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8390676367

Dated: 23/11/2021

To,
Mr. Tito Goes Proenca

SUB: Fees Bill for Title Investigation Report of Mr. Tito Goes Proenca

Dear Sir,

Find enclosed herewith title investigation report of **Mr. Tito Goes Proenca** pertaining to All that immovable property paddy field known as “CHAL” or “TAMBUDKI” or “FONSACHO AGOR” admeasuring **1575 square meters** bearing Old Cadastral Survey No. 648, and new Survey No. 188/38, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office for Matriz Predial, situated at Arpora, Bardez, Goa within the Arpora Village Panchayat limits being

BOUNDED AS UNDER:

East: By property bearing Survey No. 188/7

West: By property bearing Survey No. 188/37

North: By property bearing Survey No. 188/7, 31

South: By a road.

Kindly pay professional fees of **Rs. 10,000/- (Rupees Ten Thousand Only)** towards preparation of Title Investigation Report.

Thanking You,

Adv. Siddharth Jaiprakash Samant
(PAN NO. AXZPS2264C)
(IFSC Code No-HDFC0000373)

(HDFC bank Savings A/C No. 50100008780798 with HDFC Caranzalem Branch.)

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Dated: 23/11/2021

TITLE INVESTIGATION REPORT OF MR. TITO GOES PROENCA

This Title Investigation report is submitted at the request of **Mr. Tito Goes Proenca**

SUBJECT MATTER

COMPLETE OR FULL DESCRIPTION OF THE IMMOVABLE PROPERTY

All that immovable property paddy field known as “CHAL” or “TAMBUDKI” or “FONSACHO AGOR” admeasuring **1575 square meters** bearing Old Cadastral Survey No. 648, and new Survey No. 188/38, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office for Matriz Predial, situated at Arpora, Bardez, Goa within the Arpora Village Panchayat limits being

BOUNDED AS UNDER:

East: By property bearing Survey No. 188/7

West: By property bearing Survey No. 188/37

North: By property bearing Survey No. 188/7, 31

South: By a road.

DERIVATION OF TITLE:

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title/ interest to the current title holder.

1. There exists the following two plots:

PLOT-I

All that immovable property/paddy field known as “CHAL” or “TAMBUDKI” or “FONSACHO AGOR” admeasuring 150 sq. mts bearing Old Cadastral Survey No. 648 and bearing new Survey No. 190/2, not described in the Land Registration Office nor enrolled in the Taluka Revenue office for Matriz Predial, situated in Arpora, Bardez, Goa within the Arpora Village Panchayat of limits and is

BOUNDED AS UNDER:



East: By property bearing Survey No. 190/3

West: By property bearing Survey No. 190/1

North: By a road

South: By property bearing Survey No. 190/7, 8, 9, 10 and 11.

PLOT-II

All that immovable property paddy field known as "CHAL" or "TAMBUDKI" or "FONSACHO AGOR" admeasuring **1575 square meters** bearing Old Cadastral Survey No. 648, and new Survey No. 188/38, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office for Matriz Predial, situated at Arpora, Bardez, Goa within the Arpora Village Panchayat limits being

BOUNDED AS UNDER:

East: By property bearing Survey No. 188/7

West: By property bearing Survey No. 188/37

North: By property bearing Survey No. 188/7, 31

South: By a road.

2. The said property originally belonged to one Mr. Pedro Inacio Maria da Piedade Lobo.
3. The said Mr. Pedro Inacio Maria da Piedade Lobo got expired and upon his demise Deed of Succession, Sale and Quittance dated 28/12/1963 was executed.
4. Vide **Deed of Succession, Sale and Quittance dated 28/12/1963** recorded in the Office of the Notary Ex- Officio of Bardez at Mapusa at page 86 overleaf of Book No. 648, upon the demise of the said late. Pedro Inacio Maria da Piedade Lobo the said properties devolved upon and were acquired by his nephew Mr. Diogo Filip Lobo alias Diogo Filip Pascoal Joao Francisco Xavier Maria da Piedade Lobo.
5. The said Mr. Diogo Philip Pascoal de Maria Piedade Lobo @ Diogo Filipe Pascoal Joao Francisco Xavier Maria de Piedade Lobo @ Diogo Filipe Lobo @ Dioguinho Lobo got expired intestate and in the status of bachelor on 23/04/1976 leaving behind him his following heirs namely:
 - I. Mrs. Maria Pia Cecilia da Piedade Lobo @ Maria Pia Fernandes (sister) who died on 22/05/1964 who was widow of Mr. Paulo Santana Fernandes who too had expired on 01/01/1981 leaving behind them their following children namely:
 - i. Bento Francisco Placido Fernandes married to Mary Conception Tomasia Fernandes
 - ii. Maria Quiteria Fernandes alias Sr. Michael A. C.
 - iii. Thomas Angelo Fernandes married to Anita Christina Julia Maria

