



Dated:09/06/2025

To,

Anokha Estates Private Limited,

711/32, Green Hill, Socorro, Porvorim, North Goa

CERTIFICATE OF TITLE

Description of the Property surveyed under Survey No.365/12-D: -

All that immovable property known as “BILVACHI GALLI” or “BILVACHI GALI” or “BILVANCHY GALLY” also known as “CAINSUACHEM BATTA”, admeasuring an area of 854 sq mts, situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna of Bardez Taluka, Registration Sub District of North Goa, State of Goa, not described in the Land Registration Office of Bardez but is enrolled in the Taluka Revenue of Bardez under Matriz Predial No.621 of the 4th Circumscription of Anjuna Village and is presently surveyed in the Records of Right under Survey No.365 Sub Division No.12-D of Anjuna Village, which is corresponding to the Old Cadastral Number 331 (Part) and is bounded as under: -

East: Partly by the property bearing Survey Nos.365/7-A, 365/7 and 365/7-D;

West: Partly by the property bearing Survey Nos.365/11, 365/3 and 365/13;

North: By the property bearing Survey Nos.365/7 & 365/7-A; and

South: By the property bearing Survey Nos.365/12, 365/12-A and 365/12 (part).

Hereinafter referred to as the ‘FIRST PROPERTY’.



Description of the Property surveyed under Survey No.365/13: -

All that immovable property known as **“BILVACHI GALLI”** or **“BILVACHI GALI”** or **“BILVANCHY GALLY”** also known as **“CAINSUACHEM BATTA”**, admeasuring an area of 875 sq mts, situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna of Bardez Taluka, Registration Sub District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.22398 at folio 8 of Book B 58 New and enrolled in the Taluka Revenue of Bardez under Matriz Predial No.2148 and is presently surveyed in the Records of Right under Survey No.365 Sub Division No.13 of Anjuna Village and is bounded as under: -

East: By the property bearing Survey No.365/12 (Part);

West: By the property bearing Survey No.365/3;

North: By the property bearing Survey No.365/12-D; and

South: By the property bearing Survey No.365/12-C.

Hereinafter referred to as the ‘SECOND PROPERTY’.

Description of the Property surveyed under Survey No.365/12-A: -

All that immovable property known as **“BILVACHI GALLI”** or **“BILVACHI GALI”** or **“BILVANCHY GALLY”** also known as **“CAINSUACHEM BATTA”**, admeasuring an area of 825 sq mts, situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna of Bardez Taluka, Registration Sub District of North Goa, State of Goa, not described in the Land Registration Office of Bardez nor enrolled in the



Taluka Revenue of Bardez and is presently surveyed in the Records of Right under Survey No.365 Sub Division No.12-A of Anjuna Village and is bounded as under: -

East: By the property bearing Survey No.365/12 (Part);

West: By the property bearing Survey No.365/12 (Part);

North: By the property bearing Survey No.365/12-D; and

South: By 1.5 meter access and by the property bearing Survey No.365/12-C.

Hereinafter referred to as the 'THIRD PROPERTY'.

Description of the Property surveyed under Survey No.365/12 Plot A 927.48 sq mts and 286.84 sq mts: -

Description of the Larger Property: -

All that immovable property known as **"BILVACHI GALLI"** or **"BILVACHI GALI"** or **"BILVANCHY GALLY"** also known as **"CAINSUACHEM BATTA"**, situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna of Bardez Taluka, Registration Sub District of North Goa, State of Goa, not described in the Land Registration Office of Bardez but is found enrolled **in the Taluka Revenue of Bardez under Matriz Predial No.620 of 4th Circumscription of Vol I of Anjuna Village** and is presently surveyed in the Records of Right under Survey No.365 Sub Division No.12 of Anjuna Village, which is corresponding to the Old Cadastral Number 331 and is bounded as under: -

East: By the property bearing Survey Nos.365/7-D, 365/7-B, 365/7 and 370/11 of Village Anjuna



West: By the property bearing Survey Nos.365/12-A, 365/13 and 365/12-C of Village Anjuna;

North: By the property bearing Survey No.365/12-D of Village Anjuna; and

South: By the property bearing Survey Nos.365/12-C, 365/12-B and 365/17 of Village Anjuna.

Description of Plot A: -

All that parcel and portion of land from the Said Larger Property described herein above identified earlier as Plot A admeasuring an area of 927.48 sq mts bearing Survey No.365/12 (Part) of Anjuna Village, Bardez Taluka, State of Goa, which is now a separate and distinct property surveyed under Survey No.365/12-G admeasuring 927 sq mts. The Said Property is bounded as under: -

East: By the property bearing Survey Nos.365/7-D, 365/7-B, 365/7 of Village Anjuna;

West: By the property bearing Survey No.365/12-A of Village Anjuna;

North: By the property bearing Survey No.365/12-D of Village Anjuna; and

South: By 1.5 meter access, by property bearing Survey No.365/12-C of Village Anjuna and Public Road.

