

Jose Souza

B.Sc. (Hons.) L.L.B.

ADVOCATE HIGH COURT

105, Louis-Olive Apts., Next to the Civil & Criminal Court, Altinho, Mapusa, Bardez - Goa. 403 507.

Phone : 0832 2263341, 9822125494 • Whatsapp: 7822834506 • Email : advjosesouza@gmail.com

Ref. No.: JS/TR/4

Date: 07-07-2025

TITLE REPORT

M/s. PARAMOUNT HOMES REALTORS LLP,
a Partnership concern having Pan Card bearing
No. _____ and Office at Unit C, Paramount Homes,
Soares Vaddo, Marna, Siolim, Bardez, Goa, represented herein
by its PARTNERS namely : (a) MR. AARON FRANZ
D'SOUZA, alias AARON FRANK D'SOUZA, resident of
House No. 179/B, Soares Vaddo, Marna, Siolim, Bardez,
Goa. (b) MRS. URVI AARON D'SOUZA, alias URVI
D'SOUZA, resident of House No. 179/B, Paramount Homes,
Soares Vaddo, Marna, Near H. P. Petrol Pump, Siolim, Bardez,
Goa - 403 517 have approached me to give my opinion on
the title of the below-mentioned property, as under:-

"Property known as "XELPEM INTEIRO", situated
at ward Xelpem, bearing Chalta No. 5 of P. T. Sheet No. 71,
of City Survey Mapusa, within the jurisdiction of the
Mapusa Municipal Council, Taluka and Sub-District of
Bardez, District of North Goa, State of Goa, found
described in the Land Registration Office of Bardez under
Description No. 7458 at page 382 of Book B-19 New,
not found enrolled in the Taluka Revenue Office of Bardez,
admeasuring an area of 1,000 sq. mts. (one thousand square
meters) approximately and bounded:



...2/-

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ON THE EAST : By Nallah;

ON THE WEST : By the property bearing Chalta
No. 6 of P. T. Sheet No. 71;

ON THE NORTH : By the road and the property bearing
Chalta No. 1 of P. T. Sheet No. 71;

AND

ON THE SOUTH : By Nallah.

I was given copies of the below-mentioned documents, which are as under:

- DOCUMENT NO. 1 : Form D in respect of the property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey Mapusa, which indicates the present area thereof as 1000 sq. mts.
- DOCUMENT NO. 2 : Survey Plan of the property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey.
- DOCUMENT NO. 3 : Deed dated 02/10/1905 recorded at page 81 of Book No. 138 of the notes of the Notary of the Judicial Division of Tiswadi namely Mr. Pegado.



...3/-

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DOCUMENT NO. 4 : Certificate of Inscription issued by the Land Registration Office of Bardez bearing Inscription No. 7854 at page 49 overleaf of Book G-12.

DOCUMENT NO. 5: Land Description Certificate issued by the Land Registration Office of Bardez bearing Description No. 7458 at page 382 of Book B-19 New.

DOCUMENT NO. 6 : Records and proceedings of Special Civil Suit No. 161/1990/A of the Court of the Civil Judge Senior Division, at Mapusa, Goa with Compromise Decree dated 18/02/1991.

DOCUMENT NO. 7 : Deed of Sale dated 03/03/2008 duly registered in the Office of the Sub-Registrar of Bardez, at Mapusa under Registration No. 2295 from pages 67 to 85 of Book No. 1, Volume No. 2576 dated 29/04/2008.



...4/-

DOCUMENT NO. 8 : Deed of Gift dated 09/02/2018 duly registered in the Office of the Sub-Registrar of Bardez, at Mapusa under Registration Number BRZ-BK1-00884-2018, CD No. BRZD794 of Book-1 Document dated 14/02/2018.

DOCUMENT NO. 9: Conversion Sanad bearing Reference No. 4/485/CNV/ACIII/2022, CAD3BAR22-143 dated 03/05/2023, issued by the Additional Collector-III, North Goa District, Mapusa, Goa, alongwith the site-plan annexed thereto.

