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Ref: 77

Date: 18/08/2025

TITLE SCRUTINY REPORT

Pursuant to the requisition made by **M/s. VELASA BUILDTECH LLP**, a Company having its Registered Office at K-1/36, Left portion, K.NO.275/216, Rajapuri, Uttam Nagar, Dabri Police Station, New Delhi. 100059 through its Designated partner Mr. Baldeep Singh, I have investigated the title of **M/s. VELASA BUILDTECH LLP** in respect of

immovable properties consisting of 2 Plots i.e. PLOT No.129 admeasuring 508.00 sq.mts. situated at Village Calapur (Calapor) of Taluka Tiswadi forming part of the Upper portion of 'FILOMENA HOUSING COLONY', which said Plot is independently surveyed under No.108/1-A-A of Village Calapur (Calapor) and 2) PLOT No.130 admeasuring 480.00 sq.mts. forming part of the Upper portion of 'FILOMENA HOUSING COLONY', which said Plot is independently surveyed under No.108/1-Z of Village Calapur (Calapor), more particularly described herein below and I submit my report as under:



1. DESCRIPTION OF THE PROPERTIES

- a. ALL THAT PLOT No.129 admeasuring 508.00 sq.mts. situated at Village Calapur (Calapor) of Taluka Tiswadi forming part of the Upper portion of 'FILOMENA HOUSING COLONY' which said Plot is independently surveyed under No.108/1-A-A of Village Calapur (Calapor) and

bounded :

on the East by Plot No.128,

On the West by Plot No.130 ,

on the North by property surveyed under No.78 and

on the South by 8.00 mts. wide road.

b. ALL THAT PLOT No.130 admeasuring 480.00

sq.mts. forming part of the Upper portion of

‘FILOMENA HOUSING COLONY’ which said

Plot is independently surveyed under No.108/1-

Z of Village Calapur (Calapor) and bounded

on the East by Plot No.129,

On the West by Plot No.131 ,

on the North by property surveyed under No.78 and

on the South by 8.00 mts. wide road.



2. DESCRIPTION OF THE DOCUMENTS

SCRUTINISED:

- a. Certificate of Inscription No., and Description No. (in Portuguese alongwith its translation in English);
- b. Deed of Gift dated 15.04.1974 executed by Smt. Angelina Filomena Dias in favour of Shri. Flores Jose Agnelo Vaz duly registered with Office of the Sub-Registrar of Ilhas at Panaji under No.292 at Pages 292 to 293 of Book No. I Vol.No.83 dated 21.05.1974;
- c. Decree dated 12.03.1990 passed by the Hon'ble Court of Civil Judge Senior Division at Panaji in Inventory Proceedings No.4/1965 instituted by Shri.Roldao Justino Vaz upon death of his parents – Francisco Floriano Fernandes and his



wife – Smt. Angelina Filomana Dias.

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- d. Deed of Sale dated 23.10.2006 duly registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 3319 at Pages 533 to 560 of Book No.I Vol.No.1729 dated 18.12.2006 in respect of Plot No.129.
- e. Deed of Sale dated 23.10.2006 duly registered in the Office of the Sub- Registrar of Ilhas at Panaji under No. 3320 at Pages 561 to 588 of Book No.I Vol.No.1729 dated 18.12.2006 in respect of Plot No.130.
- f. Permission under No.119/4046/CAL/06/744 dated 09.08.2006 granted by the Dy. Town Planner, Town and Country Planning Department, Tiswadi Taluka to the Shri. Flores

J.A. Vaz for sub – division of property under survey No.108 of Village Calapur, Tiswadi Taluka.

g. Order 02.11.2021 passed by the Dy. Collector and Sub Divisional Officer , Tiswadi, Panaji, Goa in Partition proceedings filed under Sec.61 of the Goa Land Revenue Code,1968 bearing No.3LND/PART/42/2018;

h. Petition bearing No. 4578 of 2022 filed for grant of Letters of Administration of the property and credits of the deceased- Nariman Darabshah Khan filed by his wife – Smt. Yasmin Nariman Khan before the High Court of Bombay and Letters of Administration granted to Smt. Yasmin Khan dated 19.07.2023.

i. Survey records i.e. Form I and XIV in respect of





property surveyed under No.108/1-Z of Village Calapur (Calapor) i.e. Plot No.129 and in respect of property surveyed under No. 108/1-A-A of Village Calapur (Calapor) i.e. Plot No.130

- j. Survey Plans in respect of property surveyed under No.108/1-Z of Village Calapur (Calapor) and surveyed under No.108/1-A-A of Village Calapur (Calapor).
- k. Deed of Sale dated 21-02-2024 duly registered in the Office of the Sub- Registrar of Ilhas at Panaji under No. PNJ-1-594-2024 of Book No.I
Document dated 22-02-2024 in respect for survey no.108/1-A-A.
- l. Deed of Sale dated 21-02-2024 duly registered in the Office of the Sub- Registrar of Ilhas at Panaji under No. PNJ-1-589-2024 of Book No.I
Document dated 22-02-2024 in respect for survey no.108/1-Z.

