaving behind their following five children as their sole and universal legal heirs:

(i) Mrs. Auta Faustina Goes alias Auta Faustina Goes e Fernandes married to Mr. Martinho Xavier Fernandes

(ii) Mr. Gabriel Goes married to Mrs. Benedicta Josefina Goes



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(iii) Mrs. Luisa D'Souza married to Mr. Jaime
D'Souza

(iv) Mr. Stephen Goes

(v) Mrs. Maria Arcangela Correia married to Mr.
Joaquim Correia

B. THAT the said Mr. Joaquim Correia passed
away leaving behind his widow and moiety
holder, the said Mrs. Maria Arcangela Correia
and only daughter, Sandra Maria Correia as his
sole and universal legal heirs.

8. Upon the death of the said Mrs. Consalacao Goes
alias Maria C Goes alias Maria Consolcao Fernandes
and Salvador Vicente Goes alias Salvador Vincent
Goes alias Salvador Goes, Inventory Proceedings
bearing No. 14/2002/B was instituted before the
Court of Civil Judge, Senior Division 'B' Court at
Mapusa wherein the SAID FIRST PROPERTY was



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listed at ITEM NO. 1 and the SAID SECOND
PROPERTY was listed at ITEM NO. 2.

9. The said ITEM NO. 1 and ITEM NO. 2 was taken in
auction by Mrs. Auta Faustina Goes alias Auta
Faustina Goes e Fernandes married to Mr. Martinho
Xavier Fernandes and the same was confirmed vide
Final Order dated 14/07/2003 passed in Inventory
Proceedings bearing No. 14/2002/B by the Court of
Civil Judge, Senior Division 'B' Court at Mapusa.
10. Vide Deed of Sale dated 03/06/2008 registered
before Sub-Registrar of Bardez, Mapusa - Goa under
Registration No. 3130 at pages 62 to 81 of Book No.
I, Volume No. 2641 dated 06/06/2008, the said
Mrs. Auta Faustina Goes alias Auta Goes e
Fernandes alias Auta Faustina Goes e Fernandes
and her husband, Mr. Martinho Xavier Fernandes
sold the SAID FIRST PROPERTY and the SAID



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SECOND PROPERTY in favour of Miss Jennifer Coutinho.

11. Vide Deed of Sale dated 25/02/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 437 at pages 161 to 177 of Book No. I, Volume No. 2755 dated 02/03/2009, the said Miss Jennifer Coutinho sold the SAID FIRST PROPERTY and the SAID SECOND PROPERTY in favour of Mrs. Vilasini Michael Paul Glover alias Vilasini Anant Naik and Mr. Michael Paul Glover.

12. Deed of Succession and Qualification of Legal Heirs dated 30/08/2019 reveals as under :

A. THAT the said Ana Severina Faria passed away on 18/02/1962 and the said Luis Caitano Faria alias Luis Faria passed away on 12/01/1947 leaving behind their following four children as their sole and universal legal heirs:

(i) Francis Faria alias Francisco Faria



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(ii) Joaquim Antonio Inocencia Faria

(iii) Timothy Luis Gonzaga De Faria

(iv) Mariquinha De Faria

B. THAT the said Mariquinha De Faria passed away
on 26/05/1985 in the status of spinster.

C. THAT the said Francis Faria alias Francisco
Faria passed away on 26/05/1985 and his wife,
Marilia Francis Faria passed away on
02/07/2012 without leaving any WILL or any
other disposition of their last wish or any
ascendant or descendant but leaving behind
their collateral heirs.

D. THAT the said Joaquim Antonio Inocencio Faria
alias Antonio Faria passed away on 11/08/1993
and his wife, Ana Claudina Rodrigues Faria
passed away on 13/10/1956 leaving behind



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their following three children as their sole and universal legal heirs:

- (i) Maria Philomena Felicia Lourdes Faria e D'Souza
- (ii) Joao Fernando Domingos Cupertino De Lourdes Faria alias John Faria married to Francisca Barbosa alias Francisca Faria
- (iii) Claudio Conccelicao Jose De Lourdes Faria e Claud Faria married to Juliana Euphrasia Faria alias Juliana Faria.

