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Mr. Kevin J. Braganza Mah/5438/09

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06/06/2025.

TITLE REPORT

At the instance of **MR. FRANCISCO OSVALDO BRAGANCA MELO ALIAS OSWALD FRANCISCO DE MELO**, Director of M/S CLASSIC SQUARES REALTY PVT LTD, I proceed to scrutinize the documents placed in my hands, for my scrutiny and opinion in respect of the property surveyed under 116/2 of Village Assagao Survey Records, which is within the limits of village Panchayat of Assagao, Sub District of Bardez Taluka, District of North Goa, State of Goa and totally admeasuring 5635 sq.mts.

SCHEDULE - I

All that immoveable property known "GORUCHEM BATULEM" or "CANONIM" or "GORXECHEM BATTA" or commonly known as "GHARSECHE BHATLE", situated at Ward Mazal Vaddo of Village Assagao, which is within the limits of Village Panchayat of Assagao, Sub District of Bardez Taluka, District of North Goa, State of Goa, surveyed under no. 116/2 of Village Assagao Survey Records and totally admeasuring 5635 sq.mts. The said property is not described in the Land Registration office nor enrolled in the Taluka Revenue office and was originally surveyed in the Old Cadastral Survey Records under no. 579 of Village Assagao.

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Survey no. 116/2 of Village Assagao shall be herein be referred to as **"the said property"** and is bounded as under:

North: By Survey No 115/2;
South: By road;
East: By Survey No. 115/3;
West: By Survey no. 115/1 & 115/2;

DOCUMENTS INSPECTED & SCRUTINIZED

1. Translation of the extract of the inventory proceedings filed in the Court of the 3rd office of the Judicial Court of Bardez.
2. Registo do Agrimensor with respect to old cadastral no. 579 of Village Assagao.
3. Deed of Succession, dated 04/04/1977, drawn in the Judicial Division of Bardez at Mapusa under book no. 709 at page 91 along with its attached
 - (i) Will, dated 10/03/1941, executed by Luis Gondicalo Saldanha.
 - (ii) Death Certificate of Luis Gondicalo Saldanha.
4. Death & Burial Certificate of Rita Bertila Rosaria Saldanha.


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5. Deed of Heirship and inheritance, dated 15/06/1994 drawn in the Judicial Division of Bardez at Mapusa in the Notarial Book no. 775 page 2 onwards.
6. Form 9 with respect to the property surveyed under no: 116/2 of Village Assagao.
7. Form III with respect to the property surveyed under no: 116/2 of Village Assagao.
8. Manuel Form I & XIV issued by the Village Panchayat with respect to the property surveyed under no: 116/2 of Village Assagao.
9. Order of the Deputy Collector, dated 30/07/2014, whereby the area of the property surveyed under no. 116/2 has been corrected and shown as admeasuring 5,635 sq.mts.
10. Plan drawn and prepared by Surveyour/Civil Engineer Mr. Bosco Martin Gonsalves.
11. Computerized Form I & XIV issued by the Village Panchayat with respect to the property surveyed under no: 116/2 of Village Assagao.
12. Government survey plan with respect to the property surveyed under no: 116/2 of Village Assagao.


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13. Deed of Sale dated 18/06/2015 and registered before the Office of the Sub Registrar of Bardez at Mapusa under serial no. 2919/2015.
14. Conversion sanad issued by the Additional Collector – III of North Goa at Panaji bearing Ref. No. RB/CNV/BAR/AC-II/45/2013 dated 14/03/2017.
15. Technical clearance order issued by the Office of the Senior Town Planner bearing Ref No. TPB/1830/ASSG/TCP-2023/10190 dated 05/12/2023.
16. NOC from Primary Health Centre bearing No. DHS/2023/DHS0901/00023/2083 dated 21/12/2023 and Ref. No. DHS092306981.
17. Construction license issued by the Village Panchayat of Assagao bearing License no. 15/2023-24 and Ref. No. VP/ASS/2023-24/2214 dated 14/03/2024.

BRIEF BACKGROUND OF THE PROPERTY.

1. On perusing the extract of the inventory proceedings filed pursuant to the demise of Francisco Xavier Saldanha and instituted by his widow Ana Idalina De


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Souza, it is derived that "the said property" was originally owned and possessed by the said Francisco Xavier Saldanha. However there is no document placed on record to show the origin of his title and also "the said property" is not found to be described in the Land Registration Office.

