

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

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

SCHEDULE I

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

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

North: By survey no. 181/1A;

South: By road;

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

West: By road;

SCHEDULE - II

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

North: By road;

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

East: By survey no. 181/2;


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


A. P. BRAGANZA
Advocate
MAPUCA - GOA


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

**DOCUMENTS INSPECTED & SCRUTINIZED WITH RESPECT TO THE
LARGER PROPERTY**

1. Certified translated copy of Matriz certificate bearing no. 128.
2. Manuel Form I & XIV of the larger property issued by the Talathi of Village Panchayat of Penha e Franca.
3. Computerized form I & XIV of the Larger property bearing survey no. 181/1 of Village Penha de Franca.
4. Computerized form I & XIV of Schedule I & II property
5. Survey plan of Schedule I & II property
6. Deed of Succession dated 27/06/1990 drawn in the Judicial division of Bardez at Mapusa
7. Order of the inventory proceeding bearing no. 126/2015/A
8. Order of the inventory proceeding bearing no. 254/2017/C
9. Deed of Partition dated 25/07/2018 executed before the Sub Registrar of Bardez at Mapusa under serial no. 3114/2018.
10. Order of the Deputy Collector of Bardez in Partition proceedings under the land Revenue Code (LRC) bearing no. 15/275/2018/PART/LAND/II with respect to Schedule - II property.


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

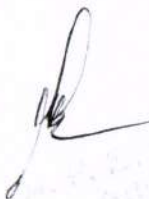

A. P. BRAJANKAR
Advocate
MAPUSA, GOA

BRIEF FACTS OF THE CASE

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

At the time of promulgation of Survey Records, the names of 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 Agapito J. D. D'Souza were the sons of Lourenco D'Souza and grandsons of Vitorino Filipe D'Souza alias Victorino Filipe D'Souza.

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




V. P. DE FRANCA
ALPHAVILLE
SANTO AMARILHO

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

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

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



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

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

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

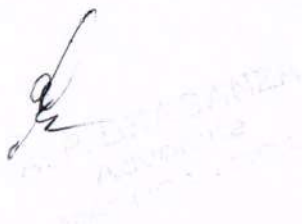
By virtue of a Deed of Partition dated 25/07/2018 executed before the Sub Registrar of Bardez at Mapusa under serial no. 3114/2018, the Larger property was divided into two parts, one being the northern and eastern portion admeasuring 2560 sq.mts. and the other being the southern and western portion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


Advocate
MAPUSA - GOA

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

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

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



The image shows a handwritten signature in blue ink over a faint, circular official stamp. The stamp contains the text 'SENIOR TOWN PLANNER' and 'MAPUSA' in a circular arrangement, with some illegible text in the center.

Technical clearance order bearing Ref. No. TPB/4816/PDF/TCP/18/5583, dated 24/12/2018 with respect to Schedule - II property is issued by the Office of the Senior Town Planner at Mapusa for the construction of a residential building, compound wall and society house.

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

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

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


P. BRAJENDRA
Advocate
MAPUSA - GOA


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

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

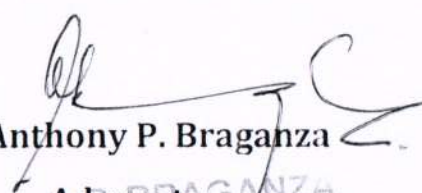
Similarly I certify the title of (i) Mrs. Veronica Bridget Jessie D'souza Married to Mr. Lucas Cardozo, (ii) Mrs. Lily Fernandes, widow (iii) Mr. Norbert Wilfred Valerian D'souza, Bachelor and (iv) Ms. Jacinta Lucy Rita D'souza, spinster, with respect to "The Schedule - II Property", surveyed under no.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


D. P. BRAZANZA
Advocate
MAPUSA - GOA

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

Mapusa

/02/2021


Shri. Anthony P. Braganza

Advocate

BRAGANZA
Advocate
MAPUCA - GOA