E. THAT the said Maria Philomena Felicia Lourdes Faria e D'Souza passed away on 02/09/2009 leaving behind her half sharer, husband, Mr. Valentino Anastacio Antonio De Souza and following two children as her sole and universal legal heirs:

- (i) Mr. Godwin Jose Mario Faria D'Souza married to Priti Pramod Purkhe



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(ii) Mrs. Vandita Claudina Zelia Sabina Faria
D'Souza married to Mr. Freeman Jose Do
Rosario Rodrigues

F. THAT the said Timothy Luis Gonzaga De Faria
passed away on 16/11/1993 and his wife, Enid
Maria Francisca Faria passed away on
09/11/1998 leaving behind their only son, Mr.
Keith Lewis Faria married to Mrs. Donna Emma
Fernandes alias Donna Keith Faria as their sole
and universal legal heir.

13. Vide Deed of Sale dated 08/04/2009 registered
before Sub-Registrar of Bardez, Mapusa - Goa under
Registration No. BRZ-BK1-00842-2009, CD No.
BRZD19 dated 29/04/2009, the said Maria
Philomena Felicia Lourdes Faria e D'Souza and her
husband, Mr. Valentino Anastasio Antonio D'Souza;
Mr. John Faria and his wife, Mrs. Francisca Faria;
Mr. Claudio Faria alias Claud Faria and his wife,

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Mrs. Juliana Faria; Mrs. Marilia Mira Vaz Faria alias Marilia Faria; Mr. Keith Lewis Faria and his wife, Mrs. Donna Keith Faria; sold the SAID FOURTH PROPERTY and the SAID FIFTH PROPERTY in favour of Mrs. Vilasini Michael Paul Glover alias Vilasini Anant Naik and Mr. Michael Paul Glover.

14. Vide Deed of Sale dated 02/06/2010 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02226-2010, CD No. BRZD68 dated 16/06/2010, the said John Faria and his wife, Mrs. Francisca Faria; Marilia Mira Vaz Faria alias Marilia Faria; Mr. Keith Lewis Faria and his wife, Mrs. Donna Keith Faria; Mr. Valentino Anastasio Antonio D'Souza sold the SAID THIRD PROPERTY in favour of Mrs. Vilasini Michael Paul Glover alias Vilasini Anant Naik and Mr. Michael Paul Glover.



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15. There was error/mistake in the said Deed of Sale dated 08/04/2009 and Deed of Sale dated 02/06/2010 in respect of description of the property and some parties were not added to the said deeds which mistakes/error were rectified by the parties therein vide Deed of Rectification dated 06/01/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-84-2021 dated 08/01/2021.

16. In pursuance to Deed of Sale dated 25/02/2009 and Deed of Sale dated 08/04/2009 and Deed of Sale dated 02/06/2010 both read with Deed of Rectification dated 06/01/2021, the said Mrs. Vilasini Michael Paul Glover alias Vilasini Anant Naik and Mr. Michael Paul Glover became absolute owners in possession of the SAID FIRST PROPERTY, the SAID SECOND PROPERTY, the SAID THIRD PROPERTY, the SAID FOURTH PROPERTY and the SAID FIFTH PROPERTY which properties are

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hereinafter collectively referred to as the SAID FIVE
PROPERTIES.

17. The said Mrs. Vilasini Michael Paul Glover alias
Vilasini Anant Naik and Mr. Michael Paul Glover
filed application dated 06/02/2012 for
amalgamation of the SAID FIVE PROPERTIES into
one before the Inspector of Surveys & Land Records,
City Survey, Mapusa - Goa bearing Case No.
9/ISLR/MAP/AMAL/04/2013 and vide Judgement
and Order dated 19/09/2013, passed by the
Inspector of Surveys & Land Records, City Survey,
Mapusa - Goa in Case No. 9/ISLR/MAP/AMAL/04/
2013, the SAID FIVE PROPERTIES were
amalgamated in one Survey bearing No. 8/10 of
Village Sangolda, Bardez - Goa, totally admeasuring
an area of 1950 sq. mts., which amalgamated
property is hereinafter referred to as the SAID
PROPERTY and more particularly described in
SCHEDULE-VI hereinabove.