Neves de Andrade e Fernandes

iv. Sabino Fernandes

The said Mrs. Maria Pia Cecilia da Piedade Lobo @ Maria Pia Fernandes vide Will dated 29/06/1977 executed at Mapusa, Bardez- Goa before Notary Public Ex-Officio of Mapusa and recorded at page No. 25 of Book of Wills No. 103 bequeathed as her disposable share all the properties that she inherited from her late brother Diogo Philip Pascoal de Maria Piedade Lobo, in equal shares to her son Bento Francisco Placido Fernandes and grandson Michael Simon Robert Fernandes.

II. Mrs. Maria Henriqueta Cacilda Emercia Candida Evangelina Preciosa da Piedade Lobo alias Maria Henriqueta Cacilda Evangelina Lobo e Franco (sister) married to Mr. Augusto Santana Franco both of whom died on 08/07/1968 and 21/05/1940 respectively leaving behind them the following children as their only heirs:

- i. Januario Rodolfo de Jesus Maria Jose Franco married to Carmina Maria Adriana de Souza e Franco died on 31/07/1980 and 11/07/1971 leaving behind them as their only heir Maria Alacoque Mamelta Silvia Franco married to Benedito Evorcio Launcelot do Carmo Fernandes alias Launcelot Fernandes @ Lancelot Fernandes
- ii. Maria Luiza Eufasia Franco (spinster) died on 12/10/1983 having executed will dated 06/08/1975 drawn before the Notary Public Ex-Officio of Bardez at Mapusa recorded at page no. 45 overleaf onwards of book no. 97 of wills in favour of her sister-in-law Mary Amora Orfelinda Serafina da Costa Franco.
- iii. Maria Bibiana Bernandete de Lourdes Franco widow of Boaventura Jacob Antonio Carvalho who died on 15/02/1964
- iv. Mr. Antonio Casimiro Gaspar Leopoldo Franco died without any issue on 06/08/1982 leaving behind him as his half sharer and testamentary heir who was married to Mrs. Mary Amora Orfelinda Serafina da Costa Franco vide Will dated 15/03/1976 drawn at Mapusa Bardez Goa recorded at page 93 onwards of Book No. 98 of wills.
- v. Maria Esperanca Exaltacao Franco @ Exaltacao Franco e Fernandes married to Clement Fernandes both expired on 30/08/1990 and 11/06/1961 respectively leaving behind them as their only heir son Benedito Evorcio Launcelot do Carmo Fernandes @ Launcelot Fernandes @ Lancelot Fernandes married to Maria Alacoque Mamelta Silvia Franco.
- vi. Maria Candida Clementina Esperanca Franco married to Jose Bernard Fernandes @ Joseph Bernard Fernandes who died on 05/05/1984 leaving behind him as his only heir the following children:
 - a. Yvette Mary Lillian Fernandes married to Lloyd Xavier Crisogono Furtado

- b. Your Diogo Joseph Fernandes married to Angela Linda Beatrice de Melo Fernandes
 - vii. Mr. Aleluia Angelo Guilherme Jose Napoleao do Rosario Franco died on 13/05/1985 in the status of married to Mrs. Maria Luiza Jeronima Dias alias Maria Luisa Jeronima Dias leaving behind the following children as his only heirs:
 - a. Elvis Augusto Miguel Franco (bachelor)
 - b. Clifford Gaspar Franco (bachelor)
 - c. Ricky Antonio Franco (bachelor)
 - viii. Maria Berenice Crecencia Guilhermina Franco married to Pio Antonio Fernandes
6. Upon the demise of the said late. Diogo Filip Lobo alias Diogo Filip Pascoal Joao Francisco Xavier Maria da Piedade Lobo vide **Inventory Proceedings No. 73/1993** were instituted in the Court of the Civil Judge Senior Division at Mapusa, Bardez-Goa and whereby the above facts are evident and confirmed.
7. In the said Inventory Proceedings No. 73/1993 the said plots I & II were described under Item No. VIII and IX and came to be allotted in the proportion of shares as follows:
- i. Mr. Bento Francisco Placido Fernandes married to Mrs. Mary Conception Tomasia Fernandes – 5/24th undivided right
 - ii. Mr. Michael Simon Robert Fernandes married to Mrs. Idina Faustina D'Souza- 1/8th undivided right
 - iii. Miss. Maria Quiteria Fernandes @ Brita Fernandes @ Sr. Michael A.C.- 1/12th undivided right
 - iv. Mr. Thomas Angelo Fernandes married to Mrs. Anita Cristina Julia Maria Neves de Andrade e Fernandes- 1/12th undivided right.
 - v. Mrs. Maria Alacoque Mamelta Silvia Franco and Mr. Launcelot Fernandes @ Benedito Evorcio Launcelot do Carmo Fernandes- 1/8th undivided right.
 - vi. Mrs. Mary Amora Orfelinda Serefina da Costa Franco- 1/8th undivided right
 - vii. Mrs. Maria Bibiana Berenadette de Lourdes Franco- 1/16th undivided right
 - viii. Mrs. Maria Candida Clementina Esperanca Franco- 1/32nd undivided right
 - ix. Yvette Mary Lillian Fernandes married to Mr. Lloyd Xavier Crisogono Furtado- 1/64th undivided right.
 - x. Mr. Yvor Diogo Joseph Fernandez married to Mrs. Angela Linda Beatrice de Melo- 1/64th undivided share.
 - xi. Mrs. Maria Luisa Jeronima Dias- 1/32nd undivided right
 - xii. Mr. Elvis Augusto Minguel Franco- 1/96th undivided right
 - xiii. Mr. Clifford Gaspar Franco married to Mrs. Cora Virginia de Souza e Proenca- 1/96th undivided right
 - xiv. Mr. Ricky Antonio Franco married to Mrs. Lalita Maria Pires e Franco- 1/96th

