

TITLE REPORT

1. Documents Produced by : Fairplay Properties Private limited
Panaji - Goa

2. Documents Examined :

- ✓ 1) Deed of Conveyance dated 1/8/95
- ✓ 2) Deed of Succession dated 27/07/1995
- ✓ 3) Deed of Succession dated 27/07/1995
- ✓ 4) Deed of Sale dated 25/09/2008
- ✓ 5) Forms I & XIV of Survey No.264/1, 264/1-A, 264/1-B and 264/1-C of Navem Village
- ✓ 6) Permission from Town & Country Planning Department dated 16/05/2008
- ✓ 7) Nil Encumbrance certificate
- ✓ 8) Survey Plan
- ✓ 9) Deed of Transfer dated 1/1/2022
- ✓ 10) Deed of Succession dated 28/07/95
- ✓ 11) Deed of Succession dated 28/07/95
- ✓ 12) order of ISLR dated 7/7/2022
- ✓ 13) Deed of Transfer dated 1/1/2022

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3. Offices Searched:

1. Office of the Sub Registrar of Salcete.
2. Taluka Revenue Office
3. Land Survey Department
4. Department of Archive.
5. Village Panchayat of Nuvem

4. Description of Property :

All that part of property of area 182424 named as "DOGRI" or "GALE" situated at Nuvem, within the jurisdiction of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, neither registered in the Land Registration Office nor enrolled in the Taluka Revenue Office but originally surveyed under No.264/1 of Nuvem Village admeasuring as a whole 1,91,375 sq. mtrs. and bounded as under:

On the East: By the remaining portion of the same property known as "DOGRI" and another property bearing Survey No.265/1 of Village Nuvem, By property

On the West: by property Adbra of Minguel Rodrigues;

On the North: By property bearing Survey No.255/1 and 263/2 of same Village Nuvem;

On the South: By property bearing Survey No.263/1 and 262/2 of the same Village Nuvem.

"This property is hereinafter called the said property.

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5. Flow of Title : I have examined the documents mentioned at para (2) above and carried out searches in the various offices mentioned at para (3) above.

From the documents examined and the searches carried out it transpires that The said landed property described above is known as 'DOGRI' situated in the Village of Nuvem, within the area of Village Panchayat of Nuvem, Taluka and Sub-district of Salcete, District of South Goa, within the state of Goa, which was bearing survey holding bearing Survey No.264/1 of Village Nuvem, totally admeasuring an area of 1,91,375 sq. mts. hereinafter called the "ENTIRE PROPERTY",

Said entire Property was granted in emphyteusis of the Comunidade of Margao to late Minguel Rodrigues, and upon his death and the death of his mother Luisa Rodrigues, inventory proceedings were instituted in the Court of Judicial Division of Salcete in the Third Office, by Sebastiana Rodrigues, widow of Santan Colaco .The searches carried out in records of various offices bring out that relevant records are destroyed and therefore, not available..

In said inventory proceedings, the head of the family declared that said Luisa, widow of Inacio, died intestate in Nuvem, leaving behind as her sole and universal heir, her son namely said Minguel Rodrigues married in first nuptials to one Conceissao



Curumbina, who died leaving behind as half-sharer the said widower, Minguel Rodrigues and as her heirs, her two children, namely, Agostinho Rodrigues alias Francisco Rodrigues married to Anunciacao Curumbina and one daughter by name Ana Joaquim Rodrigues, married to Louis Curumbi, both since deceased leaving behind as their heiress, their only daughter, the declarant in the said inventory proceedings, Sebastina Rodrigues.

Said Agostinho Rodrigues alias Francisco Rodrigues died leaving behind his widow and moiety holder, said Anunciacao Curumbina and as his heirs the following children viz. Antonia Rodrigues married to Jose Curumbin, Christina Rodrigues, Caitano Rodrigues, Ana Maria Rodrigues and Silvester alias Celestino Rodrigues.

In the second nuptial, Minguel Rodrigues was married to Natalia Curumbina, who subsequently died. However, in the said inventory proceedings, the ENTIRE PROPERTY was not allotted to the heirs by the second marriage and in the said inventory proceedings which took place upon the death of the said Minguel Rodrigues, the ENTIRE PROPERTY which was listed in item no.5 was allotted to said Anunciacao Curumbina, who subsequently died leaving behind as her only and universal heirs, her following children namely Antonia Rodrigues, Christina Rodrigues, Caitano Rodrigues, Ana Maria Rodrigues and Silvester alias Celestino

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Rodrigues who became
absolutely entitled to the entire property.