2. The said inventory proceedings instituted by the said Ana Idalina De Souza further describes many properties, moveable and immoveable, jointly owned by them and "the said property" known as "Goruchem Batulem" also known as "Canonim" was taken at Item no. 13. The extract of the inventory proceedings further reveals that "the said property" taken at Item no. 13 was jointly allotted to their two children/heirs viz; Bertilha Rita De Saldanha and to Jasmine Piedade Paulo De Saldanha, having half share each. Hence in view of the said inventory proceedings "the said property" was jointly and equally owned by Bertilha Rita De Saldanha and Jasmine Piedade Paulo De Saldanha.
3. The said property bearing survey no. 116/2 of Village Assagao corresponds to old cadastral survey no. 579 of Village Assagao. On perusal of the Registo do Agrimensor with respect to Old Cadastral survey number 579, reveals that Ana Idalina De Souza e Saldanha, widow of Francisco Xavier Caridade Saldanha and their children viz; Louis Gondicalo Saldanha, Bertilha Maria Saldanha and Jasmine Piedade Paulo


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Saldanha are the owners in possession of the property bearing old cadastral no. 579 of Village Assagao.

4. On perusal of the Death & Burial Certificate of Rita Bertila Rosaria Saldanha, it is seen that she has passed away on 02/01/1972 in the status of a spinster. Hence all her half undivided share to "the said property" devolved unto her co-lateral heirs being her two brothers viz; Luis Gondicalo De Saldanha and Jasmine Piedade Paulo De Saldanha.
5. On perusal of Deed of Succession, dated 04/04/1977, drawn in the Judicial Division of Bardez at Mapusa under book no. 709 at page 91 along with its attached Will dated 10/03/1941, executed by Luis Gondicalo Saldanha and Death Certificate of Luis Gondicalo Saldanha, the said Deed of Succession is drawn pursuant to the demise of Luis Gondicalo Saldanha who passed away on 22/01/1974 in the status of a Bachelor. The said Deed of Succession further reveals that, by a virtue of the said Will dated 10/03/1941 he had instituted his brother Jasmine Piedade Paulo De Saldanha as his sole and universal heir,.
6. Pursuant to the demise of Rita Bertila Rosaria Saldanha and Luis Gondicalo Saldanha and in view of the aforesaid inventory proceedings and Will dated 10/03/1941 the said Jasmine Piedade Paulo Saldanha


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came to be the exclusive owner in possession of "the said property".

7. The said Jasmine Piedade Paulo Saldanha was married to Bertha Saldanha alias Berta Irene Almeida e Saldanha. The said Jasmine Piedade Paulo Saldanha and his wife Berta Irene Almeida e Saldanha passed away on 16/02/1987 and 29/03/1993 respectively leaving behind as their sole and universal heirs, their only son Francisco Xavier Antonio Aleixo de Saldanha alias Francis Saldanha. The same is confirmed by a Deed of Heirship and inheritance, dated 15/06/1994 drawn in the Judicial Division of Bardez at Mapusa in the Notarial Book no. 775 page 2 onwards. The said Francisco Xavier Antonio Aleixo de Saldanha alias Francis Saldanha is married to Maria Clara Luciana Alvira de Lima e Costa Saldanha alias Maria Clara Saldanha.
8. At the time of pre-promulgation of survey records, Form 9 reveals the name of Jasmine Piedade Saldanha and similarly Form III reveals the name of Jasmine Piedade Paulo Saldanha. Finally the name of Jasmine Piedade Paulo Saldanha got confirmed in the survey records at Form I & XIV as occupant in possession of "the said property".
9. Pursuant to the demise of Jasmine Piedade Paulo Saldanha and his wife Berta Irene Almeida e Saldanha


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and in view of the Deed of Heirship and inheritance, dated 15/06/1994 drawn on their demise, their son the said Francisco Xavier Antonio Aleixo de Saldanha alias Francis Saldanha and his wife Maria Clara Luciana Alvira de Lima e Costa Saldanha alias Maria Clara Saldanha were declared as their sole and universal heirs and consequently came to be the owners of "the said property" without any obstruction and interference from anyone whomsoever.