undivided right

- xv. Mrs. Maria Berenice Crescencia Guilhermina Franco married to Mr. Pio Antonio Fernandes- 1/16th undivided right which are evident vide **Final Order dated 24/08/1998** passed by the Honourable Civil Judge Senior Division Mapusa, Bardez Goa in the said inventory proceedings, the residential/remaining heirs being the half shareholders of their respective spouses.

8. Subsequently, it was noticed that the name of Mrs. Maria Luiza Vaz @ Aulina Vaz was wrongly recorded in the cultivator's column of the said property bearing Sy. Nos. 190/2, 188/38 and 24/1 respectively and that the said Mrs. Maria Luiza Vaz @ Aulina Vaz was aware of the fact that it was erroneously added but did not give any declaration while mutation was about to be initiated in the Survey Records hence **Regular Civil Suit No. 249/2001/A** was filed in the Court of the Civil Judge Senior Division at Mapusa, Bardez- Goa by the above owners and vide **Judgement dated 22/01/2009** in the said Regular Civil Suit No. 249/2001/B passed in the Court of the Civil Judge Senior Division "B" Court at Mapusa, Bardez- Goa the suit was decreed and the names that were erroneously added were ordered to be deleted and the names of the owners were added in the Form I & XIV replacing the wrong entries.
9. Vide **Deed of Sale dated 13/12/2001** duly registered in the Office of the Sub Registrar of Bardez at Mapusa under Reg. No. 2507 at pages 240 to 268 of Book No. I, Vol. No. 869 dated 20/12/2001, the said 1) Mr. Bento Francisco Placido Fernandes and his wife 2) Mrs. Mary Conception Tomasia Fernandes, 3) Mr. Michael Simon Robert Fernandes and his wife 4) Mrs. Idina Faustina D'Souza, 5) Miss. Maria Quiteria Fernandes @ Brita Fernandes @ Sr. Michael A.C., 6) Mr. Thomas Angelo Fernandes and his wife 7) Mrs. Anita Cristina Julia Maria Neves de Andrade e Fernandes, 8) Mrs. Maria Alacoque Mamelta Silvia Franco and her husband 9) Mr. Launcelot Fernandes @ Benedito Evorcio Launcelot do Carmo Fernandes, 10) Mrs. Mary Amora Orfelinda Serefina da Costa, 11) Mrs. Maria Bibiana Berenadette de Lourdes Franco, 12) Mrs. Maria Candida Clementina Esperanca Franco, 13) Yvette Mary Lillian Fernandes and her husband 14) Mr. Lloyd Xavier Crisogono Furtado, 15) Mr. Yvor Diogo Joseph Fernandez and his wife 16) Mrs. Angela Linda Beatrice de Melo, 17) Mrs. Maria Luzia Jeronima Dias, 18) Mr. Elvis Augusto Miguel Franco, 19) Mr. Clifford Gaspar Franco and his wife 20) Mrs. Cora Virginia de Souza e Franco, 21) Mr. Ricky Antonio Franco and his wife 22) Mrs. Lalita Maria Pires e Franco, 23) Mrs. Maria Berenice Crescencia Guilhermina Franco and her husband 24) Mr. Pio Antonio Fernandes as the Vendors sold the said plots I & II to **Mr. Tito Goes Proenca** as the Purchaser.

