



TITLE REPORT

Mr. Sammit Madhav Wagle, the managing partner of M/s. Wagle's a partnership firm, registered under the Indian Partnership Act, 1932, before the registrar of firms Ilhas, Panaji, Goa, under No. 134/15, and having its principal place of business at 'Soukhya', Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, submitted for my scrutiny the copies of the following documents mentioned herein below in respect of the property admeasuring an area of 2333 sq. mts., surveyed under Survey No. 196/4-A of Village Morambi-O-Grande, and forming part of the larger property known as 'Gavanto' or 'Gavant' or 'Kirla' or 'Morad', situated within the limits of Village Panchayat of Morambi-O-Grande, Sub-District of Ilhas, District of North Goa, in the State of Goa, registered in the Land Registration Office of Ilhas under No. 3063 at Folio 566 and 568 of Book No. B-33 (old) of the Land Registration record of Ilhas and enrolled in the Taluka Revenue Office of Ilhas under Matriz No. 69, and bounded on or towards the East by survey nos. 196/3 (p), 197 and 198 of Village Morambi-O-Grande, on or towards the West by survey No. 196/4 (p) of Village Morambi-O-Grande, on or towards the North by survey No. 196/1, 196/2 (p), 196/3 (p) of Village Morambi-O-Grande



and on or towards the South by public road (hereinafter for the sake of brevity referred to as the '**said Plot**').

1. Deed of Sale and Quittance dated 25/05/1927 at (folio 94v) of Book No. 228 in Portuguese script and its English translation.
2. Matriz No. 69 in Portuguese script and its English translation.
3. Plan No. 15270 of Comunidade of Morombim O Grande, Tiswadi- Goa, issued by the Inspector of Survey & Land Records, Panaji, Goa in Portuguese script and its English translation.
4. Survey Plan of the property bearing Survey No. 196/4 of Village Morambi-O-Grande, issued by Directorate of Settlement and Land records.
5. Corresponding Certificate issued by Architect Dattaprasad Wagle, having his office at Excelsior Chambers, Opp. Rizvi Chambers, Panaji, Goa.
6. Deed of succession and partition dated 20/11/1951, recorded in Book No. 450/77 in the office of the notary of Judicial

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Jurisdiction of Ilhas in Portuguese script and its English translation.

7. Deed of Succession dated 10/04/1972, recorded on page 31 overleaf of notes number six hundred of notes of the Notary of Judicial Jurisdiction of Ilhas in Portuguese script and its English translation.
8. Deed of Partition dated 18/07/1972, registered under No. 520 of Book No. I of 0267 at pg. 127 to 136 on 14/09/1972 in the office of the Sub- Registrar of Ilhas, at Panaji, Goa.
9. Description of Assets, Final chart of partition and Order dated 27/09/2013, passed in Inventory proceedings No. 18/2011/E by the Court of Civil Judge Junior Division "E" Court at Margao.
10. Certificate of Death certifying Emerson Agnelo Caldeira, son of Messias Jose Higino Da Conceicao Caldeira, expired on 19/05/1994 at Mestabhat, Merces, Goa.
11. Death Certificate certifying Amalia Ritinha De Clara e Lobo, wife of Messias Jose Higino Imaculada Conceicao Caldeira, expired on 03/05/2018 at Porvorim, Goa.



12. Judgment and Order dated 30/10/2023, passed in Regular Inventory proceedings No. 165/2023/D, by the Court of Civil Judge Junior Division 'D' Court at Panaji.
13. Deed of Sale dated 02/04/2002, registered under No. 825, at pages 34 to 47, of Book No. I vol. 1062, on 12/04/2002, in the office of the Sub- Registrar of Ilhas, at Panaji.
14. Form I & XIV in respect of property bearing Survey No. 196/4 of Village Morambi-O-Grande.
15. Public Notice issued by Adv. Akshata Bharne published in the daily "Goan" dated 17/12/2023.
16. Certificate dated 05/01/2024, issued by Adv. Akshata Bharne certifying that no objections were received to the Public Notice dated 17/12/2023.
17. Deed of sale dated 16/02/2024, registered in the office of the Sub-Registrar of Ilhas at Panaji Goa, Book 1 Document, Registration No. PNJ-1-548-2024, dated 19/02/2024 executed between Mr. Cupertino Baylon Caldeira alias Baylon Caldeira



alias Cupertino Caldeira and others as the Vendors and the partnership firm M/s Wagle's as the Purchaser/Developer/Builder.