3. **MY TITLE SCRUTINY REPORT IS AS UNDER:**

OBSERVATION:

Based upon scrutiny of all documents the documents, my observations are as under :

- A) The said Plots i.e. Plot No.129 and No.130 form part and parcel of the bigger property known as **"SEGUNDA ADICAO QUE FICA PELO SUL DA ESTRADA"** which is the upper portion of the property **"CABECA"**, surveyed under No. 108/1 and 120/1 of Village Calapur (St.Cruz) Village, Tiswadi Taluka, Sub-District of Ilhas, District North Goa, situated within the limits of Village Panchayat of St.Cruz, described in the Land Registration Office of Ilhas under No.17250 at Page 178 of Book B-45, (New), which in turn is the sixth glebe (part) of the Plot B of the property



earlier described under No.7324 at Page 152 of Book B- 19, New, annotated under No.3 to the same/said description and represents 2/8th of the property registered in the Taluka Revenue Office (Matriz) under No.328 which is bounded on the East by fifth glebe (part) of plot B' and distillery, on the West by Aforamento belonging to Sebastiao Fernandes of St.Cruz and hilly part of the property "Gonem Bata" belonging to Rego, on the North by a public road proceeding from Panjim to S. Lourenco and on the South by the path which leads to Nauxim with the exclusion of the property bearing new Survey No.78 of Calapur Village, Tiswadi Taluka, Goa;

B) It is stated that the said property besides another immovable property i.e. property known as 'CABECA' (lower portion) consisting of hilly land and cultivated with coconut trees of Calapur

Village, Tiswadi Taluka Sub-District of Ilhas, District North Goa, situated within the limits of Village Panchayat of St.Cruz, which property is the fifth glebe (part) of the Plot B of the property previously **described under No.7324** at Page 152 of Book B-19 new and forms a separate part with two glebes (parts) separated by the road Panjim – S.Lourence , which is surveyed under new survey Nos. 77/1 and 109/1 of Village Calapur and bounded on the East by the hilly part of the Plot A, on the West by the said road and sixth glebe (part) of the Plot B, on the North by the fourth glebe (part) of the Plot B and on the South by the said Road.



- C) It is stated that both the said properties were earlier owned and possessed by Smt. Angelina Filomena Dias, widow of Francisco Floriano Fernandes.

D) It is stated that the said Smt. Angelina Filomena

Dias was married in 1st nuptial/marriage to

Shri. Antonio Serdio Agostinho Vaz and upon his

death , she married in 2nd nuptial/marriage to

Shri. Francisco Floriano Fernandes. Further, out of

her 1st marriage with Shri. Antonio Serdio

Agostinho Vaz, she had 4 children , namely – a)

Smt. Alda Celetse Liberata Vaz (married to

Caetano Antonio Nunes, b) Shri. Roldao Justino

Vaz alias Roldao Justino das Mercês Vaz married

to Smt. Julia Silva alias Julia Silva Vaz, c)

—Paulina das Mercês Vaz married to Matias

Camilo Gonsalves and d) Smt. Bebianio Cecilia

das Mercês Vaz married to Shri. Angelo C. Da

Souza. It is stated that upon death of her 1st

husband - Shri. Antonio Serdio Agostinho,

Inventory proceedings among minors was held.

However, said Smt. Angelina Filomena Dias had



no children from 2nd nuptial/marriage with Shri.Francisco Floriano Fernandes. The said Shri.Francisco Floriano Fernandes expired on 25.10.1964 and upon his death Inventory Proceedings bearing No.4/1965 were instituted before the Hon'ble Court of Civil Judge Senior Division at Panaji and in view of death of said Smt. Angelina Filomena Dias on 29.09.1974, Inventory Proceedings upon her death were incorporated in the same proceedings i.e. 4/1965 as aforesaid.



E) It is further stated that during her lifetime, the said Smt. Angelina Filomena Dias vide Deed of Gift dated 15.04.1974 , which said Deed is duly registered with Office of the Sub-Registrar of Ilhas at Panaji under No.292 at Pages 292 to 293 of Book No. I Vol.No.83 dated 21.05.1974, gifted both the said properties to her Grand son - Shri.

Flores Jose Agnelo Vaz , son of Shri. Roldao Justino Das Mercês Vaz. It is stated that said Shri. Flores Jose Agnelo Vaz , was a minor at the relevant time being 8 years old at the relevant time and as such the said Deed was signed by his father –Shri. Roldao Justinho das Mercês Vaz , being the natural guardian.

