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Mr. Kevin J. Braganza Mah/5438/09

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29/11/2025

TITLE REPORT

At the instance of **Mr. Nitin Bhatia** Partner of Vivienda Luxury Homes LL.P, I proceed to scrutinize the documents placed in my hands, for my scrutiny and opinion in respect of the property surveyed under no. 80/1-A of Village Ucassaim survey records and which is within the limits of village panchayat of Ucassaim- Punola, Sub District of Bardez Taluka, District of North Goa, State of Goa and totally admeasuring 1762 sq. mtrs. and better described in Schedule - I hereunder

SCHEDULE

All that immoveable property known as "BORVON" or "RANO PIQUENO" commonly known as "SAVONCHE BHATT", situated at Village Ucassaim, which is within the limits of Village Panchayat of Ucassaim-Punola, Sub District of Bardez Taluka, District of North Goa, State of Goa, bearing survey no. 80/1-A of Village Ucassaim survey records and totally admeasuring 1762 sq. mtrs.. The aforesaid property is described in the Land Registration Office of Bardez under no. 9654 of Book B-25 (New) at

pages 112 and not enrolled in the Taluka Revenue Office. (Hereinafter be referred to as "the said property"). Survey no. 80/1-A of Village Ucassaim is bounded as under:

North: By road;

South: By survey no. 80/1;

East: By survey no. 80/2;

West: By survey no. 80/1;

DOCUMENTS INSPECTED & SCRUTINIZED

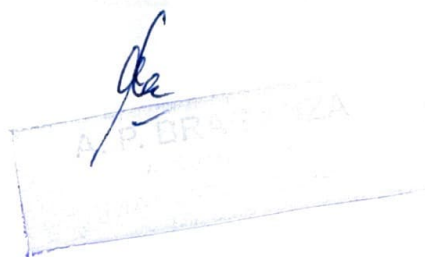
- 1) Copy of the certified translation with respect to Land Description no. 9654 of Book B - 25 New Bardez at pages 112.
- 2) Copy of the certified translation of Inscription no. 2531 at pages 121 and 121 V of Book C-7 Bardez.
- 3) Deed of Sale, dated 06/11/1972, executed before the Sub Registrar of Bardez at Mapusa, under registration no. 6009 Book no. I Volume no. 68 at pages 104 to 108 dated 21/12/1972.
- 4) Index of Land in Form III with respect to survey no. 80/1 of Village Ucassaim survey records.



- 5) Form No. 9 with respect to survey no. 80/1 of Village Ucassaim survey records.
- 6) Manuel Form I & XIV with respect to the property bearing survey no. 80/1 of Village Ucassaim survey records.
- 7) Order passed by the Mamlatdar in Tenancy case no. TNC/SR-247/79.
- 8) Order passed by the Deputy Collector & SDO of Bardez at Mapusa in Partition case no. 15/171/88/PART/LAND/535 dated 19/02/1990.
- 9) Manuel Form I & XIV with respect to the property bearing survey no. 80/1-A of Village Ucassaim survey records.
- 10) Death & Burial certificate issued by the Parish Priest of St Elizabeth church at Ucassaim
- 11) Deed of Sale, dated 30/07/2007, executed before the Sub Registrar of Bardez at Mapusa, under serial no. 4559/2007 and registration no. 4654 Book no. I Volume no. 2283 at pages 166 to 181 dated 17/09/2007.


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MAPUSA, BARDEZ

- 12) Deed of Sale, dated 11/12/2024, executed before the Sub Registrar of Bardez at Mapusa, under serial no. 6962/2024 and registration no. BRZ-1-6764-2024 dated 11/12/2024.
- 13) Computerized Form I & XIV with respect to the property bearing survey no. 80/1-A of Village Ucassaim survey records for mutation no. 100191.
- 14) Survey Plan
- 15) Zoning Certificate issued by the Deputy Town Planner in the Office of the Senior Town Planner, Town & Country Planning Department bearing Ref. No. TPBZ/ZON/16026/UCASS/TCP-2024/3996 dated 13/05/2024
- 16) Conversion Sanad bearing Ref No. 4/78/CNV/ACIII/2025/758 dated 24/06/2025 issued by the Office of the Additional Collector III at Mapusa.
- 17) Technical Clearance Order issued by the Deputy Town Planner in the Office of the Senior Town Planner, Town & Country Planning Department bearing Ref. No. TPB/10516/UCA/TCP-2025/9547 dated 04/11/2025.



