

Mr. D. S. Petkar (Notary)
Mr. Nilesh B. Naik
Mrs. Ana Clara Ejipsy e Remedios
Mr. Kevin J. Braganza
Miss Theola T. Dias
Miss Benifer Braganza



Anthony P. Braganza

Advocate & Associates

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Comunidade Building, Near Church,
Mapusa, Bardez - Goa.
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11/12/2018.

TITLE REPORT

At the instance of **MR. JOSE MARTINHO BRAGANZA**, Partner no. 1 of **BRAGANZA AND FULARI VENTURES**, I proceed to scrutinize the documents placed in my hands, for my scrutiny and opinion in respect of the property situated at Village Revora, surveyed under No. 25/3 of Village Revora survey records and totally admeasuring an area of 5675 sq. mts.

SCHEDULE-I

All that immovable property known "**CURSACHO SORVES**" OR "**BORCHEM BATULEM**" OR "**TALE**", along with a residential house bearing V.P. No. 33/1(P), situated at Village Revora, which is within the limits of Village Panchayat of Revora, Sub district of Bardez taluka, District of North Goa State of Goa, surveyed under No. 25/3 of Village Revora survey records and totally admeasuring an area of 5675 sq. mts. The aforesaid property is not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue


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Office of Bardez (herein referred to as the said property). The said property surveyed under no. 25/3 of Village Revora is bounded as under;

NORTH : By the boundary of Village Nadora and partly by road;


South : By the property surveyed under No. 26 of the Village Revora;

East : By the property surveyed under No. 26 of the Village Revora;


West : By the property surveyed under No. 25/2 and 25/1 of the Village Revora and partly by road;

DOCUMENTS INSPECTED & SCRUTINIZED WITH RESPECT TO THE SAID PROPERTY

- 1) Certified translated copy of record of final possession dated 26/07/1936 by Secretary of Administration Office, Comunidade of Bardez.


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- 2) Certified translated copy of record of final possession dated 26/06/1936 by Secretary of Administration Office, Comunidade of Bardez.
- 3) Death & Buriel Certificate of Luiza Maria Lobo issued by the Archdiocese of Goa & Daman.
- 4) Certified copy of Inventory Proceedings bearing no. 34/2018/C filed on the demise of Caetano Batista D'Souza & his wife Luiza Maria Lobo.
- 5) Form 9 with respect to the said property issued by the Talathi.
- 6) Form 3 with respect to the said property issued by the Talathi
- 7) Manuel Form I & XIV with respect to the said property issued by the Talathi.
- 8) Survey Plans with respect to the said property.
- 9) Deed of Sale dated 25/04/2018 and registered in the Sub Registrar of Bardez at Mapusa under serial no. 1871/2018.
- 10) Computerized Form I & XIV with respect to the said property.
- 11) Conversion sanad issued by the Additional Collector III, North Goa at Mapusa.



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- 12) Technical clearance order issued by the Senior Town Planner, Town & Country Planning Department.
- 13) Construction License issued by the Village Panchayat Revora, Bardez - Goa.
- 14) Provisional NOC issued by the Assitant Engineer, P.W.D.
- 15) NOC issued by the Primary Health Centre.

BRIEF FACTS OF THE CASE

It is stated that "**THE SAID PROPERTY**" originally comprised of two additions/portions, adjacent to each other, admeasuring 5,000 sq.mts. and 990 sq.mts. respectively and was originally owned by the Comunidade of Revora.

By order of the Government dated 27/02/1918, one addition/portion of "**THE SAID PROPERTY**" admeasuring 990 sq.mts. was granted as aframento to Caetan alias Caetano Batista De Souza. Subsequent to the grant, the said Caetan alias Caetano Batista De Souza had passed away and his widow constructed a house in the said addition/portion admeasuring 990 sq.mts. By an Order, final possession was recorded on 26/06/1936 and in the presence of his


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widow Luisa Maria Lobo for self and as head of the household and before the Administrator of Comunidade of Bardez, Advocate Pedro Inacio De Souza Gonsalves and Secretary of Administration office Mr. Bablo Sinai Borkar.


Similarly by another order of the Government dated 28/02/1918, the second addition/portion of "THE SAID PROPERTY" admeasuring 5,000 sq.mts. was also granted as aframento to Caetan alias Caetano Batista De Souza and by an Order, final possession was recorded on 26/07/1936 and in the presence of his widow Luisa Maria Lobo for self and as head of the household and before the Administrator of Comunidade of Bardez, Advocate Pedro Inacio De Souza Gonsalves and Secretary of Administration office Mr. Bablo Sinai Borkar.

That prior to handing over of the final possession to Mrs. Luiza Maria Lobo, widow of Caetan alias Caetano Batista De Souza, she constructed a house in the portion admeasuring 990 sq.mts.. Pursuant to the completion of the said residential house, final possession was given to Mrs. Luiza Maria Lobo on 26/06/1936 & 26/07/1936 respectively and she had been in peaceful ownership and possession of the two additions/portions along with the house without any obstruction and interference from anyone whomsoever.