Description of Plot B: -

All that parcel and portion of land from the Said Larger Property described herein above identified earlier as Plot B admeasuring an area of 286.84 sq mts bearing Survey No.365/12 of Anjuna Village, Bardez Taluka, State of Goa, which is now a separate and distinct and independent property surveyed under Survey No.365/12-F admeasuring 286 sq mts. The Said Property is bounded as under: -



East: By the property bearing Survey No.365/12-A of Village Anjuna;

West: By the property bearing Survey No.365/13 of Village Anjuna;

North: By the property bearing Survey No.365/12-D of Village Anjuna; and

South: By the property bearing Survey No.365/12-C of Village Anjuna.

Hereinafter referred to as the 'FOURTH PROPERTY'.

I Description of documents scrutinized: -

First Property:

1. Matriz Predial No.621 of the 4th Circumscription of Anjuna Village.
2. Will dated 29/06/1992 drawn at page 15v of Book 171 executed before the Civil Registrar cum Notary Ex Officio of Bardez at Mapusa, Goa,
3. Manual Form I and XIV.
4. Judgment and Decree dated 26/10/2006 passed in the said Regular Civil Suit No.101/2005/C, by the Hon'ble Court of the Civil Judge Senior Division 'C' Court at Mapusa
5. Zoning Certificate dated 21/07/2017 under Ref No.TPBZ/ZON/3877/ANJ/TCP-17/2121 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa
6. Nil Encumbrance Certificate dated 18/03/2021
7. Consent Decree dated 27/04/2023 passed in the said Inventory Proceedings No.392/2022/A passed by the Court of the Civil Judge Senior Division at Mapusa, Goa,



-
8. Deed of Sale dated 31/07/2023 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-3694-2024 dated 02/08/2023,
 9. Form I and XIV dated 16/03/2021 in respect of Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts
 10. Form I and XIV dated 25/11/2023 in respect of Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts
 11. Form I and XIV dated 05/02/2024 in respect of Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts s
 12. Nil Encumbrance Certificate dated 19/05/2024

Second Property: -

1. Registo do Agrimensor,
2. Auto de Demarcacao,
3. Indice Alfabeticos De Aldeia Anjuna Concelho Do Bardez
4. Orphanological Inventory Proceedings bearing No.49/72 initiated in the Civil Court of the Civil Court of the Judicial Division of Ilhas, Goa along with Order dated 05/03/1973 passed in the said Orphanological Inventory Proceedings No.49/72.
5. Conveyance of Sale dated 14/06/1974 registered in the Office of the Sub Registrar of Bardez, Mapusa, Goa under Reg No.451/74 at pages 324 to 329 of Book No.I, Volume No.72 dated 31/07/1974,
6. Form III (Index of Land)
7. Form IX.
8. Order dated 04/09/2009 passed in the Inventory Proceedings No.336/2008/A by the Court of the Civil Judge Senior Division 'A' Court at Mapusa.



-
9. Zoning Certificate dated 13/07/2017 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez Goa
 10. Form I and XIV dated 16/03/2021 in respect of Survey No.365/13 of Village Anjuna admeasuring 875 sq mts
 11. Nil Encumbrance Certificate dated 06/04/2021
 12. Correspondence Certificate dated 17/09/2021 under Ref No.9(02)-121/DSLRL-2021/2898 issued by the Government of Goa, Directorate of Settlement & Land Records, Panaji, Goa
 13. Deed of Sale dated 03/11/2023 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-5330-2023 on 08/11/2023,
 14. Form I and XIV dated 25/11/2023 in respect of Survey No.365/13 of Village Anjuna admeasuring 875 sq mts
 15. Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/13 of Village Anjuna

Third Property: -

1. Manual Form I and XIV of Survey No.365/12-A of Village Anjuna
2. Will dated 29/07/1992 drawn in the Office of the Notary Ex-Officio Bardez at Mapusa, Bardez, Goa recorded at Folio 66V to 68V of Book No.171, the said Amrutem Ranchandra Calangutkar alias Amrute Ramchandra Kalangutkar bequeathed the said property in favour of Mr. Ramesh alias Ravi Ramakant Chodankar.
3. Death Certificate of Amrutem Ramchandra Calangutkar alias Amrute Ramchandra Kalangutkar.