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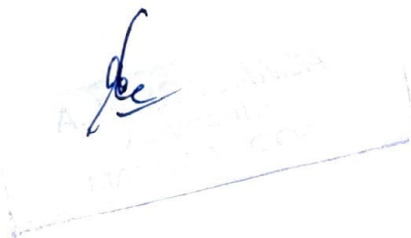
- 18) NOC from the Primary Health Centre, Aldona – Goa, bearing No. DHS/2025/DHS0901/O0053/128 dated 24/11/2025 and Ref No. DHS092507042
- 19) Construction license issued by the Village Panchayat of Ucassaim- Paliem -Punola bearing License no. VP/UPP/Const. Lic.No.15/2025-2026/815 dated 17/11/2025

BRIEF FACTS OF THE CASE

1. The said property bearing survey no. 80/1-A of village Ucassaim survey records forms a part of a larger property bearing survey no. 80/1 of village Ucassaim, which property is known as “BORVON” or “RANO PIQUENO”, situated at village Ucassaim and described in a Land Registration office of Bardez under no. 9654 of Book B -25 (New) at pages 112. (shall herein after be referred to as “the larger property”).
2. The larger property known as “BORVON” or “RANO PIQUENO”, described under no. 9654 of Book B -25, was originally owned and possessed by Joaquim Francisco Jose De Sa and his wife Nypha Sophia Pulcheria De Abreu and inscription no. 2531 of Book C-7 infers that they were the owners in possession of the same. Subsequently the larger property was inherited by Sofia Pulqueria Josefina De Jesus E Sa



3. . At the time of promulgation of survey records the properties described under no. 9654 came to be surveyed under no. 80/1 of Village Ucassaim survey records. The pre-promulgated survey records in the Index of Land at Form no. III with respect to survey no. 80/1 reveals the name of Sofia D'Sa. The name of Sofia D'Sa got confirmed in Form I & XIV as occupant in possession of the property bearing survey no. 80/1 of Village Ucassaim (the larger property).
4. In the survey records, tenants column of the Form I & XIV, featured the name of one Bablo Bhica Mandrekar. The said Sofia D'Sa made an application before the Mamlatdar of Bardez at Mapusa, for the deletion of the name of Bablo Bhica Mandrekar. The said application was taken as case no. TNC/SR-247/79. By Order dated 05/04/1980 passed in the said case no. TNC/SR-247/79, the Mamlatdar declared that the said Bablo Bhica Mandrekar is not a tenant and ordered the deletion of his name (Bablo Bhica Mandrekar).
5. By virtue of a Deed of Sale, dated 06/11/1972, executed before the Sub Registrar of Bardez at Mapusa, under registration no. 6009 Book no. I Volume no. 68 at pages 104 to 108 dated 21/12/1972, Sofia Pulqueria Josefina De Jesus E Sa, daughter of Hermano Paulo Maria Da Sa sold a part of the larger property described under no. 9654 of Book B 25,



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admeasuring 1680 sq.mts., in favour of Constancio Fernandes.

6. Form 9 with respect to mutation no. 645 reveals that the said Constancio Fernandes applied for inclusion of his name as co-occupant of survey no. 80/1 of village Ucassaim as he had purchased a part of the larger property from Sofia Pulqueria Josefina De Jesus E Sa. Pursuant to the same, the name of Constancio Fernandes was mutated in the survey records at Form I & XIV under mutation 645.
7. Subsequently the said Constancio Fernandes applied for partition under the provision of the Land Revenue Code, before the Deputy Collector of Bardez at Mapusa, being Partition case no. 15/171/88/PART/LAND/535. Consequently by Order dated 19/02/1990 passed by the Deputy Collector in the said partition proceedings, an area of 1762 sq.mts. from survey no. 80/1 of village Ucassaim was carved out/partitioned and obtained survey no. 80/1-A (the said property). It may be noted that the said Constancio Fernandes purchased 1680 sq.mts. but obtained partition of 1762 sq.mts. due to his peaceful and unobstructed possession of the same.
8. By virtue of a Deed of Sale, dated 30/07/2007, executed before the Sub Registrar of Bardez at Mapusa, under serial no. 4559/2007 and registration



no. 4654 Book no. I Volume no. 2283 at pages 166 to 181 dated 17/09/2007, the heirs of late Constancio Fernandes sold the said property (bearing survey no. 80/1-A of Village Ucassaim and admeasuring 1762 sq.mts)., in favour of **Jaime Antonio Figueira**. Pursuant to the said Deed of Sale dated 17/09/2007, the name of Jaime Antonio Figueira was mutated in the survey records under mutation no. 44620.

