VIRAJ Y. DESSAI
ADVOCATE
Shop No. A1,
H. No. 16/2109/B, Culwado, Cuncolim, Salcete, Goa – 403703
Mobile No. +91-9860781152/9284339718
E-mail: dessaivj@yahoo.in

Dated: 06th June 2026

TITLE REPORT IN RESPECT OF THE PROPERTY/PROPERTIES DESCRIBED HEREINBELOW:

DESCRIPTION OF THE PROPERTY NO.1:

All that Plot No. 23, admeasuring an area of 460.00 sq. mts., being part of the landed property known as "MOSSONDI MOLLA also known as GARMAND" situated at village Veroda, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, District of South Goa and state of Goa, described in the Land Registration Office under no. 4861 of new series, earlier surveyed under survey No. 89/2 (part) and presently surveyed under survey No. 89/2-S (part) of village Veroda Salcete, Goa and is bounded as under:

On the East - by 6 metres wide internal road,
On the West - by survey no.89/2 (part),
On the North- by existing 6.00 metres road,
On the South - by plot no. 24(part) and by survey no.89/2 (part).

DESCRIPTION OF THE PROPERTY NO.2:

All that Plot No. 24, admeasuring an area of 457.00 sq. mts., being part of the landed property known as "MOSSONDI MOLLA also

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known as GARMAND" situated at village Veroda, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, District of South Goa and state of Goa, described in the Land Registration Office under no.4861 of new series, earlier surveyed under survey No. 89/2 (part) and presently surveyed under survey No. 89/2-S (part) of village Veroda Salcete, Goa and is bounded as under:

On the East - by 6 metres wide internal road,
On the West - by survey no.89/2 (part),
On the North- by plot no.23,
On the South - by 5 metres wide internal road.

The above Plot no. 23 and Plot no. 24, totally admeasuring 917.00 sq. mts. have been now amalgamated and partitioned from the Survey No. 89/2 (part) of Veroda Village of Salcete Taluka and has been issued distinct Survey number and is now surveyed under Survey No. 89/2-S of Veroda Village of Salcete Taluka.

The Plot no. 23 and Plot no. 24, totally admeasuring 917.00 sq. mts. and surveyed under Survey No. 89/2-S of Veroda Village of Salcete Taluka shall hereinafter be referred to as the "SAID PROPERTY" for the brevity.

Xerox copies of the following documents were submitted for scrutiny:

1. Public Deed of Sale and Quittance dated 16/03/1893 recorded at folio 37 to 38 of Book no. 164 along with its translation;
2. Records of Regular Inventory Proceeding no. 1/2015/I;

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3. Technical Clearance Order from the Office of the Town and Country Planning Department, South Goa District Office, Margao-Goa dated 10/11/2021, having reference no. TPM/31360/Veroda/89/2/2021/5091;
4. Final NOC from the Office of the Cuncolim Municipal Council, Cuncolim-Goa for the Sub-Division dated 09/12/2021 having reference no. CMC/Tech/2021-22/2597;
5. Conversion Sanad dated 15/03/2021, having reference no. ACII/SAL/SG/CONV/97/2018/2829 from the Office of the Additional Collector II, South Goa, Margao-Goa, in respect of an area of 7920 sq. mtrs.;
6. Deed of Sale dated 14/03/2025 duly registered in the Office of the Sub-Registrar of Salcete at Margao under registration no. MGO-1-1508-2025 on 24/03/2025 in respect Plot No. 23;
7. Deed of Sale dated 18/03/2025 duly registered in the Office of the Sub-Registrar of Salcete at Margao under registration no. MGO-1-1509-2025 on 24/03/2025 in respect Plot No. 24;
8. Partition Order dated 16/06/2025 from the Court of the Inspector of Survey and Land Records, Salcete-Goa in case no. 3/ISLR/PART/SAL/VERO/448/2025;
9. Technical Clearance Order from the Office of the Senior Town Planner, Town and Country Planning Department, South Goa District Office, Margao-Goa dated 07/11/2025, having reference no. TPM/36861/Veroda/89/2-S/2025/8493;
10. No Objection Certificate from the Directorate of Health Services, Primary Health Centre, Balli-Goa dated 12/11/2025 having reference no. DHS/2025/DHS0901/00054/45;

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11. Construction Licence from Cuncolim Municipal Council, Cuncolim-Goa dated 12/11/2025 having reference no. CMC/Tech-Sec/CL/2025-26/2934/29;
12. Form I & XIV;
13. Survey Plan;
14. Nil Encumbrance Certificate on property;
15. Power of Attorney dated 06/11/2015 executed before Notary Sanjay A. Shirodkar registered under no.7961/2015 on 07/11/2015.

