

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

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16/08/2017

TITLE REPORT

At the instance of Mr. Jose Braganza, partner of Braganza & Fulari Ventures, I proceed to scrutinize the documents placed in my hands, for my scrutiny and opinion in respect of the property surveyed under 126/4 of Village Salvador do Mundo Survey Records, which is within the limits of village panchayat of Salvador do Mundo, Sub District of Bardez Taluka, District of North Goa, State of Goa and totally admeasuring 4,800sq mts.


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SCHEDULE - I

All that immovable property known as **"Gauthan Paitona"** situated at Ward Paitona, which is within the limits of village panchayat of Salvador do Mundo, Sub District of Bardez Taluka, District of North Goa, State of Goa and is surveyed under no. 126/4 of village Salvador do Mundo Survey Records and totally admeasuring 4,800sq.mts. The said property is not described in the Land Registration office of Bardez but is enrolled in the Taluka Revenue Office under Matriz no. 314 of Village Salvador do Mundo, Bardez - Goa. The aforesaid property shall be herein be referred to as **"THE SAID PROPERTY"** and is bounded as under:

North: By Survey No 126/2, 122/7 and partly by 122/8;

South: Partly by road and partly by Survey No 74/1;

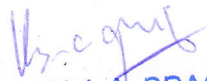
East: By Survey No 120/3, 74/1 and partly by 122/8;

West: Partly by road and partly by Survey no. 126/3;


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DOCUMENTS INSPECTED & SCRUTINIZED WITH
RESPECT TO SCHEDULE - I PROPERTY


- 1) Matriz certificate bearing No. 314.
- 2) Index of lands (Form III).
- 3) Extract from the manual Form I & XIV issued by the talathi of village Salvador do Mundo.
- 4) Computerized Form I & XIV.
- 5) Government survey plan.
- 6) Order of the inventory proceedings bearing No 230/2010.
- 7) Order of the inventory proceedings bearing No 312/2012/E.
- 8) Deed of sale dated August 10, 2017.


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BRIEF FACTS OF THE CASE

The **"THE SAID PROPERTY"** surveyed under No. 126/4 of Village Salvador do Mundo Survey Records was originally owned and possessed by Constantino Francisco Paes. There is no document to show the origin of title of Constantino Francisco Paes, however, the Matriz No. 314 reveals that **"THE SAID PROPERTY"** was in the proprietorship of Constantino Francisco Paes.

The property described in the Matriz certificate No. 314 corresponds to **"THE SAID PROPERTY"** since the boundaries mentioned in the Matriz certificate corresponds to the boundaries shown in the survey plan. In **"THE SAID PROPERTY"** there was a residential house; the same is also referred to in the Matriz certificate No 314, which is also shown in the survey plan and Form I & XIV. However, the said house is currently in ruins. Therefore it is established that **"THE SAID PROPERTY"** enrolled in the taluka revenue office


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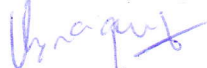
under Matriz No. 314 was owned and possessed by Constantino Francisco Paes

The pre-promulgated survey records in the index of lands, referred to in Form III, shows the name of Constantino Pais as occupant in possession and the same was confirmed at the time of promulgation of survey records in Form I & XIV.

The said Constantino Francisco Paes was married to Mariquinha Eulalia Paes and had three children/descendants namely

- i. Rosario Antonio Paes married to Allegrinha Josefina Paes alias Alice Paes
- ii. Mrs Anita Araujo married to Cajetan, alias Caetano Araujo
- iii. Sarto Z Paes, bachelor

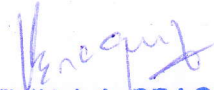
On the demise of Constantino Francisco Paes and his wife Mariquinha Eulalia Paes, inventory proceedings


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were initiated in the court of Civil Judge Senior Division at Mapusa, being inventory proceeding No. 230/2010. Statement and oath was filed and all the heirs were listed therein. "THE SAID PROPERTY" was taken as item No.1 and the same was jointly allotted to the grand daughters of the deceased Constantino Francisco Paes and his wife Mariquinha Eulalia Paes, namely

- i. Mrs Maria Veronica G Paes, married to Vincente S Albuquerque
- ii. Mrs Josephina alias Josephene Pamela Adriana G Paes e Pinto, married to Eric D Pinto

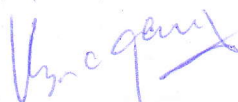
Pursuant to the Judgment and Order passed in the Inventory Proceeding No 230/2010, the said Mrs Maria Veronica G Paes, and her husband Vincente S Albuquerque, and Mrs Josephina alias Josephene Pamela Adriana G Paes e Pinto, and her husband Eric D Pinto got their names


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mutated in the Form I &XIV with respect to **"THE SAID PROPERTY"** under mutation No. 36930.

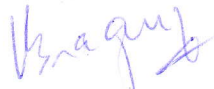
The said Vinente S Albuquerque expired on 28/03/2012 and pursuant to his demise inventory proceedings were initiated in the court of Civil Judge Senior Division being inventory proceeding No. 312/2012/E. Statement on oath was filed and all the heirs of the deceased were listed therein. Half undivided share/rights of **"THE SAID PROPERTY"** was taken as item No. 1 and the same was solely allotted to the widow, Mrs Maria Veronica G Paes.

By virtue of deed of sale dated 10 August, 2017, the said Mrs Maria Veronica G Paes, and her sister Josephina alias Josephene Pamela Adriana G Paes e Pinto along with her husband Eric D Pinto, sold a major portion of **"THE SAID PROPERTY"** admeasuring 3,470 sq mts to Braganza and Fulari Ventures, a partnership firm registered under the Indian Partnership Act, 1932.


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In the major portion there were two residential houses bearing VP nos. 69 and 69/A and the house tax receipts are in the name of Vishwanath T Naik and Janabai Ramnath Naik, respectively. VP No 69 was in possession of the widowed daughter-in-law of Vishwanath T Naik, namely Sneha Naik, and VP No. 69/A was in possession of the son of Janabai Ramnath Naik, namely Naresh Ramnath Naik. The said Sneha Naik and Naresh Ramanth Naik along with his wife, were made confirming party to the said deed of sale dated 10 August 2017 as they have been settled and given alternative plots in "THE SAID PROPERTY", and which is outside the major portion admeasuring 3470 sq mts, purchased by Braganza and Fulari Ventures. In view of the above, the major portion of "THE SAID PROPERTY" admeasuring 3470 sq mts is clear and without any encumbrances.

In view of the above, I am satisfied and certify that the title of Braganza and Fulari Ventures is clear and


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marketable with respect to the major portion "THE SAID
PROPERTY" admeasuring 3470 sq mts.

Mapusa

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