

TITLE REPORT

This title report is issued at the request of **Miss. Diana John Dolphie Sequiera @ Diana Andreia Sequiera**, Partner of Delvin Infrastructures, a Partnership Firm bearing registration no. 73/2013, registered on 30.07.2013, before the Sub-Registrar of Bardez, heaving registered office at Bernard's Ark, Co-operative Housing Society, Khorlim, Mapusa, Bardez, Goa.

It pertains to the property comprising of two land parcels bearing **Survey no. 17/5 and Survey no. 17/6** located adjacent to each other in the Colvale Village of Bardez Taluka of north Goa District in the state of Goa.

Survey no. 17/5

DESCRIPTION OF THE PROPERTY

All that landed property known as '**Mangro Sorvo**', @ '**Nagaro Sorvo**', theme of the scrutiny of this title report, totally admeasuring **875 sq. mts.**, is situated in the village Colvale, within the limits of Village Panchayat Colvale, Bardez Taluka, North District of Goa State. It is surveyed in the record of rights bearing Survey no. 17/5. It has been assigned Unique Property Identification number **B1754**, hereinafter for the sake of curtness referred to as '**said property**', more predominantly described hereunder:

East: Survey no. 17/6

West: Survey no. 17/4

North: By public road

South: Partly by Survey no. 19/0

1/ Page



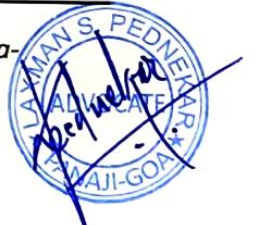
TITLE TRACE OF THE PROPERTY

1. The said property was conjointly possessed, enjoyed and belonged to two brothers Bostaio Sequeira @ Sebastian Sequeira Maria, hereinafter referred to as **Bostaio Sequeira**, married to Esperance R. Sequiera and his brother, Thomas Sequeira @ Felipe Antonio Siqueira @ Philip Sequeira @ Antonio Felipe Siqueira @ Filipe Antonio Sequeira, hereinafter referred to as **Thomas Sequeira**, married to Maria Sacramento Almeida @ Maria Sacramento de Almeida @ Succourina Sequeira, hereinafter referred to as **Maria Sacramento Almeida**. They enduringly resided at the same Village Colvale and enjoyed the said property.
2. On 29.04.1972, Bostaio Sequeira expired with no provision as to Will, Gift or any other testamentary instrument and after his death his wife Esperance R. Sequiera also passed away leaving behind their two children:
 - i) Pedrinha John Gasper (daughter) married to John Gasper
 - ii) Jeremias Sequeira (son) married to Maria Sequeira
3. Upon their death, an Inventory Proceedings bearing no. 58/2010/D were initiated in the court of Civil Judge Junior Division at Mapusa, Bardez, Goa. The northern half undivided share of the said property was listed as the sole item and it was taken in auction by Jeremias Sequeira and his wife Maria Sequeira, therefore, they became the absolute owners of the said property.
4. Both Thomas Sequeira and Maria Sacramento Almeida passed away on 17.06.1972 and 19.10.1988 correspondingly, with no provision



as to Will, Gift or any other testamentary instrument, leaving behind their children:

- i) Caetano Francisco Siqueira @ Caetan Francisco Sequeira @ Gabriel Francisco Sequeira, hereinafter referred to as **Gabriel Francisco Sequeira** married to Isabel Fernandes @ Isabela Sequiera
 - ii) Caetano Francisco Siqueira @ Caetano Francisco Sequeira @ Alberto Francis Siqueira @ Alberto Francis Sequeira, hereinafter referred to as **Alberto Francis Siqueira**, married to Maria Joana Fernandes
 - iii) Custodio Martinho Siqueira @ Custodio Martinho Sequeira
5. On 27.07.2012, Custodio Martinho Siqueira @ Custodio Martinho Sequeira expired in the status of a bachelor. Consequently, his brothers, being the universal successors, inherited his share under the statutory succession as per the Portuguese Civil Code 1867.
6. On 18.10.2019, Gabriel Francisco Sequeira expired with no provision as to Will, Gift or any other testamentary instrument, leaving behind his wife/widow Isabel Fernandes @ Isabela Sequiera and a sole child: Paulo Estevao Sequeira @ Paulo Estevao Siqueira married to Palmira Terezinha Gomes.
7. Upon the death of Thomas Sequeira, an Inventory Proceedings bearing no. 331/2016/C came to be instituted in the court of Civil Judge Senior Division at Mapusa, Bardez, Goa. The remaining half undivided share of 437.50 sq. mts. of the said property was listed as the sole item in the list of assets. 1/4th share was allotted Isabel Fernandes @ Isabela Sequiera and 1/4th share was allotted to Paulo Estevao Sequeira @ Paulo Estevao Siqueira and his wife Palmira