F) It is stated that in the Inventory Proceedings No.4/1965 instituted by Shri.Roldao Justino Vaz upon death of his parents – Francisco Floriano Fernandes and his wife – Smt. Angelina Filomana Dias, the gift made by Smt. Angelina Filomena Dias in favour of her Grand son - Shri. Flores Jose Agnelo Vaz vide Deed of Gift dated 15.04.1974 as aforesaid was reduced in view of the fact that the same was in excess over disposal share of the deceased - Smt. Angelina Filomena Dias and he was allotted different properties in lieu thereof . It

is further stated that in the said Inventory proceedings, the Plots No. 50,51,52,53,54, 55 of the said properties were allotted to Smt. Alda Celetse Liberata Vaz, Plots No.4,5,17,18,27,44,45 of the said properties were allotted to Paulina das Mercedes Vaz and Plots No. 6,7,29,30,31,32,89,90 were allotted to Smt. Bebiano Cecilia das Mercedes Vaz and rest of the Plots were allotted to Shri. Flores Jose Agnelo Vaz, which totally admeasure an area of 1,30,195 sq.mts.



G) It is in view said Shri. Flores Jose Agnelo Vaz becoming sole and exclusive Owner of the said properties, he accordingly incorporated his name in the survey records i.e. Form I and XIV in respect of the said properties i.e. surveyed under No.77/1, 108/1, 109/1 and 120/1 of Village Calapur.

H) It is stated that thereafter, said Shri. Flores Jose Agnelo Vaz applied for and obtained permission for sub-division of the said property bearing Survey No.77/1 and 109/1 of Village Calapur into various plots after obtaining necessary permission from the competent authorities for the same i.e. Permission under No.PDA/T/6281/894/92 dated 21.02.1992 and No.PDA/T/6281/3683/93 dated 02.03.1993 granted by the Panjim Planning and Development Authority and under No.VP/SC/19/93-94 dated 24.11.1993 from Village Panchayat of St.Cruz, Tiswadi Taluka , which is to be known as 'Filomena Housing Colony (lower portion). Besides thereto, said Shri. Flores Jose Agnelo Vaz applied for and obtained permission for sub-division of the said property bearing Survey No.108/1 and 120/1 of Village Calapur into various plots after obtaining



necessary permission from the competent authorities for the same i.e. Permission under No. PDA/T/6281/ATP/95/848 dated 02.02.1995 and under No. VP/SC/344/1994-95 dated 07.02.1995 from Village Panchayat of St.Cruz, Tiswadi Taluka , which is to be known as 'Filomena Housing Colony (Upper portion).

- I) It is stated that vide 2 separate Deeds i.e. Deed of Sale dated 23.10.2006 duly registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 3319 at Pages 533 to 560 of Book No.I Vol.No.1729 dated 18.12.2006 and Deed of Sale dated 23.10.2006 duly registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 3320 at Pages 561 to 588 of Book No.I Vol.No.1729 dated 18.12.2006 , the 2 Plots i.e. Plot No.129 and No.130 were sold by the said Owners - Shri. Flores Jose Agnelo Vaz and his





wife –Smt. Severina Cheryl Fernandes e Vaz to the Purchasers namely –Shri.Nariman Khan and his Wife – Smt. Yasmin Nariman Khan for valuable consideration who became sole and exclusive owners of the said 2 Plots. The said Deeds were signed by Shri.Roldao Justino Vaz i.e. father /father in law of the Vendors by virtue of Power of Attorneys both dated 11.10.1999 executed before the Notary – Shri. Vasco da Silva Fereira, Panaji, Goa. Further on behalf of the Purchasers, the said Deed was signed by said Shri.Nariman Khan for self and as a Constituted Attorney of his wife – Smt.Yasmin Khan.

- J) It is stated that subsequent to the purchase as aforesaid, the Purchasers incorporated their names in the survey records i.e. Form I and XIV in respect of the said property surveyed under No.108/1 of Village Calapur.

K) It is stated that thereafter, the said Purchasers - Shri.Nariman Khan and his Wife – Smt. Yasmin Nariman Khan filed proceedings for partition of the said 2 Plots i.e. Plot No.129 and No.130 from the bigger property surveyed under No.108/1 of Village Calapur, being Case No. LND/PART/42/2018 before the Dy. Collector and Sub Divisional Officer of Tiswadi Taluka at Panaji, Goa. It is stated that vide Order dated 02.11.2021 passed in the said matter, the Dy. Collector and S.D.O. , Tiswadi, Panaji, Goa was pleased to order partition of the said 2 Plots admeasuring 508.00sq.mts and 480.00 sq.mts. and the Inspector of Survey and Land Records was directed to effect necessary changes in records of survey No.108/1 of Calapor Village as per the Plan and Area Adjustment Statement prepared by him and further ordered the said 2 Plots shall bear new Sub



Division No. 108/1-A-A and 108/1-Z respectively and the names of said Smt. Yasmin Nariman Khan and her Son – Shri.Cyrus Nariman Khan were accordingly incorporated in the ‘Occupants’ column of the Records of Rights i.e. Form I and XIV in respect of the said property under survey No.1-Z and 1-A-A respectively of Village Calapor, Taluka Tiswadi.