10. Pursuant to the said Deed of Heirship and inheritance, dated 15/06/1994 the name of Francisco Xavier Antonio Aleixo de Saldanha got mutated in the survey records in Form form I & XIV and the same was under mutation no. 761
11. The area of "the said property" shown in the original survey records at Form I & XIV was 1350 sq.mts. whereas the area in Form III was 5650 sq.mts. On physically measuring "the said property" within the boundary walls at site and also on measuring its survey plan, the area derived was 5,635 sq.mts. Hence the said Francisco Xavier Antonio Aleixo de Saldanha filed a LRC Misc. application under Section 103 of the Land Revenue Code, before the Deputy Collector & SDO of Bardez at Mapusa to rectify the discrepancy in the area mentioned in Form I & XIV. By Order dated 02/12/2013, the Deputy Collector & SDO of Bardez at Mapusa was pleased to pass order and thereby rectified


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a discrepancy in the area in Form I & XIV to 5635 sq.mts.

12. Plan drawn and prepared by Surveyor/Civil Engineer Mr. Bosco Martin Gonsalves by super imposing old cadastral plan of old cadastral survey no. 579 over the plan obtained pursuant to carrying out physical survey within the boundary walls at site and also by super imposing over the Govt. survey plan, shows that a minor part of "the said property" bearing survey no. 116/2 corresponds to old cadastral survey no. 580 part and 1260 part. However the possession of these minor areas of old cadastral no. 580 part and 1260 part have been un-obstructed and unchallenged and the owner Francisco Xavier Antonio Aleixo de Saldanha had been in peaceful ownership and possession of "the said property" admeasuring 5635 sq.mts. without any obstruction and interference from anyone whomsoever.
13. By Deed of Sale dated 18/06/2015 and registered before the Office of the Sub Registrar of Bardez at Mapusa under serial no. 2919/2015, the said Francisco Xavier Antonio Aleixo de Saldanha alias Francis Saldanha and his wife Maria Clara Luciana Alvira de Lima e Costa Saldanha alias Maria Clara Saldanha sold "the said property" to M/s. Classic Squares Realty Private Limited. Pursuant to the said Deed of Sale M/s. Classic Squares Realty Private Limited got his name



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mutated in the survey records and the same is under mutation no. 55430.

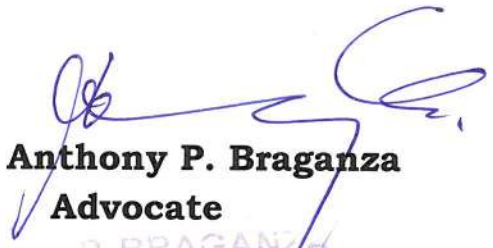
14. The office of the Senior Town Planner Mapusa – Goa has issued Technical clearance order issued by the Office of the Senior Town Planner bearing Ref No. TPB/1830/ASSG/TCP-2023/10190 dated 05/12/2023 for the construction of a residential project comprising of a residential villas, swimming pools and compound wall.
15. Pursuant to the technical clearance order passed by the Senior Town Planner, (i) the Primary Health Centre Siolim issued NOC from sanitary point of view for proposed construction of residential villas, swimming pools and compound wall, bearing No. DHS/2023/DHS0901/00023/2083 dated 21/12/2023 and Ref. No. DHS092306981 and (ii) the Village Panchayat of Assagao issued construction license bearing License no. 15/2023-24 and Ref. No. VP/ASS/2023-24/2214 dated 14/03/2024.
16. The Additional Collector – II, North Goa at Panaji after conducting due inquiry with the respective departments such as the Office of the Mamlatdar of Bardez at Mapusa, Forest Department and Town and Country Planning Department, was pleased to issue conversion sanad thereby converting the said property from


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agricultural to non-agricultural and the same bears Ref. No. RB/CNV/BAR/AC-II/45/2013 dated 14/03/2017.

In view of the above, I certify that the Title of the said property known " GORCHEM BATULEM" OR "GORXECHEM BATTA", situated at Ward Mazal of Village Assagao, surveyed under no. 116/2 of Village Assagao Survey Records, admeasuring 5,635 sq.mts., in the name of M/s. Classic Squares Realty Private Limited is clear and marketable and without any encumbrance and the proposed residential villa project is approved by all necessary Authorities .

Mapusa
06/06/2025


Shri. Anthony P. Braganza
Advocate

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MAPUSA - GOA