Terezinha Gomes. ½ share was allotted to Alberto Francis Siqueira and his wife Maria Joana Fernandes.

8. Form I & XIV of Survey no. 17/5 dated 18.11.2023 shows names Jeremias Sequeira, Alberto Francis Sequeira, Paulo Estevao Siqueira @ Paulo Estevao Sequeira, Palmira Terezinha Gomes, Maria John Fernandes and Isabel Fernandes @ Isabela Sequeira in the Occupant Column. Columns of Other Right and Tenant are empty.
9. Survey Plan issued by Inspector of Survey and Land Records, DSLR, Mapusa, Goa depicts Survey no. 17/5 of Colvale Village.
10. Conversion Sanad bearing no. 4/151/CNV/AC-III/2021/347 dated 14.10.2021 was granted by the Additional Collector III, North Goa District.
11. By Order no. ISLR/DEM/BAR/COL/193/2021 dated 05.01.2023, the Inspector of Survey and Land records City Survey, Mapusa, Bardez, Goa, demarcated Survey no. 17/5.
12. By Deed of Sale dated 06.11.2023, Alberto Francis Siqueira and his wife Maria Joana Fernandes, Isabel Fernandes @ Isabela Sequiera, Paulo Estevao Siqueira @ Paulo Estevao Sequeira and his wife Palmira Terezinha Gomes sold the half undivided right and share in the said property admeasuring an area of 437.50 sq. mts. to Jeremias Sequeira and his wife Maria Sequeira.
13. Structural Stability Certificate dated 15.11.2023 has been issued by Siddesh Sawant, Civil Engineer, pertaining to the construction of the compound wall in the said property.



14. Approved plan no. TPB/9257/COL/TLP/23/9817 dated 20.11.2023 of the proposed compound wall in the said property approved by Dy. Town Planner, TCP, Mapusa, Bardez, Goa.
15. Construction Licence no. V.P./COL/F/2023-24/1560 dated 07.12.2023 issued by the Village Panchayat Colvale, Bardez, Goa for the compound wall.
16. By letter no. TPB/9963/COL/TCP-24/9637 dated 15.11.2024 Dy. Town Planner, Mapusa, Bardez, Goa granted the additional FAR 20 from prevailing limit of 80 FAR.
17. Structural Liability Certificate and Certificate of Conformity with regulations both dated 21.12.2024 are issued by Rajesh Mahambrey & Associates pertaining to the proposed construction of the project.
18. By Deed of Sale dated 06.02.2024, Jeremiass Sequeira and his wife Maria Sequeira sold the said property to Delvin Infrastructures, a Partnership Firm represented by its Partners, Michelle Sequiera @ Michelle Isabel Lobo @ Michelle Dolphine Sequeira, Diana John Dolphine Sequeira @ Diana Sequeira @ Diana Andreia Sequeira and Delvin John Dolphine Sequeira @ Delvin Sequeira.
19. Form I & XIV of Survey no. 17/5 dated 18.11.2024 shows the name of Delvin Infrastructure in the Occupant Column. Columns of Other Right and Tenant are empty.



