



Ref. No.

Date:

21/12/2021

LEGAL TITLE SEARCH REPORT

1	Name of the person seeking opinion please give reference if any	MRS. FABIOLA GRACE MENDES E RODRIGUES, age 41 years, daughter of Mr. Jose Mendes and wife of Mr. Lincoln Bennet Rodrigues, married, business, Indian National, Director, Bennet and Bernard Custom Homes Pvt. Ltd.
2	Name of the Owners of the Property	1. MR. JOAO LOURENCO VINCENTE SATURNINO D'SOUZA alias LAWRENCE DSOUZA alias JOHN D'SOUZA son of Late Mr. Ligorio Moises Conceicao De Souza, age 83 years, Married, Retired, Indian National, Aadhaar Card No. 9861 1498 8688 and PAN Card No. AVQPD6140H and his wife 2. MRS. ACELIA AMELIA D'SOUZA alias MRS. ACELIA AMELIA LAWRENCE E D'SOUZA ALIAS MRS. ACELIA LOURENCE E D'SOUZA,

Adv. NITESH S. PARAB

L.L.B. (Hons)

ADVOCATE**ADVOCATE**

Office at, 'Gopiki Niwas'
Virnoda, Pernem, Goa.
Cont: 9049910767
8668754208
Email: nitparab8@gmail.com

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	daughter of Mr. Jacinto Lourenco, age 76 years, Married, Retired, Indian National, Aadhaar Card No. 8650 0642 9768 and PAN Card No. AVQPD6142F and both resident of H. No. 222, Raint Waddo, Moirā, North Goa, Goa, 403507
3	Full and detailed description of the property including the following details a. Survey No./ Khata No. etc. b. Door/ House No. in case of buildings, c. Area. d. Location details like Village, Taluka, District, City, Registration, Sub District, State etc. e. Boundaries. All that immovable property known as "AFRAMENTO" also known as "RAIVADDO", situated at Moira Village and within the limits of Village Panchayat of Moira, Taluka Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 38837 at folio 159 of Book B 99 but not enrolled in the Land Revenue Office of Bardez and which property is presently surveyed under Survey No. 93 sub division No. 4 and totally admeasuring 1475 sq. mts. and bounded as under :



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				On the East:- By Footpath; On the West: - By the property under Survey No. 93/2; On the North:- By Public Road and On the South:- By the property bearing Survey No. 93/2.
4	Sr. No	Date	Description of Document	Original/Photo Copy of the Original/ Notarised copy/ Sub Registrar Certified Copy etc.
	1	28/08/1947	Order of Certificate in Orfanological Inventory Proceeding	Photocopy
	2	30/08/1950	Inscription Certificate: Issued Archaeology Department, Panaji, Goa.	Photocopy
	4	05/07/1971	Will of Joana Verdiana De Souza: Registered before the Office of Registrar and Notary Ex Officio in the Comarca of Bardez at Mapusa	Photocopy

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5	26/05/1984	Will of Mr. Lazarus Benard Rafael D'Souza: Registered before Office of Sub Registrar of Bardez	Photocopy
7	27/05/1983	Deed of Gift: Registered before office of Sub Registrar of Bardez.	Photocopy
8	27/05/1984	Deed of Gift: Registered before office of Sub Registrar of Bardez.	Photocopy
9	23/05/1983	Deed of Gift: Registered before office of Sub Registrar of Bardez.	photocopy
9	31/08/2015	Inventory Proceeding: filed before Court of Civil Judge Junior Division at Mapusa	photocopy
10	05/02/2021	Memorandum of Understanding: executed and Registered before Advocate and Notary Madhu R. Redkar at Mapusa- Goa	Original
11		Old Cadastral Plan	Photocopy
12		Corresponding Certificate: issued by Ex- Inspector of Surveys & Land Records City Survey Panaji	Photocopy
13	02/08/1985	Deed of Declaration:	Photocopy