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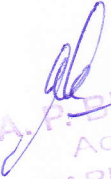
At the time of promulgation of survey records, both the additions/portions were allotted single survey number but there is no document placed on record showing the co-relation between the granted afromento and survey no. 25/3 (the said property) of Village Revora. However, since the name of Jose Carmilo D'Souza, son of Luiza Maria Lobo, featured in the survey records as occupant in possession of "THE SAID PROPERTY" along with the residential house, its inferred that the two additions granted as afromento is same as survey no 25/3 of Village Revora. The area in the survey records is 5675 sq.mts. and the total area granted as afromento was 5990 sq.mts., hence it can be inferred that the balance area was acquired for the internal village road which was later developed.

The pre-promulgated Survey records at Form 3 & Form 9 reveals the name of Jose Carmilo D'Souza who is the son of Mrs. Luiza Maria Lobo. The same was finalized at the time of promulgation of survey records in Form I & XIV, where the name of Jose Carmilo D'Souza was shown as Occupant. Since before survey, the said Jose C. D'Souza alias Juse Carmilo D'Souza and his wife Mrs. Maria Anjela D'Souza alias Mary Angela D'Souza were in peaceful ownership and possession of "THE SAID PROPERTY" along with the residential house without any obstruction and interference from anyone whomsoever.


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On the demise of to Caetan alias Caetano Batista De Souza and his wife Mrs. Luiza Maria Lobo, Inventory Proceedings were initiated in the Court of Civil Judge, Junior Division at Bicholim, being Inventory Proceedings no. 34/2018/C. All the heirs of the deceased were enlisted and **"THE SAID PROPERTY"** was taken at Item no. 1. By Judgment and Order dated 01/09/2018 passed by the Civil Judge, Junior Division at Bicholim **"THE SAID PROPERTY"** taken at Item no. 1 was jointly allotted to (i) Mrs. Babina R. D'souza, (ii) Mr. Cajetan alias Caetano D'Souza and his wife Mrs. Victoria D'Souza, (iii) Mrs. Luiza D'Souza alias Luiza D'Lima, (iv) Mr. Peter F. D'Souza and his wife Mrs. Maria D'Souza, (v) Mrs. Annie B. D'Souza alias Annie B Faleiro and (vi) Mr. Dennis S. D'Souza and his wife Mrs. Maggie D'Souza, each having 1/6th share in **"THE SAID PROPERTY"**.

By Deed of Sale dated 25/04/2018 and registered in the Sub Registrar of Bardez at Mapusa under serial no. 1871/2018, the said (i) Mrs. Babina R. D'souza, (ii) Mr. Cajetan alias Caetano D'Souza and his wife Mrs. Victoria D'Souza, (iii) Mrs. Luiza D'Souza alias Luiza D'Lima, (iv) Mr. Peter F. D'Souza and his wife Mrs. Maria D'Souza, (v) Mrs. Annie B. D'Souza alias Annie B Faleiro and (vi) Mr. Dennis S. D'Souza and his wife Mrs. Maggie D'Souza sold **"THE SAID PROPERTY"** to **"Braganza & Fulari Ventures"**, a Partnership Firm


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and having its Office at 303 & 304, B & F Habitat, Ximer, Mapusa, Bardez - Goa.

Pursuant to the said Deed of Sale dated 25/04/2018, "**Braganza & Fulari Ventures**" mutated its name in the survey records at Form I & XIV and is currently in peaceful ownership and possession of "**THE SAID PROPERTY**" without any obstruction and interference from anyone whomsoever.

Braganza & Fulari Ventures after mutating its name in the survey records, obtained conversion sanad from the Office of the Additional Collector III, North Goa District and the same bears no 4/248/CNV/AC-3/2018/1221, dated 11/02/2018. The conversion is for an area of 5,550 sq.mts. and the balance area of 125 sq.mts. is that of the residential house marked and shown in the survey plan.

The Office of the Senior Town Planner, Town & Country Planning Department has issued technical clearance order bearing Ref. No. TPB/4610/REV/TCP-18/4025, DATED 01/10/2018 and the same is for the construction of a residential project as per the approved plans.



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The Primary Health Centre at Colvale, issued NOC for the proposed construction and the same bears no. PHC Colvale/NOC/2018-19/1173, dated 15/11/2018.

The Assistant Engineer P.W.D., Sub - Div II,DXVII(PHE-N) at Mapusa, issued NOC bearing no. PWD-SDII/PHE N/F.10/1244/18-19.

Pursuant to the Town & Country Planning Department issuing the technical clearance order and the NOC's issued by the Health Centre and PWD, the Village Panchayat of Revora has issued construction license and the same bears no. VP/REVORA/Const.License/2018-19/729, dated 07/12/2018.

In view of the above, I am satisfied and certify that the title of "**Braganza & Fulari Ventures**" is clear and marketable with respect to the "THE SAID PROPERTY" and have all technical clearances and approvals required under law to commence construction of the residential project as per the approved plans. All sales/transfers with respect to the residential units proposed to be constructed in "THE SAID PROPERTY" along with its proportionate and undivided share


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"THE SAID PROPERTY" shall be executed by the Partners of Braganza & Fulari Ventures.

Mapusa

11/12/2018

Shri. Anthony P. Braganza

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