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Tel: 2250224, 2250420

Advocates.

Ref. No.

06 March ~~20~~21

TITLE REPORT

This Title Report is prepared at the request of MR. FRANCISCO HUGO ANTHONY GOVEIA, resident of House No. 642, Ponsulem, Colvale, Bardez Goa as the sole proprietor of M/S Goveia Architects and Builders, in respect of the property more particularly described in the Schedule hereinunder written.

SCHEDULE OF THE PROPERTY:

All that plot of land admeasuring 1996 square metres now bearing survey no 21/1-A of Siolim, partitioned from a larger property bearing survey no. 21/1 of Siolim, admeasuring 5625 square metres as whole and known as "GAUNSO VADDO" or "GAUMSO VADDI", situated at Siolim, within the limits of Village

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Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Revenue Office, and is bounded as under:

EAST: By remaining part of the said property bearing survey no.21/1 of Siolim.

WEST: By property bearing survey no.22/2 and 24/9 of Siolim

NORTH: By public road.

SOUTH: By survey no.20/1 to 9.

DOCUMENTS RELIED UPON:

1. Tombacao plan of the Comunidade of Siolim in relation to lote no. 124.



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2. Copy of the page of Tombo NO: 1 of Comunidade of Siolim in relation to lote no. 124.
3. Cadastral survey plan in relation to survey no: 1621 of Siolim.
4. Survey Plan of the Property bearing survey no 21/1-A of Village Siolim.
5. Form I & XIV of the Property bearing survey no 21/1-A of Village Siolim.
6. Extract of Index of Lands in form III in relation to survey no: 21/3 of Siolim.
7. Extract of Form 9 of Survey Records in relation survey no: 21/1 of Siolim.
8. Form I and XIV pre partition
9. Letter dated 27.5.2019 of Directorate of Survey and Land Records, Panaji, that old survey records are not available.
10. Letter dated 16.10.2020 of Directorate of Survey



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and Land Records, Panaji, that giving corresponding old survey and new survey numbers.

11. Certificate of Comunidade of Siolim dated 28.8.2019 affirming the plan and record.

12. Report and Plan dated 17.2.2021 prepared by Shri N. M. Sardessai, Architect of Sunil M. Sardessai and Associates of Taleigao superimposing the survey plan of the property on the Tombacao plan

13. Inventory Proceedings were initiated on the death of the said Jose Antonio Araujo and the said Alice Esperanca Araujo being Inventory Proceedings No. 294/2012/A before the Civil Judge Senior Division "A" Court at Mapusa.

14. Deed of Sale executed on 6.4.2016 and registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under Book - 1 - Document, Registration no: BRZ-BK1-02350-2016, CD no. BRZD779 on 16.5.2016.

15. Deed of Succession dated 14.3.1991



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16. Partition Proceedings Orders dated 9.4.2018 of the Deputy Collector and the Sub Divisional Officer of Bardez at Mapusa in Case NO: 15/259/2017-Part/Land and allotted survey no: 21/1-A of Siolim.

17. Public notice calling for objections to the proposed sale was published on the local newspaper "The Navhind Times" dated 17.9.2019 and "Tarun Bharat" dated 17.9.2019.

18. Death Certificate of Sudha Naique wife of Prakash K. Naik.

19. Conversion Sand of the property dated 3.4.2019

20. Town and Country Planning clearance for construction of a residential block etc. dated 4.9.2020.

21. Construction License for residential building etc. in the property dated 24.9.2020 issued by the Panchayat of Siolim - Sodiem.



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TRACING OF TITLE:

1. On visual inspection of the Cadastral Survey plan, the current survey plan, statutory Tombacao plan of the Comunidade of Siolim it can be gathered that on the "northern" side of lote 123 and 124 of the Comunidade of Siolim is a property belonging to one Sebasteano Paulo Caridade Antonio de Araujo of Siolim.

2. The certificate issued by the clerk of the Comunidade of Siolim affirms the veracity of the plan and the existence of the property belonging to Sebasteano Paulo Caridade Antonio de Araujo of Siolim.

3. The plan superimposing the current survey plan, the Cadastral Survey plan and the statutory Tombo plan shows that the property bearing survey no. 21/1A of Siolim is part of the property belonging to Sebasteano Paulo Caridade Antonio de Araujo of Siolim.

4. The above report with the superimposed plan makes it clear that the said property belonged to Sebasteano Paulo Caridade Antonio de Araujo of Siolim.



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5. The Deed of Succession dated 14.3.1991 shows that the said - Sebastiao Paulo Caridade Antonio de Araujo of Siolim expired on 21.5.1920 and his wife Luisa Maria Ernestina Flaviana Fernandes expired on 4.12.1945 leaving behind as their sole and universal heirs (i) Miguel Joao de Araujo alias Miguel Joao Sam Francisco Xavier de Araujo married to Maria Candelina de Araujo who also expired on 14.8.1954 and 1.11.1966 respectively, leaving behind their sole and universal heir (i) Mr. Jose Antonio Resurecao de Araujo.