18. Deed of Rectification dated 23/09/2024, registered in the office of the Sub-Registrar of Ilhas at Panaji Goa, Book 1 Document, Registration No. PNJ-1-2859-2024, dated 25/09/2024 executed between Mr. Cupertino Baylon Caldeira alias Baylon Caldeira alias Cupertino Caldeira and others as the Vendors and the partnership firm M/s Wagle's as the Purchaser/Developer/Builder.
19. Partition Order dated 14/11/2024, passed by the Inspector of Survey and Land Records, Tiswadi- Goa in Case No. ISLR-TIS-PART-MOG-83-2024PITIS02-24-143.
20. Survey Plan dated 15/11/2024 in respect of the property bearing Survey No. 196/4-A of Village Morambi-O-Grande, issued by Directorate of Settlement and Land records.
21. Form I & XIV dated 26/11/2024 in respect of property bearing Survey No. 196/4-A of Village Morambi-O-Grande with the name of the occupant M/s. Wagle's.



22. Technical Clearance Order under No. TIS/10893/MOG/TCP/2024/2013, dated 16/12/2024, issued by Deputy Town Planner Town & Country Planning Department.
23. NOC from Sanitary Point of View under No. DHS/2024/DHS0901/O0033/139, dated 27/12/2024, issued by Medical Officer PHC, Directorate of Health Services, Chimbel Goa.
24. Sanad under No. CCTIS11-24-200/471, dated 31/01/2025, issued by Additional Collector-1 Office of the District Collector, North Goa.
25. Approved plans of the proposed residential complex.
26. Construction License under reference No. VP/CHIM/2024-2025/CONST/LIC/04/2143, dated 13/02/2025, issued by the Office of the Village Panchayat Chimbel, Tiswadi- Goa.
27. Nil Certificate of Encumbrance on property. Certificate No. NEC/4/2025/258, dated 17/02/2025, for the period from 25/09/2024 to 14/02/2025 in respect of the said Plot.



28. Deed of Declaration/Confirmation of Deed of Sale dated 16/02/2024 and the Deed of Rectification dated 23/09/2024 executed on 20/03/2025 and registered in the office of the Sub-Registrar of Ilhas at Panaji, Book:- 4 Document, Registration No. PNJ-4-10-2025, dated 21/03/2025 between Mrs. Philomena John Rodrigues Caldeira as the Declarant/Confirming Party and M/s. Wagle's as the Purchaser/Developer/ Builder.

I have perused all the aforesaid documents and I am of the following opinion :

- a. There exist a property known as 'Gavanto' or 'Gavant' or 'Kirla' or 'Morad', admeasuring an area of 2638 sq. mts., surveyed under Survey No. 196/4 of Village Morambi-O-Grande, within the limits of Village Panchayat of Morambi-O-Grande, Sub-District of Ilhas, District of North Goa, in the State of Goa, registered in the Land Registration Office of Ilhas under No. 3063 at Folio 566 and 568 of Book No. B-33 (old) of the Land Registration record of Ilhas and enrolled in the Taluka Revenue Office of Ilhas under Matriz No. 69 (hereinafter for the sake of brevity referred to as the '**said Property**').



- b. By Deed of Sale and Quittance dated 25/05/1927, the larger property of which the said Property forms one part was purchased from Eduardo Saturuino Policarpo Pegado and his wife D. Maria Joana Luisa Chuny e Pegado by D. Eufemia do Segao Coracao de Jesus Godinho Caldeira, in the status of a widow.
- c. The larger property of which the said Property forms one part is found enrolled in the Taluka Revenue Office of Ilhas, under Matriz No. 69 in the name of Eufemia De Sagrada Coracao Jesus Godinho Caldeira.
- d. The said Property of Eufemia Godinho E Caldeira is seen in Plan No. 15270 of Comunidade of Morombim O Grande, Tiswadi-Goa, issued by the Inspector of Survey & Land Records, Panaji, Goa.
- e. The said Property of Eufemia Godinho e Caldeira in the Plan No. 15270 is identified to the property presently surveyed under Survey No. 196/4 of Village Morombim O Grande, Tiswadi- Goa as seen from the Corresponding Certificate issued



by Architect Dattaprasad Wagle, having his office at Excelsior Chambers, opp. Rizvi Chambers, Panaji, Goa.

