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Dated: 18/03/2021

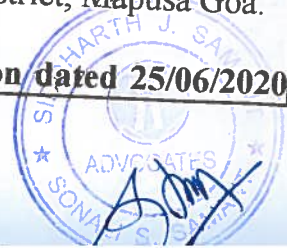
TITLE INVESTIGATION REPORT OF CHANDRA DEVELOPERS LLP, A LIMITED LIABILITY PARTNERSHIP FIRM DULY REGISTERED UNDER LLP ACT 2008, REPRESENTED BY ITS DESIGNATED PARTNER MR. PRAVEEN CHANDRAKANT TILVE for RERA registration

GENERAL DETAILS		
1	Name of the Customer(s)	Chandra Developers LLP, a Limited Liability Partnership firm duly registered under LLP Act 2008, represented by its designated partner Mr. Praveen Chandrakant Tilve.
2	Property Address	All that PLOT OF LAND known as “BOMOGOLLO” admeasuring 2,000.00 sq. mts., along with Development Project “Marigold Floresta” to be constructed therein which is part of the “Larger Property” admeasuring 2448.00 Sq. mts. situated at Cunchelim, City of Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa in the State of Goa described in the Land Registration Office under No. 28280 at page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27 surveyed in the Old Cadastral Survey under No. 82, and in the City Survey of Mapusa under Chalta number 12 of P. T. Sheet No. 5 and is <u>BOUNDED AS UNDER</u> East: By remaining part of same property; West: By Main road; North: By Chalta No 8; South: Internal road.
3	Date of Report	18/03/2021



DOCUMENTS SCRUTINIZED

4	Title Documents in favour of the owner	Inventory Proceedings bearing No. 42/2017/C was instituted in the Court of the Civil Judge Senior Division at Mapusa.
5.	Antecedent Documents	<ol style="list-style-type: none"> 1. Photocopy of Inscription & Description. 2. Photocopy of Inventory Proceedings bearing No. 331/98 were instituted in the Court of the 1st Additional Civil Judge senior Division of Bardez at Mapusa. 3. Photocopy of Inventory Proceedings bearing No. 42/2017/C was instituted in the Court of the Civil Judge Senior Division at Mapusa. 4. Photocopy of Form D (Property Card) pertaining to Chalta No. 12 of P.T Sheet No. 5 of the City Survey Mapusa. 5. Photocopy of Will dated 12/04/2018 drawn in the Office of the Civil Registrar Cu Sub Registrar & Notary Ex-Officio Bardez at Mapusa, recorded at folio 71 v to 72 of Book 332. 6. Photocopy of Zoning Certificate dated 03/08/2018 bearing Ref. No. NGPDA/Tec-Gen/Mapusa/Vol.XI/880/18, under inward no. 868 dated _/06/2018 was issued by the Office of the Town Planner, Town and Country Planning Department, Panaji- Goa. 7. Photocopy of Agreement for Development Cum Exchange dated 12/12/2019 registered in the office of Sub-Registrar of Bardez under Doc. Sr. No. 2019-BRZ-4110 in Book-1, Doc. Reg. No. BRZ-1-4029-2019 dated 16/12/2019. 8. Photocopy of Irrevocable Power of Attorney dated 06/01/2020 executed in the Office of the Sub Registrar of Bardez under Reg. No. BRZ-POA Register-2-2020 dated 13/01/2020 9. Photocopy of Conversion Sanad dated 29/01/2020 under No. 4/65/CNV/AC-III/2019/150 issued by the office of the Additional Collector-III, North Goa District, Mapusa Goa. 10. Photocopy of Development Permission dated 25/06/2020