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18. Vide Deed of Sale dated 23/03/2021, the said Mrs. Vilasini Michael Paul Glover alias Vilasini Anant Naik and Mr. Michael Paul Glover sold the **SAID PROPERTY** admeasuring **1950 sq. mts.** bearing Survey No. 8/10 of Village Sangolda, Bardez - Goa in favour of **M/S. K.D.S CONSTRUCTIONS**

19. Vide Conversion Sanad dated 02/01/2019 bearing No. 4/303/CNV/AC-III/2018/13 issued by the Additional Collector-III, North Goa District, Mapusa - Goa, the **SAID PROPERTY** admeasuring **1950 sq. mts.** bearing Survey No. 8/10 was converted for Residential Use with 60 F.A.R.

20. Public notice was published in Gomantak (Marathi) and Navhind Times dated 23/02/2021 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the **SAID PROPERTY**, admeasuring **1950**



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sq. mts. by the VENDORS and after elapse of 15 days no objection are received.

21. Manual Form I & XIV, Form III and Form IX are Revenue Records prepared under the applicable Goa Land Revenue Code and in respect of the SAID FIRST PROPERTY bearing Survey No. 8/11 and the SAID SECOND PROPERTY NO. 2 bearing Survey No. 8/13 of Village Sangolda, Bardez - Goa clearly shows the name of Salvador Vincent Goes and further after deleting the said name of Salvador Vincent Goes, the name of Auto Goes e Fernandes was added in Manual Form I & XIV.

22. Manual Form I & XIV, Form III and Form IX in respect of the SAID THIRD PROPERTY bearing Survey No. 8/14, the SAID FOURTH PROPERTY bearing Survey No. 8/12 and the SAID FIFTH PROPERTY bearing Survey No. 8/10 of Village Sangolda, Bardez - Goa clearly shows the names of



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Anton Faria, Francisco Faria and Timoti Faria and
after deleting the said names, the names of Michael
Paul Glover and Vilasini Merike Glover were added.

23. I have inspected the originals of the following
documents :

- a) Deed of Sale dated 03/06/2008 registered
before Sub-Registrar of Bardez, Mapusa - Goa
under Registration No. 3130 at pages 62 to 81
of Book No. I, Volume No. 2641 dated
06/06/2008
- b) Deed of Sale dated 08/04/2009 registered
before Sub-Registrar of Bardez, Mapusa - Goa
under Registration No. BRZ-BK1-00842-2009,
CD No. BRZD19 dated 29/04/2009
- c) Deed of Sale dated 02/06/2010 registered
before Sub-Registrar of Bardez, Mapusa - Goa
under Registration No. BRZ-BK1-02226-2010,
CD No. BRZD68 dated 16/06/2010



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- d) Deed of Rectification dated 06/01/2021
registered before Sub-Registrar of Bardez,
Mapusa - Goa under Registration No. BRZ-1-
84-2021 dated 08/01/2021
- e) Deed of Sale dated 23/03/2021

24. In light of above, considering the fact that the
Inscription Description Certificate, Registo Do
Agrimensor, Manual Form I & XIV, Form III, Form
IX, Deed of Sale and Discharge dated 29/01/1940,
Final Order dated 14/07/2003 passed by Civil Judge
Senior Division 'B' Court at Mapusa in Inventory
Proceedings bearing No. 14/2002/B, Deed of Sale
dated 03/06/2008, Deed of Sale dated 25/02/2009,
Deed of Succession and Qualification of Legal Heirs
dated 30/08/2019, Deed of Sale dated 08/04/2009,
Deed of Sale dated 02/06/2010, Deed of
Rectification dated 06/01/2021, Judgement and
Order dated 19/09/2013 passed by the Inspector of
Surveys and Land Records, City Survey, Mapusa -

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Goa in Case No. 9/ISLR/MAP/AMAL/04/2013 and Deed of Sale dated 23/03/2021 and the Survey Records in respect of the **SAID PROPERTY** have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners and that no objections were received in pursuance to the Public Notice, I am of the opinion that **M/S. K.D.S CONSTRUCTIONS** have clear and marketable title in respect of the **SAID PROPERTY**.

IV. In addition to above, I have to make the following observations:

1. No tenants/Mundkars are reflected in the survey records of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY**, the **SAID THIRD PROPERTY**, the **SAID FOURTH PROPERTY** and the **SAID FIFTH PROPERTY**.
2. The Urban Ceiling Act is not applicable to the State of Goa.