- f. From the Deed of Succession and Partition dated 20/11/1951, recorded in Book No. 450/77, in the office of the Notary of Judicial Jurisdiction of Ilhas, it can be gathered that Eufemina do Sagrado Concesao de Jesus Godinho Caldeira by other name called Eufemia do Sagrado Coracao Godinho or Eufemia Godinho e Caldeira expired without will or any other disposition of her assets leaving behind her as her universal heirs her two sons (i) Messias Jose Higino da Imaculada Concecao Caldeira married to Amalia Ritinha da Cruz and (ii) Caetano Antonio Francisco da Mercedes Caldeira married to Maria Lucia Visitacao Bonifacia das Milagres Santana Carvalho or Maria Silcia Visitacao Hemigale Santana dos Milagres Carvalho;
- g. From the Deed of Succession dated 10/04/1972, recorded on page 31 overleaf of notes number six hundred of notes of the Notary of Judicial Jurisdiction of Ilhas, it can be gathered that the aforesaid Messias Jose Hygino da Imaculada Concessao Caldeira expired without will nor other disposition of properties leaving behind him as his moiety holder his widow



Amalia Ritinha e Cruz Caldeira and as his universal heirs his children (i) Manuel Jose Jesus Maria Caldeira (ii) Maria Especiose Caldeira (iii) Emersion Agnelo Caldeira and (iv) Maria Barbara Caldeira;

- h. By virtue of Deed of Partition dated 18/07/1972, registered under No. 520 of Book No. I of 0267 at pg. 127 to 136 on 14/09/1972 in the office of the Sub- Registrar of Ilhas, at Panaji, Goa, Caetano Antonio Francisco das Mercedes Caldeira and his wife Maria Lucia Visitacao Benigna dos Milagres Santana Carvalho also known as Benigna Carvalho became owners of undivided half share in the said Property and Emerson Agnelo Caldeira, Maria Especiosa Caldeira and Maria Barbara Caldeira became owners of the undivided half share in the said Property and together the co-owners of the said Property;
- i. From the Description of Assets, Final chart of partition and Order dated 27/09/2013, passed in Inventory proceedings No. 18/2011/E by the Court of Civil Judge Junior Division "E" Court at Margao it can be gathered that Inventory proceedings were initiated by Cristalina Caldeira on the demise of Caetano Antonio Francisco das Mercedes Caldeira alias Caetano Antonio



Francisco Caldeira alias Antonia Caetano Francisco Das Mercês Caldeira, his wife Maria Lucia Visitacao Benigna Milagres Santan Carvalho alias Benigna Carvalho Caldeira and Cletus Caldeira (the deceased husband of Cristalina Caldeira) and wherein the undivided half of the said Property was listed as item no. 12 and in the final chart of partition, wherein amongst other one half of the half undivided share in the said Property was allotted to Baylon Caldeira and his wife Alice Caldeira and the other half of the half undivided share in the said Property was allotted to Cristalina Caldeira and her children Cleon Caldeira and Casey Caldeira.

- j. Emerson Agnelo Caldeira, son of Messias Jose Higino Da Conceicao Caldeira, expired on 19/05/1994 at Mestabhat, Mercês, Goa and Amalia Ritinha De Clara e Lobo, wife of Messias Jose Higino Imaculada Conceicao Caldeira, expired on 03/05/2018, at Porvorim, Goa.
- k. From the Judgment and Order dated 30/10/2023, passed in Regular Inventory proceedings No. 165/2023/D, by the Court of Civil Judge Junior Division 'D' Court at Panaji, it can be gathered that Maria Barbara Caldeira, Maria Especiosa Caldeira, Neville Juvenal Pinto and his wife Freeda D'Costa



Pinto and Manoel Jose Jesus Maria Caldeira alias Manoel Caldeira and his wife Philomena John Rodrigues Caldeira were declared to be heirs of Emerson A. Caldeira.

- I. By Deed of Sale dated 02/04/2002, registered under No. 825, at pages 34 to 47, of Book No. I vol. 1062, on 12/04/2002, in the office of the Sub- Registrar of Ilhas, at Panaji, an area of 255 sq. mts. from the property bearing survey No. 196/4 in all admeasuring an area of 2638 sq. mts. was sold to Yeshwant R. Kuncolkar including a structure which was part of the house situated therein, thereby leaving a balance area admeasuring an area of 2383 sq. mts.