L) It is further stated that in the meantime, said Shri. Nariman Darabshah Khan expired on 16.08.2020 leaving behind his widow – Smt. Yasmin Nariman Khan and her Son – Shri.Cyrus Nariman Khan as his sole and exclusive legal heirs/ successors

M)Further, in view of death of her husband Shri. Nariman Darabshah Khan, said Smt. Yasmin Khan instituted a Petition bearing No. 4578 of 2022 filed for grant of Letters of Administration of the property and credits of the deceased-

Nariman Darabshah Khan before the Hon'ble High Court of Bombay claiming to be ½ share in the estate of the deceased including the 2 Plots i.e. Plot No.129 and No.130 as aforesaid. The said Letters of Administration dated 19.07.2023 were accordingly granted to Smt. Yasmin Khan by the Hon'ble Court through Prothonotary and Senior Master of the Hon'ble Court.



N) Vide two separate Deed of Sale Smt.Yashmin Nariman Khan and his son Shri.Cyrus Nariman Khan sold the said proeprty to M/s. VELASA BUILDTECH LLP i.e. Deed of Sale dated 21-02-2024 duly registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. PNJ-1-594-2024 of Book No.I Document dated 22-02-2024 in respect for survey no.108/1-A-A and Deed of Sale dated 21-02-2024 duly registered in the Office of the Sub- Registrar of Ilhas at Panaji

under No. PNJ-1-589-2024 of Book No.I
Document dated 22-02-2024 in respect for survey
no.108/1-Z.

O) M/s. VELASA BUILDTECH LLP upon purchase
of both the above Plot thereafter mutated their
names in the revenue records of said Plots.

P) Further, as per the Land Description dated
12.10.1945 , the said entire property is found
described in the Land Registration Office of
Salcete under No. 33225 at Pages 149 overleaf of
the Book B No.85 and bounded on the East and
North by the property of Joaquim Paulo, On the
West by the Property of Comunidade and on the
South by a Water drain, which said description
tallies with particulars mentioned in the Certificate
of Inscription.

CONCLUSION :

I state that I have carefully and thoroughly gone through all

the documents as aforesaid. From minute scrutiny of all the aforesaid documents, I am of the bonafide opinion and belief that the said M/s. VELASA BUILDTECH LLP is the lawful owner and are in peaceful possession of the said 2 Plots i.e. PLOT No.129 admeasuring 508.00 sq.mts. situated at Village Calapur (Calapor) of Taluka Tiswadi forming part of the Upper portion of 'FILOMENA HOUSING COLONY', which said Plot is independently surveyed under No.108/1-A-A of Village Calapur (Calapor) and 2) PLOT No.130 admeasuring 480.00 sq.mts. forming part of the Upper portion of 'FILOMENA HOUSING COLONY', which said Plot is independently surveyed under No.108/1-Z of Village Calapur (Calapor) and both have a clear and marketable title in respect of the said Plots.



Apart from the said documents , I have not been shown any other documents which may operate to prevent said M/s. VELASA BUILDTECH LLP from selling the said Plot free from all encumbrances and claims to third parties.

Upon oral inquiries , it was further informed to me that there are no Suits, Petitions or other legal proceedings pending in any Courts in Goa (Civil or Criminal) affecting, concerning or relating thereto to the said 2 Plots till date.

Further, inquiry was made as to whether the Owners had obtained Conversion Sanad under Sec.32 of the Goa Land Revenue Code,1968 read with Rule 7 of the Goa ,Daman and Diu Land Revenue (Conversion of Use of Land and Non Agricultural Assessment) Rules,1969 for permission to use the said Plot for 'Residential purpose', however, it was orally informed that no such Sanad has been obtained till date. However, the said fact do not affect the title of the Owners in any manner nor prevents them from selling the said Plot to any prospective purchaser and the said Sanad can be obtained by the prospective Purchasers by making necessary application in the event it is proposed to undertake construction in the said Plot in future.

I have examined the Xerox copies of all the documents as

aforesaid, which were submitted to me for scrutiny, which I am retuning herewith.

The Report furnished above is on the basis of the documents produced before me as aforesaid.

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 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 PROPERTIES only

The search conducted at the office of the Sub-Registrar of Panjim, Tiswadi – 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 PROPERTIES 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 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 to the laws in India.



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