The property known as "MOSSONDI MOLLA" also known as "GARMAND" situated at village Veroda within the Jurisdiction of Cuncolim Municipal Council, Taluka Salcete, District of South Goa and state of Goa, described in the Land Registration Office under no.4861 of new series, surveyed under Survey No. 89/2 of village Veroda, originally belonged to Mr. Antonio Lourenco Caridade Brito of Veroda, having purchased from Mr. Carlos Vaz and his wife, Mrs. Ana Luisinha Aurora of Sarzora, vide a Public Deed of Sale and Quittance dated 16th March 1893, duly recorded at folio 37 to 38 of Book no. 164.

The wife of the said Mr. Antonio Lourenco Caridade Brito, Mrs. Salvacao Tavares expired on 16/11/1932 and the said Antonio Lourenco Caridade Brito expired on 23/10/1949 leaving behind them as their sole and universal heir, their only daughter, namely:

a) Mrs. Candolina Britto married to Mr. Joaquim Manuel Assumpcao Antao.

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The said Mrs. Candolina Britto and her husband Mr. Joaquim Manuel Assumpcao Antao expired leaving behind them one son and one daughter, namely:

a) Mr. Joao David Felisnao Antao also known as Joao David Felismao Antao married to Mrs. Brinda Fernandes,
b) Mrs. Maria Eugenia Irene Antao Furtado married to Mr. Romeo Furtado.

The said Mr. Joao David Felisnao Antao expired on 21/03/2012, leaving behind, as his widow and moiety holder, Mrs. Brinda Fernandes and as his heirs, his three sons and one daughter, namely:

a) Mr. Manuel Antao married to Mrs. Josmaria Elia D'costa,
b) Mr. Sydney Antao,
c) Mr. Milroy Antao,
d) Mrs. Vita Alida Antao e Mascarenhas married to Mr. Vincente Mascarenhas.

The said Mrs. Maria Eugenia Irene Antao Furtado and her husband Mr. Romeo Furtado expired leaving behind as their sole and universal heir their only daughter, namely:

a) Mrs. Mimi Bambina Furtado married to Mr. Max P. Victor Jude Andrade.

Upon the death of said Mr. Antonio Lourenco Caridade Brito and Mrs. Salvacao Tavares, an Inventory Proceeding had been initiated by Mr. Milroy Antao in the Court of the Ist Additional Civil Judge, Senior Division at Margao, which had been registered under Regular Inventory Proceeding No. 1/2015/I in order to partition the

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estate/properties left behind by the said Mr. Antonio Lourenco Caridade Brito and Mrs. Salvacao Tavares.

That a) Mrs. Brinda Fernandes alias Brinda Fernandes e Antao alias Brinda Antao, b) Mr. Manuel Antao alias Antao Manuel, c) Mrs. Josmaria Elia D'costa alias Elia Josmaria D'costa, d) Mr. Sydney Antao, e) Mr. Milroy Antao, f) Mrs. Vita Alida Antao e Mascarenhas alias Vita Alida Antao alias Vita Alida Mascarenhas, g) Mr. Vincente Mascarenhas, h) Mrs. Mimi Bambina Furtado alias Mimi Bambina Andrade alias Andrade Bambina and i) Mr. Max P. Victor Jude Andrade alias Max Jude Premino Victor Andrade alias Jude Andrade were declared as the legal heirs of the said Mr. Antonio Lourenco Caridade Brito and Mrs. Salvacao Tavares.

The said Inventory bearing Regular Inventory proceeding no. 1/2015/I had been disposed off by the Hon'ble Court on 16/04/2015. The assets enlisted and described in these proceedings were allotted as per the Final Chart of Partition drawn on 13/04/2015 at exhibit 9-A wherein the larger property surveyed under Survey No. 89/2 of village Veroda of Salcete Taluka was allotted in following manner/share:

i. Mrs. Brinda Fernandes alias Brinda Fernandes e Antao alias Brinda Antao, 1/4

ii. Mr. Manuel Antao alias Antao Manuel and his wife Mrs. Josmaria Elia D'costa alias Elia Josmaria D'costa, 1/16

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iii. Mr. Sydney Antao, 1/16

iv. Mr. Milroy Antao, 1/16

v. Mrs. Vita Alida Antao e Mascarenhas alias Vita Alida Antao alias Vita Alida Mascarenhas and her husband Mr. Vincente Mascarenhas, 1/16

vi. Mrs. Mimi Bambina Furtado alias Mimi Bambina Andrade alias Andrade Bambina and her husband Mr. Max P. Victor Jude Andrade alias Max Jude Premino Victor Andrade alias Jude Andrade 1/2

Although in the Inventory Proceedings, it was mentioned that the Mr. Milroy Antao was married to Ms. Anna Goryashina, however, no marriage was contracted between them since the parties did not present themselves before the Office of the Civil cum Sub Registrar after their first signature, for the purpose of declaration of their second signature and registration of their marriage. Hence, no marriage exists between Mr. Milroy Antao and Ms. Anna Goryashina.