Adv. NITESH S. PARABL.L.B. (Hons)
ADVOCATE**Office at, 'Gopiki Niwas'**
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		Registered before office of Sub Registrar of Bardez	
14	13/01/2020	Manuel form 1 and XIV	Photocopy
15	13/01/2021	Form III	Photocopy
16	13/01/2021	Form IX	Photocopy
17	05/02/2020	Survey Plan;- Issued by Directorate of Settlement of Land	Photocopy
18	22/07/2019	Form I & XIV	Computerised Photocopy
19	18/11/2021	Health NOC: Issued by Department of Health.	Original
20	20/01/2021	Nil Encumbrance Certificate: issued by the office of Sub Registrar of Mapusa at Bardez-Goa	Photocopy
21	14/10/2021	Technical Clearance Order: Issued by the office of senior Town Planner North Mapusa Bardez, Goa. Bearing No.TPB/6977/MOI/TCP- 21/4292. Along with Plan.	Original
22	22/01/2021	Land Zoning Certificate: issued by Office of the Senior Town Planner, Mapusa, Bardez, Goa	Photocopy
23	18/06/2021	Conversion Sand:- bearing	Original



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		no. No 4/45/CNV/AC-III/2021/728 issued by the office of the Additional Collector III, North Goa, Disrict Mapusa-Goa.	
24	24/06/2021	Structural Liability Certificate: Issued by Structure engineer.	photocopy
6	Tracing title of the Property: it is expected that the title deed is traced for a period up to 30 years. I HEREBY CERTIFY THAT THIS REPORT IS PURELY BASED ON THE DOCUMENTS MADE AVAILABLE TO ME AND THEREFORE FROM THE DOCUMENTS EXAMINED IT TRANSPIRES AS UNDER:- <u>REGARDING THE PROPERTY: DERIVATION/ FLOW OF TITLE:-</u> REGARDING All that immovable Property known as "AFRAMENTO" also known as "RAIVADDO", situated at Moira Village and within the limits of Village Panchayat of Moira, Taluka Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 38837 at folio 159 of Book B 99 but not enrolled in the Land Revenue Office of Bardez and which property is presently surveyed under Survey No. 93 sub division No. 4 and totally admeasuring 1475 sq. mts. and bounded as under : On the East:- By Footpath;		

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On the West: - By the property under Survey No.
93/2;

On the North:- By Public Road and

On the South:- By the property bearing Survey No.
93/2.

hereunder written and hereinafter for the sake of brevity
referred to as the "SAID PROPERTY";

1. From the documents produced, it is duly noted that
the said property originally belonged to one Diago
Antonio de Souza and Matildes Aurora Correia.

Mr. Diago Antonio de Souza expired in the year 1913
at Karachi and his wife Late Mrs. Matildes Aurora
Correia expired on 18/09/1939 at Moira without any
will or gift.

2. From documents Produced, it is duly noted that the
Inventory Proceeding initiated upon death of Late Mr.
Diago Antonio de Souza and his wife Late Mrs.
Matildes Aurora Correia, in the year 1947, wherein
SAID PROPERTY was listed as item No 3, was allotted
to Mr. Ligorio Moises Conceicao D'Souza alias Ligorio
Moyses Conceicao D'souza married to Joana Verodiana
D'Souza alias Joana Verediana D'souza alias Joana

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Verodiana Virginia D'souza.

3. From documents Produced, it is duly noted that the SAID PROPERTY stands inscribed in favor of Said Mr. Ligorio Moises Conceicao D'Souza alias Ligoro Moyses Conceicao D'souza married to Joana Verodiana D'Souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza in the Conservatory of the Land Registry of the Judicial Division of Bardez under Inscription No. 36215 at Page 13 of G-40.

4. From documents Produced, it is seen that the said Late Mrs. Joana Verodiana D'souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza vide will dated 05/07/1971, registered at folio 99v onwards of the Book No. 82, of wills, of Noting's of Bardez Notary Office, bequeathed upon her son Jcao Vincente Saturnino De Souza, VENDOR No. 1 herein, all her shares, rights in all her estates and bequeathed upon her daughter Especiosa Deodita de Souza alias Sister Agatha right of residence in the residential house during her lifetime.