20. By Technical Clearance Order no. TPB/4212/COL/TCP-2025/1015 dated 30.01.2025, both the plots bearing Survey no.17/5 and Survey no. 17/6 were amalgamated.
21. An Order no. TPB/4212/COL/TCP-2025/943 dated 29.01.2025 was passed by Dy. Town Planner, TCP, Mapusa, Bardez, Goa, directing to deposit the Infrastructure Tax. It was paid vide Receipt no. 751, Receipt Book no. 99 dated 20.02.2025.
22. Five approved plans of the proposed construction project bearing no. TPB/4212/LOL/TLP/25/1015 dated 30.01.2025 were issued.
23. NOC was granted by Directorate of health Services, Primary Health Centre, Colvale, Bardez, Goa dated 17.02.2025 for sanitation of proposed construction of the project. The same was paid and receipt dated 07.02.2025 of payment of charges towards NOC of the Health Centre.
24. Village Panchayat Colvale, Bardez, Goa, granted construction Licence bearing no. V.P./COL/F/2024-2025/1718 dated 20.02.2025.
25. Hand written Form I & XIV of Survey no. 17/5 shows names of Bostiao Sequeira and Thomas Sequeira recorded in the Occupant Column. However, columns of Other Right and Tenant are empty.
26. Form III of Survey no. 17/5 shows names of Bostiao Sequeira and Thomas Sequeira in the occupant column. However, columns of Other Right and Tenant are empty.



27. Form IX of Survey no. 17/5 shows name of Bostiao Sequeira in the column of nature of right acquired before 30.10.1971.

28. It is recommended to procure updated Nil Certificate of Encumbrance so as to ascertain the presence of encumbrance of third parties and prior proceeding to commercial transactions pertaining to the said property.

DOCUMENTS INSPECTED

Photo copies of the following documents were furnished to me for my perusal:

1. Inventory Proceedings bearing no. 58/2010/D of CJJD, Mapusa, Bardez, Goa
2. Inventory Proceedings bearing no. 331/2016/C of CJSD, Mapusa, Bardez, Goa
3. Survey Plan issued by Inspector of Survey and Land Records, DSLR, Mapusa, Goa of Survey no. 17/5 of Colvale Village
4. Conversion Sanad bearing no. 4/151/CNV/AC-III/2021/347 dated 14.10.2021 issued by the Additional Collector III, North Goa District
5. Demarcation Order no. ISLR/DEM/BAR/COL/193/2021 dated 05.01.2023
6. Deed of Sale dated 06.11.2023
7. Form I & XIV of Survey no. 17/5 dated 18.11.2023
8. Structural Stability Certificate dated 15.11.2023
9. Approved plan no. TPB/9257/COL/TLP/23/9817 dated 20.11.2023



10. Construction Licence no. V.P./COL/F/2023-24/1560 dated 07.12.2023
11. By Deed of Sale dated 06.02.2024
12. Form I & XIV of Survey no. 17/5 dated 18.11.2024
13. Letter no. TPB/9963/COL/TCP-24/9637 dated 15.11.2024
14. Structural Liability Certificate and Certificate of Conformity with regulations dated 21.12.2024
15. Technical Clearance Order no. TPB/4212/COL/TCP-2025/1015 dated 30.01.2025
16. Order no. TPB/4212/COL/TCP-2025/943 dated 29.01.2025
17. Five approved plans of the proposed construction project bearing no. TPB/4212/LOL/TLP/25/1015 dated 30.01.2025
18. NOC was granted by Directorate of health Services, Primary Health Centre, Colvale, Bardez, Goa dated 17.02.2025
19. Construction Licence bearing no. V.P./COL/F/2024-2025/1718 dated 20.02.2025
20. Hand written Form I & XIV of Survey no. 17/5
21. Form III of Survey no. 17/5
22. Form IX of Survey no. 17/5
23. Property Register of Survey no. 17/5

CONCLUSION

The said property known as '**Mangro Sorvo**', @ '**Nagaro Sorvo**', totally admeasuring **875 sq. mts.**, bearing Survey no. 17/5, situated in the village Colvale, Bardez Taluka, North District of Goa State has devolved by inheritance and has been in the elongated possession of



54 years since then. The said property has been devolved through heirloom and the present-day co-owners herein below continue to be the title holders till today. **Delvin Infrastructures, a Partnership Firm represented by its partners Michelle Sequiera @ Michelle Isabel Lobo @ Michelle Dolphie Sequeira, Diana John Dolphie Sequeira @ Diana Sequeira @ Diana Andreia Sequeira and Delvin John Dolphie Sequeira @ Delvin Sequeira** are the co-owners/title-holders in incessant, peaceful and legal possession of the said property and thus possess, enjoy, clear, valid and marketable title.

