

SOMNATH B. KARPE

Advocate

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To,
M/S. Saldanha Developers Private Limited
Mathias Plaza, 18th June Road,
Panaji - Goa.

TITLE REPORT

Subject: Title Report in respect of property known as "JUNOSI" surveyed under survey no. 230/18 of Village Calangute, situated at Cobravaddo, within the limits of Village Panchayat of Calangute, Taluka Bardez, District of North Goa, State of Goa.

I. DESCRIPTION OF THE PROPERTY:

All that part and parcel of property known as "JUNOSI" admeasuring 1125 sq. mts. surveyed under survey no. 230/18 of Village Calangute, situated at Cobravaddo, within the limits of Village Panchayat of Calangute, Taluka Bardez, District of North Goa, State of Goa, described in Land Registration Office at Bardez under No.13321 at fls. 178 V of Book B-34 (New) and enrolled in Taluka Revenue Office of Bardez under No 2421 and Old Cadastral Survey No. 1475 and is bounded as under:

East : By property bearing Sy. No. 230/17 of Village Calangute.

West : By property bearing Sy. No. 230/18A of Village Calangute.

North : By property bearing Sy. No. 230/17 of Village Calangute.

South : By property bearing Sy. No. 230/3 & 4 of Village Calangute.



II. DESCRIPTION OF DOCUMENTS:

- 1) Deed of Purchase and Sale dated 05/03/1908 drawn and recorded in the Book bearing No. 99 of the Notary Joao Cupertino da Caridade Frias of the Judicial Jurisdiction of Bardez at pages 72 onwards.
- 2) Certificate of Inscription bearing No. 8977 Portuguese document along with its true translation in English.
- 3) Certificate of Description bearing No.13321 at fls. 178 V of Book B-34 (New) Portuguese document along with its true translation in English.
- 4) Deed of Succession, Partition and Gift dated 16/10/1941 came to be drawn in the Office of Notary Dr. Guilherme Lobo at page 17 overleaf onwards of Book No. 406 Portuguese document along with its true translation in English.
- 5) Sanad dated 04/11/1994 bearing No. CNV/BAR40/99/4276 granted by the Office of the Deputy Collector & SDO Mapusa.
- 6) Deed of Sale Cum Mortgage dated 30/09/198 duly registered in the Office of Sub-Registrar of Bardez under no. 61 of Book No. I Vol. No. 626 dated 08/01/1998.
- 7) Deed of Release dated 14/01/2010 said M/S. Saldanha Developers Private Limited duly registered in the Office of Sub-Registrar of Bardez under no. BRZ-BK1-00136-2010 dated 14/01/2010.
- 8) Form I & XIV with respect to Survey no. 230/18 of Village Calangute.
- 9) Development Permission vide Order dated 24/09/2018 bearing Ref. No. NGPDA/CAL/44/397/2319/18 issued by the North Goa Planning and Development Authority.
- 10) N.O.C. for Construction dated 24/10/2018 bearing No. PHCC/N.O.C./2018-19/1896 issued by the Directorate of the Health Services, Primary Health Centre, Candolim-Goa.
- 11) Construction License dated 22/11/2018 granted by the Village Panchayat of Calangute bearing No. VP/Cal/F-13/18-19/L-448663.
- 12) Survey Plan.

III. FLOW OF TITLE:

- A. There exists a property known as property known as "JUNOSI" alias "JUNOSSI" alias "JUNASIE" situated at Cobravaddo, within the limits of Village Panchayat of Calangute, Taluka Bardez, District of North Goa, State of Goa, described in Land

Registration Office at Bardez under No.13321 at fls. 178 V of Book B-34 (New) and enrolled in Taluka Revenue Office of Bardez under No 2421 and Old Cadastral Survey No. 1475 shall herein after be referred to as the "**Said Property**".