6. The said Jose Antonio Resureicao de Araujo, which name came also to be recorded as Joseph Anthony de Resureicao Araujo or Joseph A. Aranjjo or Joseph Antonio Arauj or Joseph Antony Araujo or Joseph Anthony Aronjo or Joseph Aarauj Cunha with the corruption of names and surnames including Arango, therefore inherited the said property.

7. The said Jose Antonio Araujo was married to Alice Esperanca Aranjjo alias Alice Esperanca Araujo alias



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Alice Araujo, herein referred to as "the said Jose" and "the said Alice".

8.. The said Jose expired on 4.12.1996 and the said Alice expired on 24.12.1994.

9. Inventory Proceedings were initiated on the death of the said Jose and the said Alice being Inventory Proceedings No. 294/2012/A before the Civil Judge Senior Division "A" Court at Mapusa.

10. The said larger property was described at item no. 21 of the Provisional Chart of Allotment dated 18.12.20 read with Final Chart of Allotment dated 21.12.2012 in the said Inventory Proceedings and was confirmed by the Honourable Civil Judge Senior Division "A" Court as allotted to Ana Carmen Araujo.

11. The said Ana Carmen Araujo is also known as Ana Carmen Aranjó or Anna Carmen Pereira or Anna Carmen Araujo Pereira or Anna Carmina Araujo or Anna Carman Araujo and shall be hereinafter called "the said Ana Carmen".



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12. The said larger property is the 21st item in sequence of the Description of Assets in the said Inventory Proceedings.

13. It is seen that said Ana Carmen, sold a part of the said larger property being a plot thereof marked as Plot E admeasuring 1900 square metres, by a Deed of Sale executed on 6.4.2016 and registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under Book - 1 - Document, Registration no: BRZ-BK1-02350-2016, CD no. BRZD779 on 16.5.2016 which part sold more particularly described in Schedule II of the said deed dated 6.4.2016, sold to Mr. Maheshwar Manohar Govenkar, Mr. Chester Julio Francisco Santana Pinto and Mr. Prakash Krishna Naik. The said Prakash Krishna Naik was then a widower, his wife, Sudha Naik having expired on 27.7.2009.

14. That the said part of the larger property was then partitioned from the larger property by orders dated 9.4.2018 of the Deputy Collector and the Sub



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Divisional Officer of Bardez at Mapusa in Case NO: 15/259/2017-Part/Land and allotted survey no: 21/1-A of Siolim consequent to the Mutation in favour of Mr. Maheshwar Manohar Govenkar , Mr. Chester Julio Francisco Santana Pinto And Mr. Prakash Krishna Naik, which part is the subject matter of this report and herein referred to as "the said property".

15. By Deed of Sale dated 12.10.2020 registered before Sub Registrar of Bardez at Mapusa under Reg.no. BRZ-I-2517-2020, the said Mr. Maheshwar Manohar Govenkar with his wife Shilpa Govenkar, Mr. Chester Julio Francisco Santana Pinto with his wife Angela Helena Pinto and Mr. Prakash Krishna Naik as a widower sold the said property to Mr. Francisco Hugo Goveia, sole proprietor of M/S Goveia Architects and Builders.

16. That the said Mr. Francisco Hugo Goveia, sole proprietor of M/S Goveia Architects and Builders, has a clear and marketable title.



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17. That a public notice calling for objections to the proposed sale was published on the local newspaper "The Navhind Times" dated 17.9.2019 and "Tarun Bharat" dated 17.9.2019 but no objections to the transaction has been received.

18. The said property has been converted for non agricultural use vide Conversion Sanad dated 3.4.2019 and the development of the said property has been cleared by the Town and Country Planning Department at Mapusa consequent to which the Village Panchayat of Siolim - Soddien has granted construction licence for the development of the said property by constructing therein two residential blocks, pump room, well, swimming pool and part of the compound wall.

17. That the said Mr. Francisco Hugo Goveia, sole proprietor of M/S Goveia Architects and Builders is therefore entitled to carry out the construction of



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the approved premises in the said property and would also be entitled to sell and dispose off individual premises with the proportionate right to the said property.

It is therefore reiterated that the said Mr. Francisco Hugo Goveia, sole proprietor of M/S Goveia Architects and Builders, is entitled to develop the said property and has a clear and marketable title thereto.

Antonio B. Bragança

Advocate

201-205, 2nd Floor, Rizim Plaza
Morod Mapusa Bardez

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(A.B. BRAGANCA)