-
4. Deed of Sale dated 21/03/2006 executed before the Office of the Sub Registrar of Bardez, Mapusa, Goa, registered under Reg No.1638 at pages 1 to 14 of Book No.2 at Volume 1591 dated 28/03/2006
 5. Form I and XIV dated 16/03/2021 in respect of Survey No.365/12-A of Village Anjuna
 6. Deed of Sale dated 03/11/2021 executed before the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-4043-2021 dated 03/11/2021
 7. Form I and XIV dated 25/11/2023 in respect of Survey No.365/12-A of Village Anjuna admeasuring 825 sq mts
 8. Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/12-A of Village Anjuna admeasuring an area of 825 sq mts

Fourth Property: -

1. Deed of Gift dated 31/03/1928 drawn up at folios 27, 27 reverse, 28, 28 reverse and 30 of Book No.351 of the Records of the then Notary Public of the then Judicial Division of Bardez, Jose Joaquim Filipe Pinto de Menezes
2. Registo do Agrimensor in respect of the Old Cadastral Survey bearing No.331
3. Auto de Demarcacao in respect of the Old Cadastral Survey bearing No.331
4. Indice Alfabetic in respect of the Old Cadastral Survey bearing No.331.
5. Matriz Predial No.620 of 4th Circumscription of Vol I of Anjuna Village in the name of the said Vicente Mendonca also known as Vicente de Mendonsa.
6. Manual Form I and XIV
7. Form III (Index of Land).



-
8. Deed of Partition dated 24/05/1972, duly executed before the Sub Registrar of Bardez at Mapusa, Goa and registered under Reg No.5606 at page 169 to 186 of Book No.I Vol No.62 dated 31/07/1972,
 9. Deed of Succession dated 16/10/2018 drawn in the Office of the Notary Ex Officio Bardez, Goa on 16/10/2018 and recorded at Folio 89V to 91 of Book No.861,
 10. Deed of Declaration, Partition and Allotment dated 10/03/2006 duly executed before the Office of the Sub Registrar of Bardez at Mapusa, Goa and registered under Reg No.1602 at page 98 to 135 of Book No.I Vol No.1588 dated 27/03/2006,
 11. Zoning Certificate dated 11/08/2017 under Ref No.TPBZ/ZON/3941/ANJ/TCP-17/2336 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa
 12. NOC for Sale Deed for an area admeasuring 927.48 sq mts dated 15/07/2019 under Ref No.NOC/49(6)/607/ANJ/TCP/19/3369 issued by the Office of the Senior Town Planner, Town and Country Department at Mapusa, Bardez, Goa.
 13. NOC for Sale Deed for an area admeasuring 286.84 sq mts dated 15/07/2019 under Ref No.NOC/49(6)/606/ANJ/TCP/19/3370 issued by the Office of the Senior Town Planner, Town and Country Department at Mapusa, Bardez, Goa.
 14. Form I and XIV dated 16/03/2021 in respect of Survey No.365/12 of Village Anjuna
 15. Nil Encumbrance Certificate dated 05/04/2021
 16. Correspondence Certificate dated September 2021 under Ref No.9(02)-124/DSLIR-2021/2076 issued by the Government of Goa, Directorate of Settlement & Land Records, Panaji, Goa
-



-
17. Deed of Sale dated 13/10/2021 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-3367-2021 on 13/10/2021,
 18. Form I and XIV dated 25/11/2023 in respect of Survey No.365/12 of Village Anjuna
 19. Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/12 of Village Anjuna admeasuring an area of 286.84 sq mts.
 20. Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/12 of Village Anjuna admeasuring an area of 927.48 sq mts

Common Documents: -

1. Technical Clearance Order dated 25/04/2022 under Ref No.TPB/7588/ANJ/TCP-22/2362 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa
2. NOC dated 08/07/2022 under Ref No.DHS/2022/DHS0901/C0023/979 from Sanitary Point of View issued by the Directorate of Health Services, Govt of Goa, PHC Siolim Health Centre, Siolim, Goa.
3. Construction Licence No.VP/ANJ-CAI/2022-2023/1292 dated 11/07/2022 has been issued by the Office of the Village Panchayat of Anjuna
4. Memorandum of Understanding dated 01/03/2024 executed before Notary Advocate Benedicto Nazareth at Mapusa under Serial No.124/2024 on 01/03/2024,
5. Zoning Certificate dated 25/04/2024 under Ref No.TPBZ/ZON/15941/ANJ/TCP-2024/3646 issued by the Office of the Senior