- B. That the said property originally belonged to Remigio Jacialio da Silva.
- C. That by a Deed of Purchase and Sale dated 05/03/1908 drawn and recorded in the Book bearing No. 99 of the Notary Joao Cupertino da Caridade Frias of the Judicial Jurisdiction of Bardez at pages 72 onwards said Remigio Jacialio da Silva in the status of bachelor, sold and or transferred the said property in favour of Pedro Antonio da Silva.
- D. That by virtue of the afore referred Deed of Purchase and Sale dated 05/03/1908 the name of said Pedro Antonio da Silva stands inscribed in the Land Registration Office of Bardez under Inscription no. 8977.
- E. That said Pedro Antonio da Silva was married to Dona Arcangela Ursula Alvares e Silva alias Virginia da Silva under the regime of communion of assets.
- F. That said said Pedro Antonio da Silva expired and upon his death a Deed of Succession, Partition and Gift dated 16/10/1941 came to be drawn in the Office of Notary Dr. Guilherme Lobo at page 17 overleaf onwards of Book No. 406, wherein it came to be declared that said Pedro Antonio da Silva expired leaving behind his widow and moiety holder said Dona Arcangela Ursula Alvares e Silva alias Virginia da Silva and as sole and universal heir their only daughter namely Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva.
- G. That by virtue of the said Deed of Succession, Partition and Gift dated 16/10/1941, the estate left behind by late Pedro Antonio da Silva came to be partitioned and the same was allotted in equal shares to said Dona Arcangela Ursula Alvares e Silva alias Virginia da Silva and Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva. It is further declared in the said Deed of Succession, Partition and Gift dated 16/10/1941 that said Dona Arcangela Ursula Alvares e Silva alias Virginia da Silva gifted her undivided half share in the said property to Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva with the reservation of right to usufruct.



- H. That said Dona Arcangela Ursula Alvares e Silva alias Virginia da Silva expired on 16/01/1968 and the right to usufruct with respect to undivided half share in the said property extinguished upon her death as such said Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva became the absolute owners in possession of the said property.
- I. That said Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva was married to Atanasio Alberto Pereira under the regime of communion of assets as such by virtue of marriage they jointly became the owners in possession of the said property.
- J. That said Atanasio Alberto Pereira expired on 04/09/1976 leaving behind as his widow and moiety sharer said Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva and as sole and universal heirs the following children namely:
- i. Mr. Leonildo Pedro Antonio Agnelo Eric Pereira.
 - ii. Mrs. Elma Antonia Pereira Pais married to Mr. Alziro Santana Teresa Pais.
 - iii. Mrs. Anna Elsia Pereira e Mascarenhas married to Mr. Roque Honorato Damasciano Mascarenhas.
- K. That the Office of the Deputy Collector & SDO Mapusa granted Sanad dated 04/11/1994 bearing No. CNV/BAR40/99/4276 in respect of the said property.
- L. That by a Deed of Sale Cum Mortgage dated 30/09/198 duly registered in the Office of Sub-Registrar of Bardez under no. 61 of Book No. I Vol. No. 626 dated 08/01/1998, said Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva along with Mr. Leonildo Pedro Antonio Agnelo Eric Pereira, Mrs. Elma Antonia Pereira Pais, Mr. Alziro Santana Teresa Pais, Mrs. Anna Elsia Pereira e Mascarenhas and Mr. Roque Honorato Damasciano Mascarenhas sold and or transferred the said property to M/S. Saldanha Developers Private Limited. The parties to the said Deed of Sale Cum Mortgage dated 30/09/198 agreed that the balance consideration due and payable by said M/S. Saldanha Developers Private Limited shall be paid within a period of 12 months from the date of execution of the said Deed of Sale Cum Mortgage dated 30/09/198.
- M. That said Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva expired on 14/03/2004 leaving behind as sole and universal heirs said Mr. Leonildo Pedro Antonio Agnelo Eric Pereira, Mrs. Elma Antonia Pereira Pais, Mr. Alziro Santana Teresa Pais, Mrs. Anna Elsia Pereira e



Mascarenhas and Mr. Roque Honorato Damasciano Mascarenhas and subsequently on 31/03/2009, said Mr. Leonildo Pedro Antonio Agnelo Eric Pereira expired in a status of bachelor leaving behind his afore referred collateral heirs.