O P I N I O N

I have perused all the abovestated documents furnished to me and the said documents reveal as under:-

That the property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey Mapusa, originally formed part of the bigger property known as "XELPEM INTEIRO", found described in the Land Registration Office of Bardez under



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Description No. 7458 at page 382 of Book B-19 New. The said bigger property is found inscribed in the said Land Registration Office under Inscription No. 7854 at page 49 overleaf of Book G-12 in the name of Lucindo Filippe Lourenco Lamartine de Faria alias Lucindo Phillipe Lawrence Lamartino de Faria, alias Lucindo Domingoes Antonio De Faria, alias Lucindo D. A. de Faria alias Lucindo Faria, in view of its purchase by him in the status of a widower from Krishna Bhiku Naik Suquerker and his wife vide Deed dated 02/10/1905 duly registered at page 81 of Book No. 138 of the noting of the Notary of the Judicial Division of Tiswadi, at Panaji, Goa.

That it is further revealed that the said Lucindo Filippe Lourenco Lamartine de Faria alias Lucindo Phillipe Lawrence Lamartino de Faria alias Lucindo Domingoes Antonio De Faria, alias Lucindo D. A. de Faria alias Lucindo Faria died on 14/02/1924 leaving behind heirs and successors.

That thereafter a Special Civil Suit No. 161/1990/A was filed in the Court of the Civil Judge Senior Division of Bardez at Mapusa, Goa by Mrs. Maria Wynoma Especiosa de Faria resident of Morod, Mapusa, Bardez, Goa who is one of the heiress and successor of the said deceased Lucindo Filippe Lourenco Lamartine de Faria alias Lucindo Phillipe Lawrence Lamartino de Faria alias Lucindo Domingoes Antonio De Faria, alias Lucindo D. A. de Faria alias Lucindo Faria for partition of the said bigger property. The remaining heirs and successors of the said deceased person were the Defendants in the said Suit.



...6/-

That vide Compromise Decree dated 18/02/1991 passed in the said Special Civil Suit No. 161/1990/A by the Court of the Civil Judge Senior Division of Bardez at Mapusa, Goa, the said bigger property was partitioned into plots which were allotted to the heirs and successors of the said deceased Lucindo Filippe Lourenco Lamartine de Faria alias Lucindo Phillipe Lawrence Lamartino de Faria alias Lucindo Domingoes Antonio De Faria, alias Lucindo D. A. de Faria alias Lucindo Faria.

That vide Application addressed by Mrs. Maria Wynoma Especiosa de Faria to the Inquiry Officer, City Survey Mapusa, the allotment of Plots under Compromise Decree dated 18/02/1991 to the Parties to the said Compromise Decree was complied with.

That in terms of the above, Mr. Lucindo Domingos Antonio de Faria alias Lucindo Faria and his wife Mrs. Betina Maria Dias e Faria alias Betina Faria were allotted the said property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey Mapusa which originally formed part of the bigger property known as "XELPEM INTEIRO".

That the said Mr. Lucindo Domingos Antonio de Faria alias Lucindo Faria and his wife Mrs. Betina Maria Dias e Faria alias Betina Faria sold the said property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey Mapusa to Mr. Ferdinand Peter, son of Mr. Peter A. Gomez, aged 55 years, unmarried, Indian National, resident of Kannanalloor, Kollam, Kerala vide Deed of Sale



...7/-

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dated 03/03/2008, duly registered in the Office of Sub-Registrar of Bardez at Mapusa, Goa, under Registered No. 2295 from pages 67 to 85 of Book No. 1, Volume No. 2576 dated 29/04/2008.

That after the purchase effected as above, the said Mr. Ferdinand Peter, son of Mr. Peter A. Gomez, aged 55 years, unmarried, Indian National, resident of Kannanalloor, Kollam, Kerala gifted to his niece namely Ms. Ronniya Varghese, daughter of Mr. T. A. Varghese, aged about 23 years, spinster, student, residing at House No. 264-18/2, Green Valley, Alto Porvorim, Bardez, Goa - 403 521, the said property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey Mapusa vide Deed of Gift dated 09/02/2018, duly registered in the Office of the Sub-Registrar of Bardez, at Mapusa, Goa, in Book 1 document, Registration No. BRZ-BK1-00884-2018, CD No. BRZD794 dated 14/02/2018.

