

- 1) *Francisco de Bragança*
- 2) *A.B. (Zito) Bragança*
- 3) *Shailesh S. Vengurlekar*
- 4) *Ruby V. Shirodkar*
- 5) *Vinisha Bragança*
- 6) *Wilson Rodrigues*
- 7) *Gautamy U. Naik*
- 8) *Siddhi R. Malvankar*

201-205, 2nd Floor Rizim Plaza,
Opp. Office Complex, Morod,
Mapusa, Bardez - Goa. 403 507
Tel: 2250224, 2250420

Advocates.

Ref. No.

Date:-

Date:- January 31, 2022

TITLE REPORT

This report of title is issued at the request of M/S. RIVIERA CONSTRUCTIONS PVT. LTD., a Private Limited Company, duly registered with the Registrar of Companies, Goa under Certificate of Incorporation bearing no. 24-01994 of 1995, holder of PAN having its office at 0-104, 2nd Floor, Gomes Catao Complex, Near Cine Alankar, Mapusa, Bardez, Goa, through its Chairman and Managing Director MR.AGNELO BRAGANCA, in respect of the properties more particularly described in the Schedule hereinunder written.

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SCHEDULE OF PROPERTY:

The entire coconut garden property known as "MARAD" alias "MOROD" admeasuring 2600 sq.mts surveyed under no. 17/2 corresponding to old cadastral Survey number 384 situated in the Revenue Village of Arpora, Bardez, Goa, situated at Arpora, within the limits of Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, not known to be described in the Land Registration Office, nor known to be enrolled in the Revenue Office for Matriz Predial, and bounded as under:

East :By the village Panchayat Road.

West :By the property bearing survey number 17/1.

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North: By the property bearing survey no's 18/1 and 18/2.

South: By the property bearing Survey no. 16.

The gross area of the said property as per the survey form I & XIV is 2,600 square meters.

DOCUMENTS RELIED UPON:

- 1 Survey Form I & XIV of 17/2 of Village Arpora.
2. New survey plan of 17/2 of Village Arpora.
3. Registo de Agrimmesor
4. Old Cadastral Survey plan of survey no.384 of Revenue Village of Arpora.

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5. Deed of sale dated 11.2.2020 duly registered with the Sub-Registrar of Bardez at Mapusa registered under no. BRZ-I-600-2020 of Book I dated 11.2.2020.

6. Deed of Rectification dated 20.1.2021 duly registered with the Sub-Registrar of Bardez at Mapusa registered under no. BRZ-I-260-2021 of Book I dated 20.1.2021.

7. Inventory Proceedings No.339/2011/D held before Civil Judge Senior Division Mapusa.

8. Conversion Sanad issued by Additional Collector North Goa bearing Ref.no.4/154/CNV/AC-III/2021/1378 dated 21.10.2021.

9. Development permission bearing Ref.no.NGPDA/ARP/44/280/1296/2021 dated 14.12.2021 issued by NGPD, Panaji.

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10. Zoning Certificate issued by NGPDA bearing Ref.no. NGPDA/TECH.GEN/ARP/2338 DATED 23.10.2020.
11. Approved Plan by TCP / NGPDA .
12. Construction license Ref No.VP/AN/const.licence/2021-22/1613 dated 29/01/2022 issued by Village Panchayat of Arpora Nagoa.
14. Nil Encumbrance Certificate no 86/2022 dated 17/1/2022 issued by Civil cum sub registrar of Bardez.

TRACING OF TITLE:

1. The said property originally belonged to late Pio Manuel Marcos de Santa Cruz e Melo Carvalho or Cruz Carvalho and his wife Petronila de Melo Mendonca e Carvalho.

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2. That the said Pio Manuel Marcos de Santa Cruz e Melo Carvalho died on 23/01/1947, and his widow the said Petronila de Melo Mendonca e Carvalho died on 31/08/1955, leaving behind as their heirs, inter alia Mr. Gervasio Carvalho alias Gervasio D'Mello, also known as Jervas Carvalho, married to Felicidade Carvalho, who was the only married son of the said Pio Manuel Marcos de Santa Cruz e Melo Carvalho and his wife Petronila de Melo Mendonca e Carvalho.