		<p>under Ref. No. NGPDA/M/1798/1435/2020 issued by North Goa Planning and Development Authority, Panaji-Goa.</p> <p>11. Photocopy of Approved Plan dated 25/06/2020 under Ref. No. NGPDA/M/1798/1435/2020 issued by North Goa Planning and Development Authority, Panaji-Goa.</p> <p>12. Photocopy of Construction Licence dated 18/02/2021 under Licence No. 21 issued by Mapusa Municipal Council, Mapusa-Goa.</p> <p>13. Photocopy of Nil Encumbrance Certificate dated 27/11/2017.</p> <p>14. Photocopy of Survey Plan</p>
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DESCRIPTION OF THE PROPERTY ALONGWITH THE SCHEDULE

All that **PLOT OF LAND** known as "**BOMOGOLLO**" admeasuring **2,000.00** sq. mts., along with project "**Marigold Floresta**" to be constructed therein which is part of the "Larger Property" admeasuring 2448.00 Sq. mts. situated at Cunchelim, City of Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa in the State of Goa described in the Land Registration Office under No. 28280 at page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27 surveyed in the Old Cadastral Survey under No. 82, and in the City Survey of Mapusa under Chalta number 12 of P. T. Sheet No. 5 and is

BOUNDED AS UNDER

East: By remaining part of same property;

West: By Main road;

North: By chalta No 8;

South: Internal road.

FLOW OF TITLE OF THE SAID PROPERTY / OBSERVATION

1. There exists all that immovable property known as "**BOMOGOLLO**" admeasuring 2,448 sq. mts., along with existing residential house bearing H.no. 03/1 situated at Cunchelim, City of Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa in the State of Goa described in the Land Registration Office under No. 28280 at page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27, surveyed in the Old Cadastral Survey under No. 82, and in the City Survey of Mapusa under Chalta number 12 of P. T. Sheet No. 5 and is



BOUNDED AS UNDER

East: By property bearing Chalta No. 13 of Custodio Matrins

West: By road;

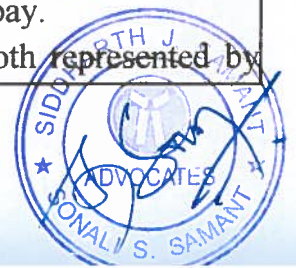
North: By the property surveyed Chalta No. 8 of P.T. Sheet No. 5 of Ana Maria Augusta D'Mello; and

South: By road beyond which lies property bearing Chalta No. 14, Primary School and Chalta No. 15 by property of Rosario P. Pereira and Antonio J. Pereira.

2. Said property having bequeathed and kept by Maria Dominica de Souza widow of Gabriel Martins by Will dated 19/10/1922 at page 3 reverse of Book of public wills in the books of Notary public of the Judicial Senior Division.
3. The said property inscribed in favour of Maria Sebastiana alias Sebastiana Martins under Inscription no. 21148 at page 168 of G-27 and also described under No. 28280 at page 196 of Book B-72 in the Land Registration Office of Bardez.
4. Said Maria Sebastiana alias Sebastiana Martins got her name mutated in the Form D (Property Card) pertaining to Chalta no.12 of P.T Sheet no.5 of the City Survey Mapusa.
5. Said Francisco Cardozo and said Maria Sebastiana Cardozo @ Maria Sebastiana Martins, died on 30/01/1964 and 11/09/1959 respectively, leaving behind their sole and universal legal heirs their two daughters, namely:
 - 1) Mrs. Olga Francisca Romana Cardozo e D'Souza married to Mr. Caetano Rosario D'Souza, alias John Caetano D'Souza.
 - i) Said Caetano Rosario D'Souza, alias John Caetano D'Souza died on 20/07/1992 and his wife said Olga Francisca Romana Cardozo e D'Souza, alias Olga died on 06/06/1995 leaving behind their legal heirs their two sons namely:
 - a. Mr. Anthony Joseph Luis D'Souza, (unmarried)
 - b. Mr. Anthony Francis David D'Souza (unmarried)
 - 2) Mrs. Maria Laurencia Cardozo e Correia alias Maria Lourenca Correia married to Mr. Marcus Diogo Sebastiao Correia.

