

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



Anthony P. Braganza

Mah/383/74

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Advocate & Associates

Office :

Comunidade Building, Near Church,
Mapusa, Bardez - Goa.

Phone : 2252760 / 2250294

E-mail : anthony2braganza@gmail.com

TITLE REPORT

At the instance of Mr. Jose Martinho Braganza, Director of Braganza & Fulari Ventures Pvt. Ltd., I proceed to scrutinize the documents placed in my hands, for my scrutiny and opinion in respect of the property surveyed under no.15/4, 5 & 6 of Village Tivim Survey Records, which is within the limits of village panchayat of Tivim, Sub District of Bardez Taluka, District of North Goa, State of Goa and admeasuring 875 sq. mts., 50 sq.mts. and 1,150 sq.mts. respectively and better described in Schedule – I & II hereunder

SCHEDULE I

Property known as "Pedeacho Ambeacho Sorvo" or "Poreachea Ambeacho Sorvo" or "Pediacha Ambeacho Sorvo" also known as "Olawnem", along with a structure existing therein, situated at Ward Bela Vista of Village Tivim, which is within the limits of Village Panchayat of Tivim, Sub District of Bardez Taluka, District of North Goa, State of Goa, surveyed under no. 15/4, & 5 of Village Tivim Survey Records, admeasuring 875 sq.mts. and 50 sq.mts. respectively and totally admeasuring 925 sq.mts. Survey no. 15/5 is the structure existing in survey no. 15/4. The aforesaid property is described in the Land Registration Office of Bicholim, under No. 14783 of Book B 38 (New) and partly enrolled in the Land Revenue Office under no. 1120 of the second circumscription. Sy. No 15/4 is bounded as under:

North: Partly by survey no. 15/6 & partly by survey no.
15/1;

South: By road;

East: Partly by survey no. 15/6 & partly by road;

West: By road;

Shall herein after be referred to as "Schedule – I Property"

SCHEDULE II

Property known as "Cumbiacho Sorvo" also known as "Volvonem" or "Aradi" or "Olawnem", along with a residential house existing therein, situated at Ward Bela Vista of Village Tivim, which is within the limits of Village Panchayat of Tivim, Sub District of Bardez Taluka, District of North Goa, State of Goa, surveyed under no. 15/6 of Village Tivim Survey Records and admeasuring 1,150 sq.mts. The aforesaid property is partly described in the Land Registration Office of Bicholim, under No. 8464 of Book B-22 which was later transcribed in the Land Registration office of Bardez under description no. 25125 of Book B64 (New) and not enrolled in the Land Revenue Office. Survey no. 15/6 is bounded as under:

North: Partly by survey no. 15/3 & partly by survey no.
15/1;

South: By road;

East: Partly by survey no. 15/3 & partly by road;

West: By survey no. 15/4;

Shall herein after be referred to as "Schedule – II Property"


A. P. BRAGANZA
Advocate
MAPUCA - GOA

DOCUMENTS INSPECTED & SCRUTINIZED WITH RESPECT TO SCHEDULE
- I PROPERTY

- 1) Extract (certified translated copy) of the Description in the Land Registration office of Bicholim, of property described under no. 14783 of Book B – 38(New).
- 2) Extract (Certified translated copy) of the inscription bearing Nos. 10792 of Book G – 15 Bicholim.
- 3) Extract (certified translated copy) of Deed of Succession, Assignment, Partition, Sale & Acquittance dated 26th September, 1939 in the Notary of Judicial Division of Bardez, Jose Joaquim Filipe Pinto De Menezes.
- 4) Certified copy of the Inventory Proceedings, bearing Inventory File No. 134/2008/A.
- 5) Manual Form I & XIV with respect to "Schedule – I Property"
- 6) Computerised Form I & XIV with respect to "Schedule – I Property"
- 7) Survey plan

DOCUMENTS INSPECTED & SCRUTINIZED WITH RESPECT TO SCHEDULE
- II PROPERTY

- 1) Extract (certified translated copy) of the Description in the Land Registration office of Bicholim, of property described under no. 8464 of Book B – 22 (New).
- 2) Extract (certified translated copy) of the Description in the Land Registration office of Bardez, of property described under no. 25125 of Book B – 64 (New).
- 3) Extract (certified translated copy) of the inscription bearing Nos. 19233 of Book G - 25.