10. Pursuant to the purchase of the said plot- II said **Mr. Tito Goes Proenca** carried out

mutation and his name appeared in the occupant's column of Form I & XIV pertaining to Survey No. 188/38 of Village Arpora admeasuring 1575 sq. mts against Mutation Entry No. 18426.

11. Pursuant to the purchase of the said plot- I said Mr. Tito Goes Proenca carried out mutation and his name appeared in the occupant's column of Form I & XIV pertaining to Survey No. 190/2 of Village Arpora admeasuring 150 sq. mts against Mutation Entry No. 18425.

12. Zoning Certificate dated 28/07/2021 under Ref. No. NGPDA/Tech.Gen/Arp/495/2021 issued by the North Goa Planning and Development Authority, Panaji- Goa for the property bearing Sy. No. 188/38 of Village Arpora, Bardez- Goa which property falls under Settlement S-3 Zone.

13. Conversion Sanad dated 24/09/2021 under No. 4/187/CNV/AC-III/2021/1231 issued by the Office of the Additional Collector- III, North Goa District, Mapusa- Goa for the conversion of land bearing Survey No. 188/38 of Village Arpora for the area admeasuring 1575 sq. mts for the purpose of Residential with 60 F.A.R.

14. Based upon the documents produced and the searches conducted I opine that Mr. Tito Goes Proenca have a clear and marketable title to the said "SAID PLOT OF LAND i.e. PLOT-I" which is legal in all aspects.

REMARKS:

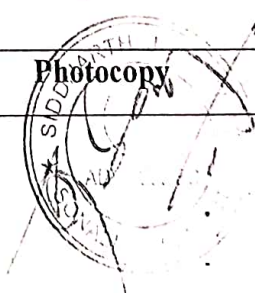
The Title history is available from 1963 till date i.e., for last 58 years and chains title documents for scrutiny are available from year 1963.

In the Zoning Certificate dated 28/07/2021 under Ref. No. NGPDA/Tech.Gen/Arp/495/2021 issued by the North Goa Planning and Development Authority, Panaji- Goa the said property bearing Sy. No. 188/38 of Village Arpora, Bardez- Goa falls under Settlement S-3 Zone.

LIST OF DOCUMENTS VERIFIED

PARTICULARS OF THE DOCUMENTS SCRUTINIZED	
Name/Nature of the Document	Original/ Certified copy/ certified extract/ photocopy, etc.
1. Deed of Succession, Sale and Quittance dated	Photocopy of Portuguese

28/12/1963 recorded in the Office of the Notary Ex- Officio of Bardez at Mapusa at page 86 overleaf of Book No. 648	extract
2. Inventory Proceedings No. 73/1993 were instituted in the Court of the Civil Judge Senior Division at Mapusa, Bardez- Goa	Photocopy
3. Final Order dated 24/08/1998 passed by the Honourable Civil Judge Senior Division Mapusa, Bardez Goa	Photocopy
4. Regular Civil Suit No. 249/2001/A was filed in the Court of the Civil Judge Senior Division at Mapusa, Bardez- Goa	Photocopy
5. Judgement dated 22/01/2009 in the said Regular Civil Suit No. 249/2001/B passed in the Court of the Civil Judge Senior Division "B" Court at Mapusa, Bardez- Goa	Photocopy
6. Deed of Sale dated 13/12/2001 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under Reg. No. 2507 at pages 240 to 268 of Book No. I, Vol. No. 869 dated 20/12/2001	Photocopy verified with registered extract
7. Form I & XIV pertaining to Survey No. 188/38 of Village Arpora	Photocopy
8. Form I & XIV pertaining to Survey No. 190/2 of Village Arpora	Photocopy
9. Zoning Certificate dated 28/07/2021 under Ref. No. NGPDA/Tech.Gen/Arp/495/2021 issued by the North Goa Planning and Development Authority, Panaji- Goa	Photocopy
10. Conversion Sanad dated 24/09/2021 under No. 4/187/CNV/AC-III/2021/1231 issued by the Office of the Additional Collector- III, North Goa District, Mapusa- Goa	Photocopy
11. Survey Plan	Photocopy



OPINION / CERTIFICATE

Thus from the documents mentioned hereinabove and as per the information provided to me, and records made available for my perusal and believing on the same I am of the opinion that the title of **Mr. Tito Goes Proenca** to the "**SAID PLOT OF LAND** admeasuring 1575 sq. mts" have a clear, clean and marketable ownership title.

Place: Panaji-Goa

Date: 23/11/2021

Advocate Siddharth J. Samant