3. That the said Mr. Gervasio Carvalho alias Gervasio D'Mello, also known as Jervas Carvalho and Felicidade Carvalho are the late parents of the **MRS. INGRID CARVALHO E FERNANDES** alias **INGRID JOSEPHINE FERNANDES**, and **MRS. SARITA CARVALHO E FERNANDES** alias **SARITA FERNANDES**.

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4. That on the death of the said Pio Manual Marcos de Santa Cruz e Melo Carvalho and his wife Petronila de Melo Mendonca e Carvalho Inventory proceedings bearing no. 339/2011 were held in the Court of the Civil Judge Senior Division of Bardez at Mapusa.

5. That the said property bears old cadastral survey no.384 and belonged to and was in possession of Pio Manuel Marcos de Santa Cruz de melo e Carvalho as his name stands recorded in the "Registo de Agrimesor" of Village Arpora, Bardez, Goa as owner.

The said Old Cadastral Survey records are prepared under Article 274 of the Decree 3602 dated 24.11.2017 based on the Title of the said Property and as such the Old Cadastral records stands in the name of Pio

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Manuel Marcos de Santa Cruz de melo e Carvalho as Owner.

6. That the said property bearing Old Cadastral survey no.384 now corresponds to the survey no.17/2 of Village Arpora.

7. That the said property bearing survey number 17/2 described in the list of assets in the said Inventory Proceedings No: 339/2011 under no. 3 was allotted to MRS. INGRID CARVALHO E FERNANDES alias INGRID JOSEPHINE FERNANDES, and MRS. SARITA CARVALHO E FERNANDES alias SARITA FERNANDES by virtue of Final Chart of Partition and Orders dated 26.08.2016.

8. That the said MRS. INGRID CARVALHO E FERNANDES alias INGRID JOSEPHINE FERNANDES, and MRS. SARITA

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CARVALHO E FERNANDES alias SARITA FERNANDES thus became the absolute owners in possession of the said property.

9. That by Deed of sale dated 11.2.2020 duly registered with the Sub-Registrar of Bardez at Mapusa registered under no. BRZ-I-600-2020 of Book I dated 11.2.2020 and duly rectified by Deed of Rectification dated 20.1.2021 duly registered with the Sub-Registrar of Bardez at Mapusa registered under no. BRZ-I-260-2021 of Book I dated 20.1.2021, said MRS. INGRID CARVALHO E FERNANDES alias INGRID JOSEPHINE FERNANDES, and MRS. SARITA CARVALHO E FERNANDES alias SARITA FERNANDES, sold the said property to M/s Riviera Constructions Pvt.Ltd.

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10. That pursuant to the above Sale Deed , the survey records Form I & XIV of the said property are mutated in the name of M/s Riviera Constructions Pvt.Ltd.

11. That M/s Riviera Constructions Pvt. Ltd. are thus the absolute owners in possession of the said property.

12. That the said M/s Riviera Constructions have duly converted the said property for residential use by conversion sanad issued by Additional Collector North Goa bearing bearing Ref.no.4/154/CNV/AC-III/2021/1378 dated 21.10.2021

13. That the said M/s Riviera Constructions have obtained development permission from North Goa

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Planning and Development Authority bearing
Ref.no.NGPDA/ARP/44/280/1296/2021 dated 14.12.2021
issued by NGPD, Panaji and Approved Plans for
construction of residential Villas and Swimming pool.

14. That the construction/ license Ref
No.VP/AN/const.licence/2021-22/1613 dated 29/01/2022
is issued by Village Panchayat of Arpora Nagoa for
construction of residential villas and swimming pool.
15. Nil Encumbrance Certificate no 86/2022 dated
17/1/2022 issued by Civil cum sub registrar of Bardez
doesn't show any encumbrance on the said Property.

M/s Riviera Constructions Pvt.Ltd., of Mapusa
are therefore the owners in possession of the said
property and have a clear, Valid ,absolute and
marketable title .


(SHAILESH VENGURLEKAR)
ADVOCATE