A.P. BRAGANZA
 Advocate
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- 4) Certified translated copy of the inscription certificate bearing Nos. 9385 of Book G – 13.
- 5) Extract of Deed of Sale & Acquittance dated 21st October, 1932 in the Notary of Judicial Division of Bardez, Guilherme Diogo Jose Conceicao Das Dores Lobo.
- 6) Certified copy of the Inventory Proceedings, bearing Inventory File No. 134/2008/A.
- 7) Manual Form I & XIV with respect to "Schedule – II Property"
- 8) Computerised Form I & XIV with respect to "Schedule – II Property"
- 9) Survey plan
The Schedule I & II properties shall hereinafter be referred to as "THE SAID PROPERTIES"

**DOCUMENTS INSPECTED & SCRUTINIZED JOINTLY WITH RESPECT TO
THE SAID PROPERTIES**

- 1) Copy of the technical clearance order issued by the Senior Town Planner, North Goa bearing Ref. No. TPB/5901/TIV/TCP-2020/1395 dated 20/03/2020.
- 2) Copy of the construction license issued by the Village Panchayat of Tivim bearing no. VP/TIV/BAR/F-8/2020-21/667, dated 20/08/2020.
- 3) Conversion sanad issued by the Additional Collector – III, North Goa District bearing no. 4/281/CNV/AC-III/2019/563, dated 02/07/2020.
- 4) NOC issued by the Primary Health Centre Colvale bearing No. PHC Colvale/NOC/2020-21/187 dated 05/06/2020.
- 5) Nil encumbrance Certificate issued by the Office of the Sub Registrar of Bardez at Mapusa.
- 6) Zoning Certificate issued by the Town & Country Planning Department.


A. P. BRAGANZA
 Advocate
 MAPUSA - GOA

BRIEF FACTS OF THE CASE

- I. "Schedule – I Property" is described in the Land Registration Office of Bicholim under no. 14783 of Book B-38(New and its boundaries correspond to the boundaries currently existing at site. The boundaries mentioned in the description certificate are as follows:

East: By property belonging to Carmino Francisco Lobo and Comunidade of Tivim, which bears survey no. 15/6 ("Schedule – II Property");

West: By public pathway;

North: By property of Antonio Mariano Menezes;

South: By National Highway;

"Schedule – I Property" described under No 14783 of Book B-38(New) Bicholim was originally owned by Simao Mateus Fernandes and his wife Sebastiana Fernandes, who hailed from Village Tivim and subsequently by virtue of Deed of Succession, Assignment, Partition, Sale & Acquittance dated 26th September, 1939 in the Notary of Judicial Division of Bardez, their grandchildren/heirs viz; Jose Maria married to Ana Regina De Souza and Anna Maria married to Joao Minguel Fernandes sold "Schedule – I Property" described under No 14783 to Maria Angelica Ludovina De Santa Rita Lobo, major, spinster. Pursuant to the said Deed dated 26/09/1939, the name of Maria Angelica Ludovina De Santa Rita Lobo got inscribed under inscription no. 10792 of Book G-15 (Bicholim)

At the time of promulgation of survey records, the name of Maria Angelica Lobo and her sister Vina De Santa Rita Lobo who was also known as Maria Erzila Ludovina De Santa Rita Lobo were recorded as occupants in the Form I & XIV with respect to "Schedule – I Property"



 A.P. BRAGANZA
 Advogado
 MAPUCA - GOA

Inventory Proceedings were initiated on the demise of Maria Angelica Ludovina De Santa Rita Lobo in the Court of Civil Judge, Senior Division at Mapusa, being Inventory File No. 134/2008/A and "Schedule – I Property" was taken at Item no. 1. By Judgment & Order dated 21/03/2013 the final Chart of Allotment was confirmed and "Schedule – I Property" taken at Item no. 1 was jointly allotted to (i) Maria Iria De Santa Rita Lobo, having half right (ii) Doreen De Santa Rita Lobo, having 1/4th right, (iii) Chivonne De Santa Rita Lobo, having 1/12th right, (iv) Neal De Santa Rita Lobo, having 1/12th right and (v) Roxanna De Santa Rita Lobo married to Reuel Antonio De Athayde, having 1/12th right.

Pursuant to the Inventory order of Allotment, the said Maria Iria De Santa Rita Lobo, Doreen De Santa Rita Lobo, Chivonne De Santa Rita Lobo, Neal De Santa Rita Lobo, Roxanna De Santa Rita Lobo got their names mutated in the survey records at Form I & XIV and have been in peaceful ownership and possession of "Schedule – I Property" without any obstruction and interference from any one whomsoever.

- II. "Schedule – II Property" is described in the Land Registration office of Bicholim under no. 8464 of Book B – 22 (New) which was later transcribed in the Land Registration office of Bardez under description no. 25125 of Book B64 (New).

"Schedule – II Property" described under No. 8464 (Bicholim) or under no. 25125 (Bardez) was originally owned by Miguel Maria De Menezes and his name got inscribed under inscription no. 5589 of Book G-9 (Bicholim), for 1/4th share and under inscription no. 18275 of Book G-24 (Bardez), for 3/4th share, as the same was purchased by him from Mahadev Govinda Tari.