Survey no. 17/6

DESCRIPTION OF THE PROPERTY

All that 1/5th part known as '**Mangro Sorvo**' @ '**Nagaro Sorvo**', theme of the scrutiny of this title report, totally admeasuring **925 sq. mts.**, is situated in the village Colvale, within the limits of Village Panchayat Colvale, Bardez Taluka, North District of Goa State. It is surveyed in the record of rights bearing Survey no. 17/6. It is inscribed under Inscription no. 21911, 28051 and 12802 and is described under Description no. 29094 respectively. It has been assigned Unique Property Identification number **D5DA7**, hereinafter for the sake of curtness referred to as '**said property**', and more predominantly described hereunder:

East: By public road

West: Survey no. 17/5

North: By public road

South: Partly by Survey no. 19/0 and by public road

TITLE TRACE OF THE PROPERTY



1. By Deed of sale dated 07.03.1927, Liberata Franco, widow of Cristo Paulo Lobo @ Goncalo Lobo, purchased the said property from Joao Batista de Cunha and his wife Josefina de Souza. Since then, the said property was possessed, enjoyed and belonged to a couple Cristo Paulo Lobo @ Gonzalo Lobo and his wife Liberata Franco. They enduringly resided at the same Village Colvale and enjoyed the said property.
2. Post-sale, the said property came to be inscribed in the Registrations of Transmissions in favour of Liberata Franco by Inscription no. 21911 on 08.09.1928. Consequently, the said property also came to be described in the Description no. 29094.
3. Somewhere in 1930's, Cristo Paulo Lobo @ Gonzalo Lobo expired with no provision as to Will, Gift or any other testamentary instrument, leaving behind his wife/widow Liberata Franco and a sole son: Gregorio Santana Lobo married to Maria Anuciaci D'silva. Consequently, being universal successors, the said property was inherited under the statutory succession as per the Portuguese Civil Code 1867, by Liberata Franco and Gregorio Santana Lobo and became absolute owners of the said property.
4. On 19.02.1937, by Deed of Gift, Liberata Franco gifted 1/5th part of the said property on account of her disposable share to her son Gregorio Lobo.
5. On 19.03.1937, post registration of the aforesaid Gift Deed, the said property came to be inscribed in favour of Gregorio Lobo by Inscription no. 28051 in the year 1937.



6. On 19.03.1937, an entry came to be made bearing Inscription no. 12802 in favour of Liberata Franco, in the Book of Diverse Inscriptions, the property burden of obligation of bringing to collation of the said property.
7. With the passage of time, Liberata Franco expired with no provision as to Will, Gift or any other testamentary instrument, leaving behind her sole son Gregorio Santana Lobo who inherited the said property.
8. Both Gregorio Santana Lobo and his wife Maria Anuciaci D'silva passed away on 25.06.1974 and 08.10.1999 congruently, with no provision as to Will, Gift or any other testamentary instrument, leaving behind four children:
 - i) Feliciano Sebastiao Lobo (son) married to Victoria Lobo
 - ii) Lourdina Fernandes (daughter) married to Francis Fernandes
 - iii) Maria Ludzara D'souza (daughter) married to Canuto Anacleto D'souza who died leaving behind two children: (a) Filipina Idalina Rodrigues married to Caridade Rodrigues and (b) Sheryl Fernandes married to Diago Fernandes
 - iv) Placidio Purificacao Lobo (son) died leaving behind his wife/widow Theresa Angelina Lobo and two children (a) Godwin Edward Lobo and (b) Antonete Maria Lobo
9. On 11.06.1992, Lourdina Fernandes and her husband Francis Fernandes renounced and relinquished all their rights, title and interest to the undivided estate of their deceased father Gregorio Santana Lobo. Consequently, their share devolved unto the remaining heirs under the statutory succession as per the Portuguese Civil Code 1867.