5. From documents Produced, it is duly noted that the said Mr. Ligorio Moises Conceicao D'Souza alias

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Ligoro Moyse Conceicao D'souza expired on 05/02/1967 without leaving any will or gift deed and his wife Mrs. Joana Verodiana D'souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza expired on 08/12/1971 leaving behind a will dated 05/07/1971, leaving behind following children as heirs; namely

- i. Miss. Deodita Especiosa D'souza alias Sr. Maria Agatha, spinster;
- ii. Mrs. Anna Joyce D'souza e Fernandes alias Mrs. Anna Joyce Fernandes married to Orlencio Antonio Fernandes
- iii. Mrs. Ida Luiza D'souza e Coutinho married to Jose Paulo Antonio Bonifacio Coutinho and
- iv. Mr. Lazarus Bernardo Rafael D'souza alias Lazaro Bernado Rafael D'souza married to Mrs. Maria Adelina Prisca Leogarda D'souza alias Maria Adelaide Prisca Leogada D'sa both expired on 19/02/1995 and 31/01/1996 respectively and
- v. Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza married to Mrs. Acelia Amelia D'souza alias Mrs. Acelia Amelia Lawrence E D'souza alias Mrs. Acelia Lourence E D'souza.

6. From documents produced, it is duly noted that

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said Miss Deodita Especiosa D'souza alias Sister Maria Agatha vide Deed of gift dated 27/05/1983, registered in the Office of Sub registrar of Bardez under Registration No. 449 at P. 221 to 226, Book No. 1, Volume 196 dated 23/05/1984, gifted their share and rights in the SAID PROPERTY along with other properties in favour of Mr. Lazarus Bernardo Refael D'souza alias Lazaro Bernado Refael D'souza and Mr. Joao Lourenco Vincente Saturnino D'souza.

7. From documents produced, it is duly noted that Mrs. Anna Jcyce D'souza e Fernandes alias Mrs. Anna Joyce Fernandes widow of Late Mr. Olencio Antonio Fernandes and her daughter Miss. Mariam Fernandes vide Deed of Gift dated 27/05/1983, registered in the Office of Sub registrar cf Bardez under Registration No. 450 at P. 226 to 231, Book No. 1, Volume 196 dated 23/05/1984, gifted their share and rights in the SAID PROPERTY along with some other properties in favour of her brothers Mr. Lazarus Bernardo Refael D'souza alias Lazaro Bernado Refael D'souza and Mr. Joao Lourenco Vincente Saturnino D'souza.

8. From documents produced, it is duly noted that Mrs. Ida Luiza D'souza e Coutinho and her husband Mr. Jose Paulo Antonio Bonifacio Coutinho vide Deed of Gift dated 27/05/1983, registered in the Office of Sub

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registrar of Bardez under Registration No. 451 at P. 232 to 237, Book No. 1, Volume 196 dated 25/05/1984, gifted their share and rights in the SAID PROPERTY along with some other properties in favour of her brothers Mr. Lazarus Bernardo Refael D'souza alias Lazaro Bernado Refael D'souza and Mr. Joao Lourenco Vincente Saturnino D'souza.

9. From documents produced, it is duly noted that Late Mr. Lazarus Bernardo Rafael D'souza alias Lazaro Bernado Rafael D'souza had vide WILL dated 28/05/1983 registered in the Office of Sub registrar of Bardez under Registration No. 4 at Pages. 50 to 53 Book No. 3, Volume No. I dated 26/05/1984, bequeathed upon his brother Mr. Joao Lourenco Vincente Saturnino D'souza, SAID PROPERTY along with other some properties.

10. From documents produced, it is duly noted that the upon death of said Mr. Ligorio Moyses Conceicao D'souza alias Mr. Ligorio Moises Conceicao de Souza and his wife Mrs. Joana Verodiana D'souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza, theirs son Mr. Lazarus Bernardo Rafael D'souza alias Lazaro Bernado Rafael D'souza married to Mrs. Maria Adelina Prisca Leogarda D'souza alias Maria Adelaide Prisca Leogada D'sa an Inventory

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Proceeding was initiated which was registered under No. 97/2000 before the court of Civil Judge, Junior Division 'F' Court at Mapusa.

11. From documents produced, it is duly noted that in the said Inventory Proceeding bearing No. 97/2000 the SAID PROPERTY listed as item No.2 in the Description of Assets dated 03/02/2009 was taken in auction by Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza, on 17/08/2015.

12. From the documents produced, it is duly noted that in pursuant to the Said Auction the final chart of allotment was prepared dated 24/08/2015 in the Said Inventory bearing No. 97/2000, inter alia, allotting the SAID PROPERTY at item No. 2 to Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza, which Final Chart of Allotment was confirmed and made absolute for all legal purposes vide Judgment dated 31/08/2015 by the Hon'ble Civil Judge, Junior Division 'F' Court at Mapusa. Thus, the said Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza became the exclusive and absolute legitimate owners in title



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and in exclusively possession of the **SAID PROPERTY**.