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Advocate
MAPUSA, GOA

Subsequently "Schedule – II Property" described under No. 8464 (Bicholim) or under no. 25125 (Bardez) was got inscribed in favour of Damiao Mariano Lourdes De Menezes under inscription no. 19233 of Book G-25 (Bardez), by virtue of a Deed of Gift made by his brother, the said Miguel Maria De Menezes, dated 29/09/1924.

By Deed of Sale & Acquittance dated 21st October, 1932 in the Notary of Judicial Division of Bardez, Guilherme Diogo Jose Conceicao Das Dores Lobo, the said Damiao Mariano Lourdes De Menezes sold the property described under no. 8464 (Bicholim) or under no. 25125 (Bardez) to Dr. Reginald Francisco Carmino De Santa Rita Lobo and pursuant to the same the name of Reginald Francisco Carmino De Santa Rita Lobo got inscribed under inscription no. 9385 of Book G-13 (Bicholim).

The property described under no. 8464 (Bicholim) or 25125 (Bardez) which was purchased by Dr. Reginaldo admeasured 215 sq.mts. and the balance area of the "Schedule – II Property" came to be in his possession however there are no documents placed before me to reveal the grant/conveyance of the balance land. The said Dr. Reginald Francisco Carmino De Santa Rita Lobo being in peaceful possession of the "Schedule – II Property", extended the residential house which was existing in the property described under no. 8464 (Bicholim).

At the time of promulgation of survey records, the name of Dr. Reginald Francisco Carmino De Santa Rita Lobo was recorded as occupants in the Form I & XIV with respect to "Schedule – II Property" and totally admeasuring 1150 sq.mts.



A. P. BRAGANZA
ADVOCATE
MAPUCA-GOIA

Inventory Proceedings were initiated on the demise of Dr. Reginald Francisco Carmino De Santa Rita Lobo and his wife Maria Ermilinda Jasmina De Figueiredo e Lobo, in the Court of Civil Judge, Senior Division at Mapusa, being Inventory File No. 134/2008/A and "Schedule – II Property" was taken at Item no. 2. By Judgment & Order dated 21/03/2013 the final Chart of Allotment was confirmed and "Schedule –II Property" taken at Item no. 2 was jointly allotted to (i) Maria Iria De Santa Rita Lobo, having half right (ii) Doreen De Santa Rita Lobo, having 1/4th right, (iii) Chivonne De Santa Rita Lobo, having 1/12th right, (iv) Neal De Santa Rita Lobo, having 1/12th right and (v) Roxanna De Santa Rita Lobo married to Reuel Antonio De Athayde, having 1/12th right.

Pursuant to the Inventory order of Allotment, the said Maria Iria De Santa Rita Lobo, Doreen De Santa Rita Lobo, Chivonne De Santa Rita Lobo, Neal De Santa Rita Lobo, Roxanna De Santa Rita Lobo got their names mutated in the survey records at Form I & XIV and have been in peaceful ownership and possession of "Schedule – II Property" without any obstruction and interference from any one whomsoever.

The office of the Senior Town Planner Mapusa – Goa has issued technical clearance order bearing Ref. No. TPB/5901/TIV/TCP-2020/1395 dated 20/03/2020 for the construction of a commercial cum residential project, compound wall and amalgamation of the Schedule – I & II Properties.

Pursuant to the technical clearance order passed by the Senior Town Planner, the Village Panchayat of Tivim has issued a construction license for the said residential cum commercial project and the same bears License no. VP/TIV/BAR/F-8/2020-21/667, dated 20/08/2020.


V.P. PANCHANZA
VILLAGE PANCHAYAT
TIVIM

The Additional Collector – III, North Goa at Mapusa after conducting due inquiry with the respective departments such as the Office of the Mamlatdar of Bardez at Mapusa, Forest Department and Town and Country Planning Department, was pleased to issue conversion sanad thereby converting the said properties from agricultural to non-agricultural and the same bears no. 4/281/CNV/AC-III/2019/563, dated 02/07/2020.

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

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

In view of the facts mentioned hereinabove, I certify that the title of Maria Iria De Santa Rita Lobo, Doreen De Santa Rita Lobo, Chivonne De Santa Rita Lobo, Neal De Santa Rita Lobo, Roxanna De Santa Rita Lobo, with respect to "The Schedule – I & II Properties", surveyed under no. 15/4, 5 & 6 of Village Tivim Survey Records, which is within the limits of village panchayat of Tivim, Sub District of Bardez Taluka, District of North Goa, State of Goa and totally admeasuring 2,075 sq. mts. and the same along with the residential cum commercial project approved therein are clear and marketable.

Mapusa
/09/2020


Shri. Anthony P. Braganza

Advocate
ANTHONY BRAGANZA
Advocate
MAPUSA - GOA