Accordingly, the said a) Mrs. Brinda Fernandes alias Brinda Fernandes e Antao alias Brinda Antao, b) Mr. Manuel Antao alias Antao Manuel, c) Mrs. Josmaria Elia D'costa alias Elia Josmaria D'costa, d) Mr. Sydney Antao, e) Mr. Milroy Antao, f) Mrs. Vita Alida Antao e Mascarenhas alias Vita Alida Antao alias Vita Alida Mascarenhas, g) Mr. Vincente Mascarenhas, h) Mrs. Mimi Bambina Furtado alias Mimi Bambina Andrade alias Andrade Bambina and i)

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Mr. Max P. Victor Jude Andrade alias Max Jude Premino Victor Andrade alias Jude Andrade became the exclusive joint owners in lawful possession and enjoyment of the larger property surveyed under Survey No. 89/2 of village Veroda of Salcete Taluka. The above parties mentioned hereinabove shall be referred to as the "Land Owners" for the sake of brevity.

Subsequently, the Land Owners obtained the approvals from the authorities and sub-divided the portion of the larger property surveyed under Survey No. 89/2 (part) of village Veroda of Salcete Taluka into developed plots constructing internal roads, gutters and provided electrical and water lines.

As per document at serial no. 03, the Land Owners obtained Technical Clearance Order from the Office of the Town and Country Planning Department, South Goa District Office, Margao-Goa dated 10/11/2021, having reference no. TPM/31360/Veroda/89/2/2021/5091, for the sub division of the property bearing Survey No. 89/2 (part) of village Veroda of Salcete Taluka.

As per document at serial no. 04, the Land Owners obtained Final NOC dated 09/12/2021 from the Office of the Cuncolim Municipal Council, Cuncolim-Goa having reference no. CMC/Tech/2021-22/2597 for the Sub-Division of the property bearing Survey No. 89/2 (part) of village Veroda of Salcete Taluka.

As per document at serial no. 05, the Land Owners obtained Conversion Sanad dated 15/03/2021, having reference no. ACII/SAL/SG/CONV/97/2018/2829 from the Office of the

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Additional Collector II, South Goa, Margao-Goa, in respect of an area of 7920 sq. mts. of property bearing Survey No. 89/2 (part) of village Veroda of Salcete Taluka.

As per document at serial no. 06, the Land Owners sold the Plot No. 23, admeasuring 460.00 sq. mts. to Shri Virendra Yeshwant Dessai vide Deed of Sale dated 14/03/2025 duly registered in the Office of the Sub-Registrar of Salcete at Margao under registration no. MGO-1-1508-2025 on 24/03/2025.

As per document at serial no. 07, the Land Owners sold the Plot No. 24, admeasuring 457.00 sq. mts. to Shri Virendra Yeshwant Dessai vide Deed of Sale dated 18/03/2025 duly registered in the Office of the Sub-Registrar of Salcete at Margao under registration no. MGO-1-1509-2025 on 24/03/2025.

That Shri Virendra Yeshwant Dessai got the mutation done in their name and subsequently got the amalgamation/partition done of the SAID PROPERTY (i.e. Plot No. 23 and 24) vide Partition Order dated 16/06/2025 from the Court of the Inspector of Survey and Land Records, Salcete-Goa in case no. 3/ISLR/PART/SAL/VERO/448/2025 and the SAID PROPERTY has been issued distinct Survey number and is now surveyed under Survey No. 89/2-S of Village Veroda of Salcete Taluka.

As per document at serial no. 09, the Office of the Senior Town Planner, Town and Country Planning Department, South Goa District Office, Margao-Goa issued Technical Clearance Order dated

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07/11/2025, having reference no. TPM/36861/Veroda/89/2-S/2025/8493 for the proposed construction/building.

As per document at serial no. 10, the Directorate of Health Services, Primary Health Centre, Balli-Goa issued No Objection Certificate from sanitary point of view for the proposed construction/building dated 12/11/2025 having reference no. DHS/2025/DHS0901/00054/45.

As per document at serial no. 11, the Office of the Cuncolim Municipal Council issued Construction Licence dated 12/11/2025 having reference no. CMC/Tech-Sec/CL/2025-26/2934/29 for the development of the proposed construction/building;

Upon scrutiny and due diligence of all the above referred documents, I am of the opinion that Shri Virendra Yeshwant Dessai have got valid, subsisting and marketable title to the SAID PROPERTY and the development/construction permissions taken with respect to the SAID PROPERTY are valid.

The above report is purely based on the documents and information made available to the undersigned.

This Certificate of Title has been issued by me at the request of Shri Virendra Yeshwant Dessai.

Viraj Y. Dessai
Advocate

VIRAJ Y. DESSAI
ADVOCATE
CUNCOLIM-GOA