Said Marcus Diogo Sebastiao Correia died on 08/04/1973 without leaving any will or gift but leaving behind his widow Mrs. Maria Lourenca Correia as his half sharer and moiety holder and his sole and universal legal heirs his following children namely:

 - i. Mr. Joseph Anthony Philip Correia married to Mrs. Maria Dorell Correia both represented by their duly constituted attorney their mother/mother-in-law Mrs. Maria Laurencia Cardozo e Correia alias Maria Lourenca Correia, (widow of Marcus Diogo Sebastiao Correia) vide Power of Attorney, dated 04/04/1995 executed before Notary Adv. N.S. Gaitonde at Greater Bombay.
 - ii. Mrs. Freida Sequeira married to Mr. Desmond Sequeira both represented by



their duly appointed attorney their mother/mother-in-law Mrs. Maria Laurencia Cardozo e Correia alias Maria Lourencia Correia, (widow) vide Power of Attorney, dated 26/10/1993 executed before Notary Adv. Ayaz Ahmad at Greater Bombay.

- iii. Mrs. Marilyn Gonsalves married to Mr. Franklyn Gonsalves both represented by their duly appointed attorney their mother/mother-in-law Mrs. Maria Laurencia Cardozo e Correia alias Maria Lourencia Correia, (widow) vide Power of Attorney, dated 19/12/1994 executed before Notary Adv. N.S. Gaitonde at Greater Bombay.
- iv. Mrs. Susheila Primrose Cotta married to Mr. Savio Cotta both represented by their duly appointed attorney their mother/mother-in-law Mrs. Maria Laurencia Cardozo e Correia alias Maria Lourencia Correia, (widow) vide Power of Attorney, dated 19/12/1994 executed before Notary Adv. N. S. Gaitonde at Greater Bombay.
- v. Mrs. Maria Estafania Correia represented by duly appointed attorney her mother Mrs. Maria Laurencia Cardozo e Correia alias Maria Lourencia Correia (widow) vide Power of Attorney, dated 22/04/1998 executed before Notary, Adv. N.S. Gaitonde at Greater Bombay.

6. Upon the death of said 1) Maria Sebastiana Cardozo @ Maria Sebastiana Martins, 2) Francisco Cardozo, 3) Oiga Francisca Romana Cardozo e D'Souza and 4) Mr. Caetano Rosario D'Souza, alias John Caetano D'Souza **Inventory Proceedings bearing No. 331/98** were instituted in the Court of the 1st Additional Civil Judge senior Division of Bardez at Mapusa, the said property known as "**Bomogollo**" along with Residential House which was listed at Item No. I was allotted to Mr. Anthony Joseph Luis D'Souza and Mr. Anthony Francis David D'Souza.

7. Said Joe John D'Souza alias Anthony Joseph Luis D'Souza expired on 29/12/2009 without leaving behind any will or gift or any other testamentary disposition of his last wish but leaving behind his one and only brother Mr. Anthony Francis David D'Souza, as his sole and universal heir.

8. Upon the death of said Joe John D'Souza alias Anthony Joseph Luis D'Souza **Inventory Proceedings bearing No. 42/2017/C** was instituted in the Court of the Civil Judge Senior Division at Mapusa, the said property known as "**Bomogollo**" admeasuring 2,448 sq. mts., along with Residential House bearing House no. 03/1, which is described in the Land Registration Office under No. 28280 at page 196 of Book B 72 was allotted to Mr. Anthony Francis David D'Souza.

9. Mr. Anthony Francis David D'Souza got his name mutated in the **Form D (Property**



Card) pertaining to Chalta no.12 of P.T Sheet no.5 of the City Survey Mapusa at mutation entry no. 212352 with respect to are admeasuring 2,448 sq. mts.