Town Planner, Town and Country Planning Department at Mapusa, Bardez,
Goa

6. Deed of Sale dated 30/09/2024 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-5282-2024 dated 01/10/2024,
7. Form I and XIV dated 10/01/2025 in respect of Survey No.365/12-F of Village Anjuna admeasuring 286 sq mts
8. Form I and XIV dated 10/01/2025 in respect of Survey No.365/12-G of Village Anjuna admeasuring 927 sq mts
9. Conversion Sanad dated 21/01/2025 under Ref No.4/06/CNV/ACIII/2025/88 issued by the Office of the Additional Collector-III, North Goa District at Mapusa, Goa
10. Technical Clearance Order dated 22/04/2025 under Ref No.TPB/7588/ANJ/TCP-2025/3653 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa
11. Form I and XIV dated 24/04/2025 in respect of Survey No.365/12-A of Village Anjuna admeasuring 825 sq mts
12. Form I and XIV dated 24/04/2025 in respect of Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts
13. Form I and XIV dated 24/04/2025 in respect of Survey No.365/13 of Village Anjuna admeasuring 875 sq mts

Note: All the documents scrutinised by me are photocopies.

III Office searches: -



I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title: -

First Property: -

There exists an immovable property known as “**BILVACHI GALLI**” or “**BILVACHI GALI**” or “**BILVANCHY GALLY**” also known as “**CAINSUACHEM BATTA**”, admeasuring an area of 854 sq mts, situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna of Bardez Taluka, Registration Sub District of North Goa, State of Goa, not described in the Land Registration Office of Bardez but is enrolled in the Taluka Revenue of Bardez under Matriz Predial No.621 of the 4th Circumscription of Anjuna Village and is presently surveyed in the Records of Right under Survey No.365 Sub Division No.12-D of Anjuna Village, which is corresponding to the Old Cadastral Number 331 (Part).

The Said Property originally belonged to one Marcelino de Mendonca also known as Marcelina de Mendonca alias Marcelina Mendonsa alias Marcelino Mendes alias Marcelino Mendonca, in whose name the Said Property is found enrolled in the Taluka Revenue Office of Bardez under Matriz Predial No.621 of the 4th Circumscription of Anjuna Village.

That the said Marcelino de Mendonca also known as Marcelina de Mendonca alias Marcelina Mendonsa alias Marcelino Mendes alias Marcelino Mendonca and his wife Ana Regina Almeida, both expired leaving behind their son, as their legal heir Caridade Mendonca alias Caridade Mendonsa married to Assumcao D’Souza alias Assumcao De Souza alias Assumta Souza alias Assuncao Mendonca alias Assuncao Dsouza alias Assumcao D’Souza, both residents of Vagator, Anjuna, Bardez, Goa.



The said Caridade Mendonca alias Caridade Mendonsa expired on 09/06/1954, without any will or disposition of his last wish, leaving behind his widow and moiety shareholder, the said Assumcao D'Souza alias Assumcao De Souza alias Assumta Souza alias Assuncao Mendonca alias Assuncao Dsouza alias Assumcao D'Souza and as his sole and universal heirs, his children, namely:-

- a. Mr. Agnelo Militao Marcelina Mendonca alias Agnelo Marceleno Mendonsa alias Agnelo Mendonca married to Mrs. Mary Fernandes alias Mary Mendonca alias Mary Agnala Mendonsa,
- b. Mr. Francis Mendonca alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa married to Mrs. Carmina Mendonsa alias Carmelina Gracias alias Carmen Francisco Mendonsa,
- c. Mr. Joao Baptista Xavier Mendonca alias Joao Batista Xavier Mendonca alias John Mendonca married to Mrs. Julie Mendonca alias Julie Mendonsa alias Julie John Mendonca.

The wife of the said Mr. Agnelo Militao Marcelina Mendonca alias Agnelo Marceleno Mendonsa alias Agnelo Mendonca, Mary Fernandes alias Mary Mendonca alias Mary Agnala Mendonsa, expired on 14/01/1992, without any children or ascendants or collaterals but leaving behind her said husband as her only legal heir.

Vide a Will dated 29/06/1992 drawn at page 15v of Book 171 executed before the Civil Registrar cum Notary Ex Officio of Bardez at Mapusa, Goa, the said Assumcao D'Souza alias Assumcao De Souza alias Assumta Souza alias Assuncao Mendonca alias Assuncao Dsouza alias Assumcao D'Souza, bequeathed in favour of her son, the said Mr. Francis Mendonca alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa and his wife Mrs. Carmina Mendonsa alias Carmelina Gracias alias Carmen Francisco Mendonsa, all her rights, title and interest in the Said Property.



The name of said Francis Mendonsa and his wife Carmelina Gracias e Mendonsa is seen recorded as Occupant in the Manual Form I and XIV.