- N.** That by a Deed of Release dated 14/01/2010 said M/S. Saldanha Developers Private Limited duly registered in the Office of Sub-Registrar of Bardez under no. BRZ-BK1-00136-2010 dated 14/01/2010 said Mrs. Elma Antonia Pereira Pais, Mr. Alziro Santana Teresa Pais, Mrs. Anna Elsia Pereira e Mascarenhas and Mr. Roque Honorato Damasciano Mascarenhas released and discharged the said property in favour of said M/S. Saldanha Developers Private Limited upon payment of all the dues due and payable by said M/S. Saldanha Developers Private Limited in terms of the Deed of Sale Cum Mortgage dated 30/09/198 as referred to above.
- O.** On perusal of the Deed of Release dated 14/01/2010 it is revealed that said Mrs. Elma Antonia Pereira Pais, Mr. Alziro Santana Teresa Pais, Mrs. Anna Elsia Pereira e Mascarenhas and Mr. Roque Honorato Damasciano Mascarenhas covenanted and declared therein that they are the only surviving heirs of late Dona Ervina Maria Rosalia da Concessao Silva alias Maria Elvira Rosalia da Conceicao e Silva and Mr. Leonildo Pedro Antonio Agnelo Eric Pereira.
- P.** That upon purchase of the said property, said M/S. Saldanha Developers Private Limited effected mutation in the survey records and as such the name of said M/S. Saldanha Developers Private Limited is reflected in Form I & XIV with respect to Survey no. 230/18 of Village Calangute under Mutation no.57411.
- Q.** That said M/S. Saldanha Developers Private Limited with an intention to construct a residential building with swimming pool in the said property has obtained necessary permissions and or licenses namely:
- a. Development Permission vide Order dated 24/09/2018 bearing Ref. No. NGPDA/CAL/44/397/2319/18 issued by the North Goa Planning and Development Authority.
 - b. N.O.C. for Construction dated 24/10/2018 bearing No. PHCC/N.O.C./2018-19/1896 issued by the Directorate of the Health Services, Primary Health Centre , Candolim-Goa.
 - c. Construction License dated 22/11/2018 granted by the Village Panchayat of Calangute bearing No. VP/Cal/F-13/18-19/L-448663.



IV. OPINION:

Based on the documents referred to above, I am of the opinion that the title of M/S. Saldanha Developers Private Limited in respect of property known as "JUNOSI" admeasuring 1125 sq. mts. surveyed under survey no. 230/18 of Village Calangute, situated at Cobravaddo, within the limits of Village Panchayat of Calangute, Taluka Bardez, District of North Goa, State of Goa, is clear, valid, absolute and marketable by virtue of the Deed of Sale Cum Mortgage dated 30/09/198 duly registered in the Office of Sub-Registrar of Bardez under no. 61 of Book No. I Vol. No. 626 dated 08/01/1998 and Deed of Release dated 14/01/2010 said M/S. Saldanha Developers Private Limited duly registered in the Office of Sub-Registrar of Bardez under no. BRZ-BK1-00136-2010 dated 14/01/2010 subject to obtaining latest Nil Encumbrance Certificate. Said M/S. Saldanha Developers Private Limited are entitled to enter into Agreement for Sale and or Deed of Sale with any prospective purchasers with respect to the built up areas in the proposed residential building to be constructed on the said property which document shall be duly registered before the Sub-Registrar of Bardez by virtue of which such prospective purchaser shall derive a valid and clear title to their respective built up areas.



Place: Panaji-Goa

Date: 25/01/2019

Adv. Somnath B. Karpe

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ADVOCATE

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