10. Said Mr. Anthony Francis David D'Souza bequeaths his movable and immovable rights and shares in favour of Mrs. Baenadetta R. Vornodkar alias Bernadetta Ferrao by **Will dated 12/04/2018** drawn in the Office of the Civil Registrar Cu Sub Registrar & Notary Ex-Officio Bardez at Mapusa, recorded at folio 71 v to 72 of Book 332.
11. **Zoning Certificate dated 03/08/2018** bearing Ref. No. NGPDA/Tec-Gen/Mapusa/Vol.XI/880/18, under inward no.868 dated _/06/2018 was issued by the Office of the Town Planner, Town and Country Planning Department, Panaji- Goa in terms of land use/zoning information indicating the zoning of the said property bearing Chalta No. 12 P. T. Sheet No. 5 of Cunchelim - Goa as "**Settlement S-2 Zone**".
12. **Vide Agreement for Development Cum Exchange dated 12/12/2019** registered in the office of Sub-Registrar of Bardez under Doc. Sr. No. 2019-BRZ-4110 in Book-1, Doc. Reg. No. BRZ-1-4029-2019 dated 16/12/2019 said Mr. Anthony Francis David D'Souza (Bachelor) as Owner along with Mrs. Bernadetta R. Virnodkar alias Bernadette Ferrao and her husband Mr. Ramesh Narayan Virnodkar as Confirming Party agreed to develop and sell the **Said Plot of Land** to Chandra Developers LLP, a Limited Liability Partnership firm duly registered under LLP Act 2008 represented by its Designated Partner Mr. Praveen Chandrakant Tilve as Purchasers/Developers/Builder.

Details of the PLOT OF LAND proposed to be developed as per Agreement for Development Cum Exchange dated 12/12/2019 is as under :

All that said property admeasuring an area of 2000 sq. mts, a distinct and independent piece or parcel of the said larger property known as "**BOMOGOLLO**", situated at Cunchelim, Mapusa, within the Municipal area of Mapusa, Taluka and Sub district of Bardez, District of North Goa, State of Goa within the limits of Mapusa Municipal Council Surveyed under Chalta No. 12 of P. T. Sheet No. 5, described in the Land registration office of Bardez under No. 28280 at Page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27, and is

BOUNDED AS UNDER

East: By remaining part of same property;

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North: By Chalta No 8;

South: Internal road.



13. Mr. Anthony Francis David D'Souza with the intension of construction of Residential Building in Project "MARIGOLD FLORESTA" have obtained necessary permissions and approvals from the concerned authorities:

i. Conversion Sanad dated 29/01/2020 under No. 4/65/CNV/AC-III/2019/150 issued by the office of the Additional Collector-III, North Goa District, Mapusa Goa for conversion of land surveyed under Chalta No. 12 of P.T. Sheet No. 5 of City Survey Mapusa admeasuring 2448 sq. mts. for Residential Use.

ii. Development Permission dated 25/06/2020 under Ref. No. NGPDA/M/1798/1435/2020 issued by North Goa Planning and Development Authority, Panaji-Goa to carry out proposed construction of Residential Building and Compound Wall in Chalta No. 12 of P.T. Sheet No. 5 of City Survey Mapusa.

iii. Approved Plan dated 25/06/2020 under Ref. No. NGPDA/M/1798/1435/2020 issued by North Goa Planning and Development Authority, Panaji-Goa.

iv. Construction Licence dated 18/02/2021 under Licence No. 21 issued by Mapusa Municipal Council, Mapusa-Goa to carry out proposed construction of Residential Building and Compound Wall in Chalta No. 12 of P.T. Sheet No. 5 of City Survey Mapusa which is valid for the Period of **THREE YEARS**

14. Based upon the documents produced and the searches conducted I opine that Chandra Developers LLP, a Limited Liability Partnership firm duly registered under LLP Act 2008, represented by its designated partner Mr. Praveen Chandrakant Tilve have a clear and marketable title to the "SAID PLOT OF LAND & along with Development Project "Marigold Floresta".

Adv. Siddharth Samant