Said Carlato Rodrigues alias Carlato Colaco, Minguel Agostinho Rodrigues and his wife, Conceicao Rodrigues, Ritinha Rodrigues, Antonetta D'Silva and her husband Mr. Conceien Alex D'Silva alias Conceissao Alex D'Souza are the heirs of Late Caitano Rodrigues Jose Miranda, husband of Late Christina Rodrigues, Joao Miranda and his wife Lourence Barbosa alias Lourenco Miranda, Louis Miranda and his wife, Martinha Rodrigues alias Martinha Miranda, Joaquim Miranda and his wife, Edna Rodrigues alias Edna Miranda, Piedade Francisco Miranda and his wife, Joanita Rodrigues alias Joanita Miranda; and Milagres Miranda are the heirs of late Christina Rodrigues Francisco Barreto and his wife Paulina Rodrigues alias Paulina Barreto Conceissao Barreto alias Consicalo Barreto and his wife Queiteria Dias alias Queiteria Barreto, Santan Barreto and his wife Paulina Quadros alias Paulina Barreto, Antonio Barreto and his wife, Caetaninha Fernandes alias Caitani Fernandes alias Caitani Barreto, Angelina Barreto and her husband, Roque Quadros and Mariana Barreto are the heirs of Ana Maria Rodrigues and Late Caitano Barreto Remedios Quadros and his wife Antonetha Dias, Domingos Quadros and his wife, Joaquinha Quadros, Bela Quadros and her husband, Joao Xavier Rodrigues, Esperanca Quadros alias Esperanca Rodrigues and her husband Camilo Quadros are the heirs of Jose

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Quadros and his widow Antonia Rodrigues. Thus, the afore referred parties were the only persons entitled as absolute owners to the ENTIRE PROPERTY.

All the aforesaid parties entered into an Agreement dated 7/09/1989 to sell portion admeasuring 1,82,424 sq. mts. Of the entire property to Mr. Nazario Sebastiao Pinto, who alongwith the aforesaid owners agreed to sell the same area of 182424m2 to ESSEL PROPACK LIMITED.

Under a Deed of Conveyance executed in July 1995, presented before the Sub-Registrar of Salcete on 01/08/1995 for registration and registered under Registration No.1788 at Pages 201 to 509 in Book No.1, Vol. No.522 dated 11/09/1995. Aforesaid parties being the absolute owners, along with Mr. Nazario Pinto as the confirming party sold and transferred the said portion of area 1,82,424m2 of the said entire property to ESSEL PROPACK LIMITED.

Said Essel Propack Limited sold and transferred the said portion of the said property of area 1,82,424 m2 to Fairplay Properties Pvt. Ltd under a Deed of Sale dated 25/09/2008 registered in the office of the Sub Registrar of Salcete under Registration No. 4950 at pages 235 to 257 in Book No. 1, Vol No. 3141 dated 7/10/2008;

Subsequently, the said property was divided into four different survey holdings being:-

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- (i) Survey No. 264 Sub Division 1-A of area 131724m2.
- (ii) Survey No. 264 Sub Division 1-B of area 21476 m2.
- (iii) Survey No. 264 Sub Division 1-C of area 19850 m2.

Besides the original survey holding 264/1 remaining after the aforesaid separate holdings.

M/S Fairplay Properties Pvt. Ltd have got the aforesaid partition effected by initiating the Partition case No. 3/ISLR/Part/Sal/Muv/175/22/1087 before survey and land records in which said separate new sub-Division No. 1-A, 1-B and 1-C respectively of survey No. 264 were separated and allotted independent holding numbers vide order dated 7/7/2022.

Fairplay Properties Pvt. Ltd prior to the partition had transferred the portion of the property having area of 500 sq. mts., along with two old structure area of 59 sq. mtrs and 16 sq. mtrs to Mr. Mariano Piedade Correia and his wife Mrs. Nickle Correia, under Deed of Transfer dated 1/1/2022, which deed is registered in the office of the Sub Registrar of Salcete under Book -1, document registration No. MGO-1-50-2022 dated 6/1/2022; from survey No. 264/1 of Village Nuvem. Similarly, another portion of an area of 2265 m2 is also transferred by Fairplay Properties Pvt. Ltd to Antonio Barreto under Deed of Transfer dated 1/1/2022 registered in office of Sub

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Registrar of Salcete under No. MGO-1-49-2022. This portion also forms part of land under original survey No. 264/1 of Village Nuvem.

I have tried to carry out searches in the Office of the sub Registrar at Salcete. However, since the indexes in the said office have not been maintained upto date, it was not possible to carry out a detailed search. Therefore, there is no other alternative but to rely on the Nil Certificate of Encumbrance on Property issued by the Sub-Registrar at Salcete, certifying that there are no encumbrances recorded in the said Department with respect to the said property.

6. Legal Opinion : I have, therefore, to opine that M/S Fairplay Properties Private Limited are the absolute, exclusive, owners in the possession of the following lands each forming a separate and independent survey holdings being: -

(a) land bearing survey No. 264 sub division No. 1-A of area 131724 m2 of Village Nuvem, Salcete Taluka Goa.

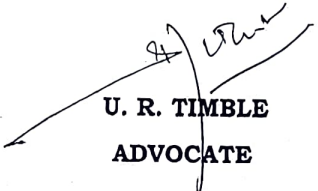
(b) land bearing survey No. 264 sub division no. 1-B of area 21476m2 of Nuvem Village, Salcete Taluka Goa.

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(c) land bearing survey No. 264 sub division no. 1-C of area 19850m2 of Nuvem Village, Salcete Taluka Goa, their title thereto is clean, clear and marketable title free from any registered encumbrance or charges.

Place : Panaji - Goa

Dated : 10/04/2023


U. R. TIMBLE
ADVOCATE

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