

Jose Souza

B.Sc. (Hons.) LL.B.

ADVOCATE HIGH COURT

105, Louis-Olive Apts., Next to the Civil & Criminal Court, Althinho, Mapusa, Bardez - Goa. 403 507. Phone : 2263341, 9822125494

Ref. No.: JS/TR/13

Date: 19-10-22

TITLE REPORT

M/s. PARAMOUNT HOMES REALTORS LLP, a Partnership concern having Pan Card bearing No. [REDACTED] 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) MR. FRANK D'SOUZA, alias FRANK CONRED D'SOUZA, alias FRANK C. D'SOUZA, alias FRANK CONRAO D'SOUZA, resident of House No. 179/B, Paramount Homes, Villa Souza, Soares Vaddo, Marna, Siolim, Bardez, Goa has 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. 6 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 970 sq. mts. (nine hundred and seventy square meters) approximately and bounded:



...2/-

ON THE EAST : By the property bearing Chalta
No. 5 of P. T. Sheet No. 71;
ON THE WEST : By the property bearing Chalta
No. 7 of P. T. Sheet No. 71;
ON THE NORTH : By the road;
AND
ON THE SOUTH : By Nallah and Comunidade land.

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. 6, of P. T. Sheet No. 71, of City Survey Mapusa, which indicates the present area thereof as 970 sq. mts.

DOCUMENT NO. 2 : Survey Plan of the property bearing Chalta No. 6, of P. T. Sheet No. 71, of City Survey.

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DOCUMENT NO. 3 : Deed of Sale dated 15/04/2009
duly registered in the Office of
the Sub-Registrar of Bardez, at
Mapusa under Registration
Number BRZ-BK1-00557-2009,
CD Number BRZD19 of Book-1
Document dated 15/04/2009.

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

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



...4/-

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 06/08/2019
duly registered in the Office of
the Sub-Registrar of Bardez,
at Mapusa under Registration
Number BRZ-1-2508-2019, CD
Number BRZD____ of Book-1
Document dated 07/08/2019.



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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. 6, 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 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 in view of its purchase by him in the status of a widower from Krishna Bhiku Naik Suquerker and his wife vide Deed of Sale 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.



...6/-

That it is further revealed that the said Lucindo Filippe Lourenco Lamartine de Faria alias Lucindo Phillipe Lawrence Lamartino de 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 for partition of the said bigger property and the remaining heirs and successors of the said deceased were the Defendants in the said Suit.

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.



...7/-

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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, Mrs. Marieta Especiosa Olinda Remedios de Faria alias Marieta Remedios de Faria widow of Mr. William Roberto de Faria alias Guilherme Robert de Faria [who was the son of the late Lucindo Filippe Lourenco Lamartine de Faria alias Lucindo Phillipe Lawrence Lamartino de Faria] was allotted the said bigger property bearing Chalta No. 6 of P. T. Sheet No. 71 of City Survey Mapusa.

That the said Mrs. Marieta Especiosa Olinda Remedios de Faria alias Marieta Remedios de Faria died on 01/03/2009 at Estoril, Cascais, Portugal leaving behind her two children as her sole and universal heirs and successors namely (i) Mr. Alexandre Luis Remedios de Faria and (ii) Ms. Sophia Esperanca Remedios de Faria alias Sofia Esperance Remedios de Faria.



...8/-

That the said MR. ALEXANDRE LUIS REMEDIOS DE FARIA and his sister namely MISS. SOPHIA ESPERANCA REMEDIOS DE FARIA alias SOFIA ESPERANCA REMEDIOS DE FARIA, both residents of Morod, Mapusa, Bardez, Goa, both represented by their duly constituted Attorney MR. LUCINDO DOMINGOS ANTONIO DE FARIA, resident of Morod, Mapusa, Bardez, Goa sold the said property bearing Chalta No. 6 of P. T. Sheet No. 71 of City Survey Mapusa to Mrs. Vidya Gurudutt Sanzgiri vide Deed of Sale dated 15/04/2009 duly registered in the Office of the Sub-Registrar of Bardez, at Mapusa under Registration Number BRZ-BK1-00557-2009, CD Number BRZD19 of Book-1 Document dated 15/04/2009.

That by Mutation Case No. 211193 dated 09/03/2011, the Purchaser namely Mrs. Vidya Gurudutt Sanzgiri got her name included in the Survey Records of the said property bearing Chalta No. 6 of P. T. Sheet No. 71 of City Survey Mapusa.

That by Deed of Sale dated 06/08/2019 duly registered in the Office of the Sub-Registrar of Bardez, at Mapusa under Registration Number BRZ-1-2508-2019, CD Number BRZD____ of Book-1 Document dated 07/08/2019, M/s. PARAMOUNT HOMES



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REALTORS LLP, a Partnership concern having Pan Card bearing No. [REDACTED] 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 MR. AARON FRANK D'SOUZA, resident of House No. 179/B, Soares Vaddo, Marna, Siolim, Bardez, Goa and (b) MR. FRANK D'SOUZA, alias FRANK CONRED D'SOUZA, alias FRANK C. D'SOUZA, alias FRANK CONRAO D'SOUZA, resident of House No. 179/B, Paramount Homes, Villa Souza, Soares Vaddo, Marna, Siolim, Bardez, Goa, purchased The Said Property bearing Chalta No. 6, of P. T. Sheet No. 71, of City Survey Mapusa, admeasuring an area of 970 sq. mts. (nine hundred and seventy square meters) from MRS. VIDYA GURUDUTT SANZGIRI, and her husband namely MR. GURUDUTT GAJANAN SANZGIRI, both residents of Gauri Apartments, A3, Second Floor, Near Milagres Church, Mapusa, Bardez, Goa and consequently became the sole owner of The Said Property.

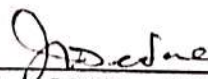
That by Mutation Case bearing No. 212765 dated 20/01/2020, the name of the Purchaser M/s. PARAMOUNT HOMES REALTORS LLP was included in the Survey Records of the said property by bracketing the name of VIDYA GURUDUTT SANZGIRI.

[Handwritten signature]

...10/-

That it is stated that the said property as per the Survey Records i.e. Form 'D' admeasures an area of 970 sq. mts. (nine hundred and seventy square meters) and is a "Dry Crop Land" without any structure/s. further as per the Survey Plan, the said property is bounded on the East by the property bearing Chalta No. 5 of P. T. Sheet No. 71; on the West by the property bearing Chalta No. 7 of P. T. Sheet No. 71; on the North by the road; and on the South by Nallah and Comunidade land.

Therefore it is my opinion that the title of M/s. PARAMOUNT HOMES REALTORS LLP in respect of the "property known as XELPEM INTEIRO situated at ward Xelpem, bearing Chalta No. 6 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" appears to be good, clear and marketable.


MR. JOSE SOUZA
Advocate