10. Upon the death of both Gregorio Santana Lobo and his wife Maria Anuciaci D'silva, an Inventory Proceedings bearing no. 10/2004/E came to be instituted in the court of Civil Judge Junior Division at Mapusa, Bardez, Goa. The said property was listed at item no. 2 in the list of assets. By Compromise Terms dated 12.04.2010, all the parties settled with the partition as per compromise arrived at between them thereby bringing an end to the proceedings. By final Order dated 05.05.2010, the aforesaid Inventory Proceedings was disposed. The entire said property came to be allotted to Theresa Angelina Lobo and her two children (a) Godwin Edward Lobo and (b) Antonete Maria Lobo. Therefore, they became the absolute owners of the said property.
11. On 09.11.2017, Antonete Maria Lobo, daughter of Placidio Purificacao Lobo gratuitously relinquished all her rights, title and interest to the said property of her deceased father. Consequently, her share devolved unto her brother and mother under the statutory succession as per the Portuguese Civil Code 1867.
12. On 22.07.2021, Theresa Angelina Lobo, Godwin Edward Lobo and his wife Anigal Lobo entered into an Agreement for Sale with Aashirwad Constructions, a Sole Proprietorship Firm represented by its Proprietor, Sanjay Chandrakant Gaude, agreeing to sell the said property.
13. On 17.09.2021, Sanjay Chandrakant Gaude expired with no provision as to Will, Gift or any other testamentary instrument, leaving behind his wife/widow Siya Sanjay Gaude and a minor daughter Saanvi Sanjay Gaude.



14. Upon his death, an Inventory Proceedings bearing no. 51/2022/E was instituted by his wife/widow Siya Sanjay Gaude in the Court of Civil Judge Junior Division, at Mapusa, Bardez Goa. The said property was listed as item no. 8 in the list of assets. The said property came to be allotted in equal half each to Siya Sanjay Gaude and their minor daughter, Saanvi Sanjay Gaude.
15. Saanvi Sanjay Gaude being an allottee of a share in the said property and being a minor is barred by law to represent herself in the personal capacity to enter into contracts and/or to settle the liabilities. Therefore, a Portuguese Civil Miscellaneous Application no. 78/2002/C dated 02.05.2022 came to filed under Article 1488 read with Article 226 of the Portuguese Civil Code 1867, in the Court of Civil Judge Junior Division, at Mapusa, Bardez Goa.
16. By Order dated 11.11.2022, court granted the permission to Siya Sanjay Gaude, being the natural guardian of her minor daughter to discharge her obligations/liabilities with respect to the said property.
17. In pursuance of the above Court Order, by Deed of Sale dated 07.07.2023, Theresa Angelina Lobo, Godwin Edward Lobo and his wife Anigal Lobo sold the said property to Delvin Infrastructures, a Partnership Firm represented by its Partners, Diana Sequeira, Delvin Sequeira and Michelle Sequiera. Siya Sanjay Gaude decided to quit from the performance of the abovesaid Agreement for Sale dated 17.09.2021. As such, she is the signatory as a Vendor no. 2 and sold her interest/right in the said property.



18. Form I & XIV of Survey no. 17/6 dated 29.06.2021 an old hand written form depicts primary name of Gregorio Lobo and Feliciano Sebastiao Lobo. No tenants appear in Tenant column and Other Rights Column.
19. Form I & XIV of Survey no. 17/6 dated 22.07.2021 depicts names of Theresa Angelina Lobo, Godwin Edward Lobo and Antonete Maria Lobo. No tenants appear in the Tenant column and Other Rights Column.
20. Nil Certificate of Encumbrance no. 1284/2021, dated 18.06.2021 reveals no encumbrance from 11.05.2010 till 18.06.2021. Similarly, another Nil Certificate of Encumbrance no. 186/2023, dated 20.01.2023 of the said property reveals no encumbrance from 19.06.2020 till 19.01.2023. It is, therefore, recommended to procure Nil Certificate of Encumbrance from 20.01.2023 till date to ascertain the presence of encumbrance of third parties and prior proceeding to commercial transactions pertaining to the said property.

