

DAJVIP V. PATKAR

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TITLE REPORT

Introduction and Summary of Findings

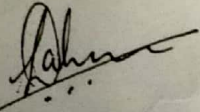
I have been instructed by Damodar Krishna Kochrekar, having his office at Mapusa, Goa to investigate title to a property known as Panche Kond, bearing survey no. 356/2 of Tivim village, admeasuring 1,750 square metres, situated at Tivim in Bardez taluka of Goa.

For the purpose of investigation of the title in respect of the property, I have reviewed copies of documents listed herein. I make this report based upon the same.

Documents Reviewed

This report contains information compiled from reviewing the following documents.

- ❖ Survey plan
- ❖ Form No. 9
- ❖ Index of Lands
- ❖ Form I & XIV with the name of Christopher D'Souza.
- ❖ Records of Inventory Proceedings No. 69/2004/A filed in the Court of the Senior Civil Judge at Bicholim.


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- ❖ Memorandum of Understanding dated 17/12/2008 executed by Santano Santiago D'Souza and Sheila Mary D'Souza in favour of Christopher Charles Alvares.
- ❖ Power of Attorney dated 09/01/2009 executed by Santano Santiago D'Souza and Sheila Mary D'Souza.
- ❖ Deed of Sale dated 20/01/2009 executed by Santano Santiago D'Souza and Sheila Mary D'Souza in favour of Gregorio Arnaldo De Souza.
- ❖ Form I & XIV with the name of Gregorio Arnaldo De Souza.
- ❖ Deed of Sale dated 17/06/2019 executed by Gregorio Arnaldo D'Souza and Maria P. Gregorio D'Souza in favour of Damodar Krishna Kochrekar.
- ❖ Form I & XIV with the name of Damodar Krishna Kochrekar.
- ❖ Nil Encumbrance Certificates.

Property Details and Description

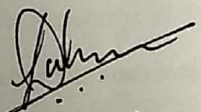
All that property known as Panche Kond, bearing survey no. 356/2 of Tivim village, admeasuring 1,750 square metres, situated at Tivim in Bardez taluka of Goa; having the following boundaries:

North: Property bearing survey no. 356/1 of Tivim village.

South: Property bearing survey no. 355/1 of Tivim village.

East: Property bearing survey no. 357/8 of Tivim village

West: Property bearing survey no. 361/1 of Tivim village


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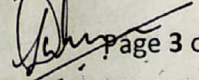
Devolution of Title Flow

The property was originally owned by Christopher D'Souza. This inference is drawn since the name of Christopher D'Souza was recorded in Form No. 9 as the occupant of the property since before survey vide Entry No. 3062. His name was also recorded in the Index of Lands, which bears a cross-reference to Entry No. 3062 of Form No. 9. The occupant column of Form I & XIV also discloses the name of Christopher D'Souza.

Christopher D'Souza was married to Jacinta D'Souza, on account of which the latter too had a moiety share in the property. Thus, the property was then owned by Christopher D'Souza and Jacinta D'Souza.

Upon death of Jacinta D'Souza on 14/07/1970, her share in the property devolved unto her children, viz. Lawrence Dominic Victor De Souza and Santano Santiago D'Souza. Lawrence Dominic Victor De Souza was married to Ana Luiza D'Souza. Santano Santiago D'Souza was married to Sheila Mary D'Souza. Therefore, Ana Luiza D'Souza and Sheila Mary D'Souza also acquired rights in the share of their respective husbands in the property. Thus, the property became a co-ownership property of Christopher D'Souza, Lawrence Dominic Victor De Souza, Ana Luiza D'Souza, Santano Santiago D'Souza and Sheila Mary D'Souza.

Upon death of Christopher D'Souza on 02/05/1984, his share in the property also devolved unto Lawrence Dominic Victor De Souza and Santano Santiago D'Souza. Thus, the property became a co-ownership property of Lawrence Dominic Victor De Souza, Ana Luiza D'Souza, Santano Santiago D'Souza and Sheila Mary D'Souza.


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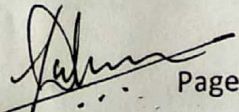
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Upon death of Ana Luiza D'Souza on 27/06/1997, it appears that her share in the property devolved unto Lawrence Dominic Victor De Souza. Thus, the property became a co-ownership property of Lawrence Dominic Victor De Souza, Santano Santiago D'Souza and Sheila Mary D'Souza.

Upon death of Lawrence Dominic Victor De Souza on 23/01/2002, his share in the property devolved unto Santano Santiago D'Souza. Thus, the property now came to be owned by Santano Santiago D'Souza and Sheila Mary D'Souza. The records of Inventory Proceedings No. 69/2004/A instituted in the Court of the Senior Civil Judge at Bicholim by Santano Santiago D'Souza certify the succession from Christopher D'Souza and Jacinta D'Souza and further by order dated 29/07/2005 passed by therein the property was expressly allotted to Santano Santiago D'Souza.

Santano Santiago D'Souza and Sheila Mary D'Souza agreed to sell the property to one Christopher Charles Alvares vide a Memorandum of Understanding dated 17/12/2008.

Santano Santiago D'Souza and Sheila Mary D'Souza, acting through Patrick D'Souza whom they constituted as their attorney vide a Power of Attorney dated 09/01/2009, sold the property to Gregorio Arnaldo De Souza vide Deed of Sale dated 20/01/2009 registered in the office of the Sub-Registrar of Bardez at Mapusa as a Book-1 document under no. BRZ-BK1-00241-2009 of CD no. BRZD17. Christopher Charles Alvares also executed this Deed of Sale as a consenting party. Pursuant to this, the name of Gregorio Arnaldo De Souza was recorded in the occupant column of the Form I & XIV.


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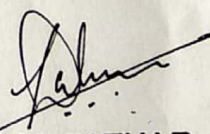
Gregorio Arnaldo D'Souza was married to Maria P. Gregorio D'Souza, on account of which the latter acquired an equal ownership right in the property. Thus, the property became a co-ownership property of Gregorio Arnaldo D'Souza and Maria P. Gregorio D'Souza.

Gregorio Arnaldo D'Souza and Maria P. Gregorio D'Souza sold the property to Damodar Krishna Kochrekar vide Deed of Sale dated 17/06/2019 registered in the office of the Sub-Registrar of Bardez at Mapusa as a Book-1 document under no. BRZ-1-1709-2019. Pursuant to this, the name of Damodar Krishna Kochrekar is recorded in the occupant column of the Form I & XIV. Damodar Krishna Kochrekar is married to Surekha Damodar Kochrekar, on account of which the latter acquired an equal ownership right in the property.

Thus, Damodar Krishna Kochrekar and Surekha Damodar Kochrekar are the owners of the property in view of the above events/ transactions.

Encumbrances

There are no encumbrances reflected in the Nil Encumbrances Certificate No. 2325/2018 dated 12/09/2018 issued by the Sub-Registrar of Bardez for the period 29/07/2005 to 12/09/2018 and/or in the Nil Encumbrance Certificate No. 922/2019 dated 22/04/2019 issued by the same authority for the period 12/09/2018 to 22/04/2019.


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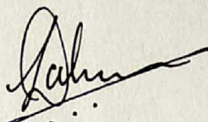
Conclusion

Damodar Krishna Kochrekar and Surekha Damodar Kochrekar are the owners of the property known as Panche Kond, bearing survey no. 356/2 of Tivim village, admeasuring 1,750 square metres, situated at Tivim in Bardez taluka of Goa; and their title thereto is clean, clear and marketable.

Mapusa

04 July 2019

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