9. The said Constancio Fernandes was survived by his widow viz; Valentina Purificacao Fernandes and two children viz; (i) Joseph Perpet Santan Fernandes married to Patricia Molly Lumina Coelho E Fernandes and (ii) Irene Geraldina Fernandes alias Irene Geraldine Dias married to Joseph Dias alias Jose Marcos Dias. There is no succession or inventory proceedings placed on record confirming the heirship of late Constancio Fernandes however Death & Burial certificate issued by the Parish Priest of St Elizabeth church at Ucassaim confirms that he was survived two children.
10. By virtue of a Deed of Sale, dated 11/12/2024, executed before the Sub Registrar of Bardez at Mapusa, under serial no. 6962/2024 and registration no. BRZ-1-6764-2024 dated 11/12/2024, the said Jaime Antonio Figueira along with his wife Joyce Nazareth alias Joyce Figueira alias Joyce Nazareth Figueira sold the said property in favour of **Vivienda Luxury Homes LL.P** and represented by its Partner

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viz; Mr. Nitin Bhatia. Pursuant to the said Deed of Sale dated 11/12/2024, the name of **Vivienda Luxury Homes LL.P** was mutated in the survey records under mutation no. 100191.

11. It is noted that there is no Succession or Inventory order placed on record to assert that the said Sofia Pulqueria Josefina De Jesus E Sa is the sole and universal heir of Joaquim Francisco Jose De Sa and his wife Nypha Sophia Pulcheria De Abreu. There has been a lapse of more than 50 years from the Deed of Sale dated 06/11/1972 executed by the said Sofia D'Sa in favour of Constancio Fernandes and pursuant to the said Deed of Sale the said Constancio Fernandes or his heirs were in peaceful ownership and possession of "the said property" without any obstruction, interference or claims from anyone whomsoever. Subsequent to the said Deed of Sale dated 06/11/1972, the name of Sofia D'Sa was confirmed in the survey records in the year 1975 and the same was without any claims, obstruction and interference from anyone whomsoever. Hence in view of the above, it can be inferred that the ownership right of the said Sofia D'Sa was clear as there is no person claiming or obstructing the ownership and possession of the present owners or their predecessor.

12. Conversion Sanad bearing Ref No.
4/78/CNV/ACIII/2025/758 dated 24/06/2025 issued

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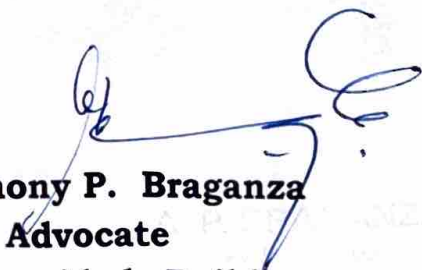
by the Office of the Additional Collector III at Mapusa was obtained for an area of 1762 sq.mts. Hence "the said property" is entirely converted for non agricultural and development purposes.

13. Zoning Certificate issued by the Deputy Town Planner in the Office of the Senior Town Planner, Town & Country Planning Department bearing Ref. No. TPBZ/ZON/16026/UCASS/TCP-2024/3996 dated 13/05/2024, states that "the said property" falls in settlement zone as per the Regional plan for Goa 2021 and having 60% FAR.
14. Vivienda Luxury Homes LL.P obtained Technical Clearance Order issued by the Deputy Town Planner, in the Office of the Senior Town Planner, Town & Country Planning Department bearing Ref. No. TPB/10516/UCA/TCP-2025/9547 dated 04/11/2025. The said Technical clearance is for construction of residential apartments having Type 1, 2 & 3, having four units (4 nos.) each along swimming pools and compound wall.
15. Pursuant to the obtaining of Technical Clearance Order, NOC from the Primary Health Centre, Aldona – Goa, bearing No. DHS/2025/DHS0901/O0053/128 dated 24/11/2025 and Ref No. DHS092507042 is obtained.


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16. Pursuant to the technical clearance order, Vivienda Luxury Homes LL.P have obtained construction license from the Village Panchayat of Ucassaim-Paliem-Punola bearing License no. VP/UPP/Const. Lic.No.15/2025-2026/815 dated 17/11/2025
17. In view of the above, I am satisfied and certify that the title of **Vivienda Luxury Homes LL.P** with respect to "THE SAID PROPERTY" is clear and marketable and also have valid construction licenses and technical clearances for its proposed development of residential apartments having Type 1, 2 & 3, having four units (4 nos.) each along swimming pools and compound wall.

Mapusa
29/11/2025



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