That pursuant to the execution of the said Deed of Gift dated 09/02/2018, the Donee namely Ms. Ronniya Varghese daughter of Mr. T. A. Varghese, alias Varghese Alphonse Tharasseril, aged about 26 years, spinster, student, holder of Pan Card bearing No. _____ Aadhaar Card bearing No. _____ Mobile No. 7030471247, Indian National, resident of House No. 264-18/2, Green Valley, Pilerne, Alto Porvorim, Bardez, Goa - 403521, sought mutation of her name in the Survey Records i.e Form D of the said property bearing Chalta No. 5, of



...8/-

P. T. Sheet No. 71, of City Survey Mapusa. The recent Survey Records pertaining to the said property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey Mapusa indicates the name of Ms. Ronniya Varghese as a transferee against Mutation Case No. 212704 dated 16/10/2019.

That it is further stated thereafter the said Ms. Ronniya Varghese on payment of the appropriate fees obtained Conversion Sanad in respect of the said property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey Mapusa from the Office of the Additional Collector-III, North Goa District, Mapusa, Goa vide Certificate bearing No. 4/485/CNV/ACIII/2022. CAD3BAR22-143 dated 03/05/2023, the SANAD being described in Schedule-II, Appendix-I thereof.

That it is further stated that subsequently vide Deed of Sale dated 27/08/2024, duly registered in the Office of the Sub-Registrar of Bardez, at Mapusa under Document Serial No. 2024-BRZ-4669 of Book-I Document, Registration Number BRZ-1-4569-2024 dated 28/08/2024, the said Ms. Ronniya Varghese, daughter of Mr. T. A. Varghese, alias Varghese Alphonse Tharasseril, aged about 26 years, spinster, student, holder of Pan Card bearing No.

Aadhaar Card bearing No.

Mobile

No. 7030471247, Indian National, resident of House

...9/-



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No. 264-18/2, Green Valley, Pilerne, Alto Porvorim, Bardez, Goa - 403521 sold the said property bearing Chalta No. 5, of P. T. Sheet No. 71, of City Survey Mapusa to M/s. PARAMOUNT HOMES REALTORS LLP, a Partnership concern having Pan Card bearing No. _____ and Office at Unit C, Paramount Homes, Soares Vaddo, Marna, Siolim, Bardez, Goa - 403 517, represented herein by its PARTNERS namely: (a) MR. AARON FRANZ D'SOUZA, alias AARON FRANK D'SOUZA, alias AARON D'SOUZA, son of Mr. Frank D'Souza, alias Frank Conred D'Souza, alias Frank C. D'Souza, alias Frank Conrao D'Souza, aged about 46 years, married, business, holder of Pan Card bearing No. _____ Aadhaar Card No. _____, Mobile No. 9819030170, Indian National, resident of House No. 179/B, Soares Vaddo, Marna, Siolim, Bardez, Goa - 403 517 and (b) MRS. URVI AARON D'SOUZA, alias URVI D'SOUZA, daughter of Mr. Parmanand Balaram Panchal, aged about 49 years, married, holder of Pan Card bearing No. _____ holder of Aadhaar Card bearing No. _____ Mobile No. 8888187770, Indian National, resident of House No. 179/B, Paramount Homes, Soares Vaddo, Marna, Near H. P. Petrol Pump, Siolim, Bardez, Goa - 403 517.



...10/-

Therefore it is my opinion that the title of M/s. PARAMOUNT HOMES REALTORS LLP in respect of the property situated at ward Xelpem, bearing Chalta No. 5 of P. T. Sheet No. 71, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa earlier forming part of the original property known as XELPEM INTEIRO appears to be good, clear and marketable.



MR. JOSE SOUZA
Advocate