- m. Based on the above, the said Property was proposed to be purchased by M/s. Wagle's, a partnership firm registered under the Indian Partnership Act, 1932 from its co-owners Baylon Cladeira and his wife Alice Caldeira to the extent of $\frac{1}{2}$ of the undivided half share in the said Property, Cristalina Caldeira and her children Cleon Caldeira and Casey Caldeira to the extent of $\frac{1}{2}$ of the undivided half share in the said Property, Maria Barbara Caldeira to the extent of $\frac{4}{9}$ th of the undivided half share in the said Property, Maria Especiosa Caldeira and her son Neville Juvenal Pinto and his wife Freeda



D'Costa Pinto to the extent of 4/9th of the undivided half share in the said Property and Manoel Jose Jesus Maria Caldeira alias Manoel Caldeira and his wife Philomena John Rodrigues Caldeira to the extent of 1/9th of the undivided half share in the said Property.

- n. M/s. Wagle's a partnership firm, registered under the Indian Partnership Act, 1932, proposed to purchase the said Property. Therefore, a public notice was caused to be issued in the daily "Goan" dated 17/12/2023. That from the Certificate issued by Adv. Akshata Bharne it is seen that no objection/s were received, for the proposed sale of the said Property.
- o. By Deed of Sale dated 16/02/2024 registered in the office of the Sub-Registrar of Ilhas at Panaji Goa, Book 1 Document, Registration No. PNJ-1-548-2024 dated 19/02/2024 was entered between (1) Mr. Cupertino Baylon Caldeira alias Baylon Caldeira alias Cupertino Caldeira and his wife (2) Mrs. Alice Rebelo Silveira Caldeira alias Alice Caldeira, therein jointly referred to as the "FIRST VENDORS" of the FIRST PART and (1) Mrs. Antonia Maria Christalina Gomes Caldeira and her two sons (2) Mr. Cleon Caldeira and (3) Mr. Casey Caldeira, therein jointly referred to as the "SECOND VENDORS"



of the SECOND PART and (1) Ms. Maria Barbara Caldeira alias Mary Caldeira, therein referred to as the "THIRD VENDOR" of the THIRD PART and (1) Ms. Maria Especiosa Caldeira Pinto and her son (2) Mr. Neville Juvenal Pinto and his wife (3) Mrs. Freeda D'costa Pinto alias Freeda Clency D'costa, therein jointly referred to as the "FOURTH VENDORS" of the FOURTH PART and (1) Mr. Manuel Caldeira alias Manoel Caldeira alias Caldeira Manoel, therein referred to as the "FIFTH VENDOR" of the FIFTH PART and M/S. Wagle's, a partnership firm represented by its Managing Partner, Mr. Sammit Madhav Wagle and (2) Mrs. Pooja Madhav Wagle, therein referred to as the "PURCHASER/ DEVELOPER/ BUILDER" of the SIXTH PART, on covenants, terms, conditions, and consideration therein stated for the purchase of the said Property stated to have an area of 2383 sq. mtrs.

- p. A Deed of Rectification dated 23/09/2024 registered in the office of the Sub-Registrar of Ilhas at Panaji Goa, Book 1 Document, Registration No. PNJ-1-2859-2024 dated 25/09/2024 was executed between (1) Mr. Cupertino Baylon Caldeira alias Baylon Caldeira alias Cupertino Caldeira and his wife (2) Mrs. Alice Rebelo Silveira Caldeira alias Alice Caldeira, therein jointly referred to as the "FIRST VENDORS" of the FIRST



PART and (1) Mrs. Antonia Maria Christalina Gomes Caldeira and her two sons (2) Mr. Cleon Caldeira and (3) Mr. Casey Caldeira, therein jointly referred to as the "SECOND VENDORS" of the SECOND PART and (1) Ms. Maria Barbara Caldeira alias Mary Caldeira, therein referred to as the "THIRD VENDOR" of the THIRD PART and (1) Ms. Maria Especiosa Caldeira Pinto and her son (2) Mr. Neville Juvenal Pinto and his wife (3) Mrs. Freeda D'costa Pinto alias Freeda Clency D'costa, therein jointly referred to as the "FOURTH VENDORS" of the FOURTH PART and (1) Mr. Manuel Caldeira alias Manoel Caldeira alias Caldeira Manoel, therein referred to as the "FIFTH VENDOR" of the FIFTH PART and M/S. Wagle's, a partnership firm represented by its Managing Partner, Mr. Sammit Madhav Wagle and (2) Mrs. Pooja Madhav Wagle, therein referred to as the "PURCHASER/ DEVELOPER/ BUILDER" of the SIXTH PART, to correct mistakes which occurred inadvertently in the principal deed viz. the Deed of Sale dated 16/02/2024 including the actual vacant area available at loco which was found to be 2333 sq. mtrs. instead of 2383 sq. mtrs. viz. the said Plot.