DOCUMENTS INSPECTED

Photo copies of the following documents were furnished to me for my perusal:

1. Inscription no. 21911 on 08.09.1928 (Portuguese/English)
2. Description no. 29094 of (Portuguese/English)
3. Inscription no. 12802 dated 19.03.1937 (Portuguese/English)
4. Inscription no. 28051 of the year 19.03.1937 (Portuguese/English)
5. Deed of Renunciation dated 11.06.1992
6. Inventory Proceedings no. 10/2004/E CJJD at Mapusa, Goa



7. Compromise Terms dated 12.04.2010
8. Deed of Relinquishment dated 09.11.2017
9. Agreement for Sale dated 22.07.2021
10. Inventory Proceedings no. 51/2022/E CJJD at Mapusa, Goa
11. Portuguese Civil Miscellaneous Application no. 78/2002/C dated 02.05.2022
12. Order of CJJD at Mapusa, Goa dated 11.11.2022
13. Deed of Sale dated 07.07.2023
14. DSLR Plan of Survey no. 17/6
15. Form I & XIV of Survey no. 17/6 dated 29.06.2021 (old hand written and new)
16. Nil Certificate of Encumbrance no. 1284/2021, dated 18.06.2021
17. Nil Certificate of Encumbrance no. 186/2023, dated 20.01.2023
18. Power of Attorney dated 06.05.2013, 02.05.2019, 11.11.2019
19. Property Register of Survey no. 17/6

CONCLUSION

The property known as '**Mangro Sorvo**' @ '**Nagaro Sorvo**', totally admeasuring **925 sq. mts.**, situated in the village Colvale, within the limits of Village Panchayat Colvale, Bardez Taluka, North District of Goa State has devolved by inheritance and has been in the elongated possession of **98 years** since then. The said property has been devolved through heirloom and the present-day co-owners herein below continue to be the title holders till today. **Delvin Infrastructures**, a Partnership Firm represented by its partners **Diana A. Sequeira, Delvin Sequeira and**



Michelle Sequeira are the co-owners/title-holders in incessant, peaceful and legal possession of the said property and thus possess, enjoy, clear, valid and marketable title.

CERTIFICATE

The flow of title validates that the amalgamated said property known as **'Mangro Sorvo', @ 'Nagaro Sorvo'**, admeasuring **875 sq. mts.**, bearing Survey no. 17/5 and Survey no. 17/6, admeasuring **925 sq. mts.**, totally admeasuring **1,800 sq. mts.** situated in the village Colvale, Bardez Taluka, North District of Goa State has devolved by inheritance and has been in the elongated possession of **98 years** since then. The said property has been devolved through heirloom and the present-day co-owners herein below continue to be the title holders till today. On the strength of the documents and from the scrutiny, I hereby certify that **Delvin Infrastructures, a Partnership Firm represented by its partners Michelle Sequiera @ Michelle Isabel Lobo @ Michelle Dolphie Sequeira, Diana John Dolphie Sequeira, Diana Sequeira @ Diana Andreia Sequeira and Delvin John Dolphie Sequeira @ Delvin Sequeira** are the co-owners/title-holders in incessant, peaceful and legal possession of the said property and thus possess, enjoy, clear, valid and marketable title.

NOTE: *This title report has been prepared solely on the basis of documents inspected by me, therefore, the owners of the said property shall be liable for the prognosis of incorrect title. The accuracy of this title report necessarily depends on the documents furnished to me and the information provided to me during the course of my discussion, being true, complete and accurate and which I have assumed to be the case. I, therefore, disclaim*



Laxman S. Pednekar

Advocate

any responsibility for any misinformation/incorrect/incomplete information arising out of the documents listed, responses and other information furnished to me.



Panaji-Goa

Date: 22.03.2025

Laxman Pednekar

Advocate