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3. Conversion Sanad dated 02/01/2019 bearing No. 4/303/CNV/AC-III/2018/13 issued by the Additional Collector-III, North Goa District, Mapusa - Goa reveals that the **SAID PROPERTY** admeasuring 1950 sq. mts. was converted for Residential purpose with 60 F.A.R.
4. Land Use Zoning Certificate dated 28/11/2017 bearing Ref. No. TPBZ/ZON/4110/SANGOLDA/TCP-17/3639 issued by Town and Country Planning Department, Mapusa - Go has been furnished which reveals that the **SAID PROPERTY** falls in "Settlement Zone" as per Regional Plan for Goa 2021.
5. No NOC is furnished from the Forest Department to establish that the **SAID PROPERTY** is not identified as a Forest Land.



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V. EVIDENCE OF POSSESSION:-

The SAID PROPERTY bearing Survey No. 8/10 of Village Sangolda, Bardez - Goa reflect the names of Michael Paul Glover and Vilasini Michael Paul Glover alias Vilasini Anant Naik in Form I & XIV issued by the Department of Survey, Government of Goa. However it is advisable that the name of present owner i.e. M/S. K.D.S CONSTRUCTIONS needs to be mutated and the names of the said Michael Paul Glover and Vilasini Michael Paul Glover alias Vilasini Anant Naik needs to be deleted from the survey records in respect of the SAID PROPERTY.

VI. ENCUMBRANCE ON PROPERTY:-

I have taken search in the Office of the Sub-Registrar of Mapusa, Bardez - Goa and have not found any registered mortgages in respect of the SAID PROPERTY. Following Nil Encumbrance Certificates in respect of the SAID FIRST



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PROPERTY, the SAID SECOND PROPERTY, the
SAID THIRD PROPERTY, the SAID FOURTH
PROPERTY and the SAID FIFTH PROPERTY are
furnished to establish that there is no
encumbrance.

Nil Encumbrance Certificate dated 30/07/2020
bearing No. 1164 of 2020 in respect of the SAID
FIRST PROPERTY

Nil Encumbrance Certificate dated 30/07/2020
bearing No. 1165 of 2020 in respect of the SAID
SECOND PROPERTY

Nil Encumbrance Certificate dated 30/07/2020
bearing No. 1168 of 2020 in respect of the SAID
THIRD PROPERTY

Nil Encumbrance Certificate dated 30/07/2020
bearing No. 1166 of 2020 in respect of the SAID
FOURTH PROPERTY

Nil Encumbrance Certificate dated 30/07/2020
bearing No. 1167 of 2020 in respect of the SAID
FIFTH PROPERTY



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CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that **M/S. K.D.S CONSTRUCTIONS** has a clear and marketable title in respect of the **SAID PROPERTY** subject to Observation made at **PARA V ABOVE**

➤ General Qualifications and Assumptions

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out at 'I' above.
- For the purpose of issuing this report on title:
 - (a) I have not carried out a negative search in respect of litigations (i) in relation to the **SAID PROPERTY** and/or (ii) against the larger property;
 - (b) I have not inspected the originals of the title documents produced for scrutiny referred to above; and



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(c) I have taken the title documents under which Teodomiro das Neves Carvalho, son of Avelino Santana de Carvalho and of Emerciana Lima e Carvalho and Ana Severina do Rosario Pereira, widow of Luis Caetano Caridade de Faria and her children, Joaquim Antonio Inocencio de Faria, Timotio Luis Gonzaga de Faria and Mariquinha de Faria and Francisco Piedade Jesus de Faria acquired the Land as the root of title.

- 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, asset out at 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;



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- (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 the **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;
- (e) that there are no pending litigations in respect of the **SAID PROPERTY**; and
- (f) that names of persons spelt differently in different documents in respect of the **SAID PROPERTY** are the same person;

- The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and

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which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

- This report on title is confined to the **SAID PROPERTY** only.
- The search conducted at the Office of the Sub-Registrar of Mapusa, Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.
- The availability/existence of the access to the **SAID PROPERTY** is not within the scope of this report.
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or



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any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

Place:-Panaji-Goa.

Date:- 31/03/2021



(Adv. Shivan S. Desai)