13. From documents produced, it is duly noted that the Survey Record of Rights came to be duly mutated in favor of said Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza with the inclusion of his name in the Occupants Column of the Form I & XIV as occupants thereof with respect to the **SAID PROPERTY**.

14. From documents produced, it is duly noted that said Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza along with his wife Mrs. Acelia Amelia D'souza alias Mrs. Acelia Amelia Lawrence E D'souza alias Mrs. Acelia Lourence E D'souza vide Memorandum of Understanding dated 05/02/2021 has agreed to sell the **SAID PROPERTY** to **M/S. Bennet and Bernard Custom Homes Pvt. Ltd.**, which Memorandum of Understanding is executed and Registered before Advocate and Notary Madhu R. Redkar registered under Registration No. 555/2021 dated 08/02/2021 at Mapusa- Goa..

A. REGARDING SURVEY PLAN, NIL ENCUMBRANCE CERTIFICATE

SANAD AND OTHER APPROVALS:

From the documents it is duly noted that the Vendors

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has applied and obtained/in-possession of the required permission and license etc. from the competent authorities as detailed below:

1. **SURVEY PLAN:** for the property Bearing Survey No. 93/4 issued by Directorate of Settlement of Land Records office of Panjim-Goa dated 13/01/2021
2. **NIL ENCUMBRANCE CERTIFICATE:** dated 20/01/2021 issued by the office of Sub Registrar of Bardez at Mapusa Goa.
3. **TECHNICAL CLEARANCE ORDER:-** Issued by the office of senior Town Planner North Mapusa Bardez, Goa. bearing Nos. TPB/6977/MOI/TCP-21/4292, dated 14/10/2021 and TPB/6977/MOI/TCP-21/4872, dated 15/11/2021
4. **STRUCTURAL LIABILITY CERTIFICATE:** from the office of the Structural Engineer Chandrashekar and Associated dated 24/06/2021.
5. **SANAD:** Issued by the Office of the Additional Collector III at Mapusa North Goa., bearing No. 4/45/CNV/AC-III/2021/728 dated 18/06/2021.
6. **Health N.O.C.:** Issued by the Department of Health bearing No. PHC/Aldona/Noc/Const/2021-22/1144 dated



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18/11/2021.

B. FORM III, FORM IX, FORM X FORM I AND XIV,

1. Form I & XIV: for property bearing survey No. 93/4 dated 01/11/2021. (Computerised Copy).

2. Manual Form III: Issued by the Talathi of Moira dated 13/01/2021.

3. Manual Form I and XIV: I Issued by the Talathi of Moira dated 13/01/2020.

4. Manual Form IX: Issued by the Talathi of Moira dated 13/01/2021.

C. OFFICES SEARCHED:

I have given searches in the Office of the Registrar/Sub Registrar Bardez at Mapusa-Goa and in the Civil Judge Senior Division at Mapusa-Goa.

D. LEGAL FINDINGS :

It is seen from the documents produced that:

a) M/s. Bennet and Bernard Custom Homes Private Limited has entered into Memorandum of Understanding with the

Adv. NITESH S. PARAB

L.L.B. (Hons)

ADVOCATE



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	Vendors, dated 05/02/2021 by virtue of which they have taken over the property for the purpose of constructing Residential Villas in the SAID PROPERTY. b) Fresh Nil Encumbrance Certificate has to be applied from office of the Sub-Registrar of Bardez-Goa.
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CERTIFICATE

I, Certify on the basis of the documents furnished (Photocopy/Original) to me that **M/S. BENNET AND BERNARD CUSTOM HOMES PVT. LTD.**, represented through its Director Mrs. Fabiola Grace Mendes E Rodrigues has clear marketable title to the said property base on the Memorandum of Understanding dated p05/02/2021, subject to M/S Bennet and Bernard Custom Homes Pvt. Ltd., enter into a final Deed of sale for the said property with the vendors.

Date: 21/12/2021

Place: Panaji-Goa


ADV. NITESH PARAB
NITESH S. PARAB
LLB (Hons)
ADVOCATE
Mah / 2403 / 2015
Mob: 9049910767