- q. The partnership firm M/s. Wagle's initiated proceedings for partitioning the said Plot from the said Property. By Order



dated 14/11/2024 in Case No. ISLR-TIS-PART-MOG-83-2024PITIS02-24-143 the Inspector of Survey and Land Records was pleased to partition the said Plot from the said Property and to allot a new sub-division viz. 4-A to the Survey No. 196/4 of village Morambi-O-Grande.

- r. Pursuant thereto the said Plot was shown in the survey plan with its new survey number viz. Survey No. 196/4-A of village Morambi-O-Grande. So also in the record of rights comprised in form I & XIV as regards Survey No. 196/4-A, M/s. Wagle's was shown as the only occupant of the said Plot.
- s. Technical Clearance Order under Reference No. TIS/10893/MOG/TCP/2024/2013 dated 16/12/2024 was obtained from the office of Town & Country Planning Department as per the approved plans for construction of the proposed residential complex on the said Plot. So also NOC was obtained from Directorate of Health Services under Ref. No. DHS/2024/DHS0901/O0033/139 dated 27/12/2024.
- t. Sanad under No. CCTIS11-24-200/471 dated 31/01/2025, was issued by Additional Collector-1 Office of the District Collector,



North Goa for use of an area of 2178 sq. mtrs. of the said Plot for residential purpose .

- u. Construction License dated 13/02/2025 under reference No. VP/CHIM/2024-2025/CONST/LIC/04/2143 was issued by Office of the Village Panchayat Chimbel, Tiswadi- Goa for the proposed construction of residential complex on the said Plot.
- v. From the Nil Certificate of Encumbrance on property. Certificate No. NEC/4/2025/258, dated 17/02/2025, it is certified that on search for the period from 25/09/2024 to 14/02/2025 there is no encumbrance affecting the said Plot.
- w. By sheer oversight Mrs. Philomena John Rodrigues Caldeira, wife of Mr. Manuel Caldeira alias Manoel Caldeira alias Caldeira Manoel remained to be made party to the Deed of sale dated 16/02/2024, although She was very much aware and concurred to the sale transaction and the consideration to be received by each of the Vendors therein stated and of the Deed of Rectification dated 23/09/2024. Therefore a Deed of Declaration/ Confirmation of Deed of Sale dated 16/02/2024 and the Deed of Rectification dated 23/09/2024 was executed on 20/03/2025 and registered in the office of the Sub-Registrar



of Ilhas at Panaji, Book:- 4 Document, Registration No. PNJ-4-10-2025, dated 21/03/2025 between Mrs. Philomena John Rodrigues Caldeira as the Declarant/ Confirming Party and M/s. Wagle's as the Purchaser/ Developer/ Builder, wherein Mrs. Philomena John Rodrigues Caldeira concurred and gave her assent to the sale of the said Plot therein referred to as said Property while admitting and acknowledging that the Deed of Sale dated 16/02/2024 and Deed of Rectification 23/09/2024 is binding on her for all purpose and effect while admitting and acknowledging the ownership of the Purchaser/ Developer/ Builder to the said Plot.

Based on the above, I am of the considerate opinion that M/s. Wagle's, a partnership firm registered under the Indian Partnership Act, 1932 have clear and marketable title to the said Plot, free from encumbrance and that necessary licenses/ permissions/approvals are obtained from concerned competent authorities to put up a residential complex on the said Plot, as per the approved plans.

Mr. Santosh H. Bharne
Advocate High Court,
Panaji - Goa



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This title report is given by me based on the copies of the aforesaid documents and at the request of Mr. Sammit Madhav Wagle, the managing partner of M/s. Wagle's, a duly constituted partnership firm.

Place : Panaji, Goa.

Date : 28/03/2025.



Mr. Santosh Bharne.
Advocate.