The said Assumcao D'Souza alias Assumcao De Souza alias Assumta Souza alias Assuncao Mendonca alias Assuncao Dsouza alias Assumcao D'Souza expired on 03/10/1993, with the said disposition of her last wish, i.e. the said Will dated 29/06/1992.

The said Mr. Agnelo Militao Marcelina Mendonca alias Agnelo Marceleno Mendonsa alias Agnelo Mendonca expired on 09/09/2011, without any will or other disposition of his last wish and without any children but leaving behind him his collaterals as his only legal heirs, namely: -

- a. Mr. Francis Mendonca alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa married to Mrs. Carmina Mendonsa alias Carmelina Gracias alias Carmen Francisco Mendonsa,
- b. Mr. Joao Baptista Xavier Mendonca alias Joao Batista Xavier Mendonca alias John Mendonca married to Mrs. Julie Mendonca alias Julie Mendonsa alias Julie John Mendonca.

The Said Property was wrongly/mistakenly shown as being part of the adjoining property bearing Survey No.365/12 of Village Anjuna. The said Mr. Francis Mendonca alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa and his wife Mrs. Carmina Mendonsa alias Carmelina Gracias alias Carmen Francisco Mendonsa, therefore filed a Suit in the Court of the Civil Judge Senior Division at Mapusa, Goa bearing Regular Civil Suit No.101/2005/C against Conegundes Carmelina Mendes E Mendonsa, Meena Fernandes, Violet Maria Mendonca, Lavina Lix Mendonca, Esperanca Casiana Fernandes, Christopher Rellinger, Santosh



Shrinivas Naik and Smita Shrinivas Naik, who were the owners of the said adjoining property bearing Survey No.365/12, seeking declaration from the Court that they, the Plaintiffs in the Suit are the owners of the Suit Property i.e. an area of 854 sq mts which was shown as being part of the Survey No.365/12 of Village Anjuna.

By Judgment and Decree dated 26/10/2006 passed in the said Regular Civil Suit No.101/2005/C, by the Hon'ble Court of the Civil Judge Senior Division 'C' Court at Mapusa decreed the said Suit thereby confirming that the area of 854 sq mts from the then Survey No.365/12 is owned, possessed and enjoyed by the Plaintiffs i.e. the said Mr. Francis Mendonca alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa and his wife Mrs. Carmina Mendonsa alias Carmelina Gracias alias Carmen Francisco Mendonsa.

Consequent to the said Judgment and Decree, mutation was carried out by the said Mr. Francis Mendonca alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa and his wife Mrs. Carmina Mendonsa alias Carmelina Gracias alias Carmen Francisco Mendonsa in respect of the said area of 854 sq mts of Survey No.365/12 of Village Anjuna and thereafter Partition Proceedings were initiated before the Deputy Collector and Sub Divisional Officer at Bardez, Goa under Case No.15/24/2008/PART/LAND and the Deputy Collector vide its Order dated 09/02/2009 partitioned the said area of 854 sq mts from the said Survey No.365/12 of Village Anjuna and a distinct and separate Survey No.365/12-D of Village Anjuna came to be allotted to the newly partitioned portion for an area of 854 sq mts.

Zoning Certificate dated 21/07/2017 under Ref No.TPBZ/ZON/3877/ANJ/TCP-17/2121 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa states that the said property surveyed under



Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts falls under the "Settlement Zone".

Nil Encumbrance Certificate dated 18/03/2021 shows that there are no encumbrances on the said property for the period from 01/01/2008 to 15/03/2021.

That the said Francis Mendonca alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa expired on 12/01/2022, without any will or other disposition of his last wish, leaving behind his widow and moiety share holder the said Mrs. Carmina Mendonsa alias Carmelina Gracias alias Carmen Francisco Mendonsa and as his sole and universal heirs, his two children, namely

- A. Mr. Caridade Inacio Mendonsa alias Caridade I. Mendonsa alias Caridade Inacio Mendonca married to Mrs. Mary Mendonsa alias Mary Rodrigues E Mendonsa alias Mary Rodrigues,
- B. Mr. James Aniceto Nicodemo Mendonca alias James Aniceto Nicodemo Mendonsa alias James Mendonca married to Mrs. Jenny Mendonsa alias Milan Manu Manolkar.

An Inventory Proceedings No.392/2022/A were initiated in the Court of the Civil Judge Senior Division at Mapusa, Goa, in respect of all the Estate Leavers, namely (i) Marcelino de Mendonca also known as Marcelina de Mendonca alias Marcelina Mendonsa alias Marcelino Mendes alias Marcelino Mendonca, (ii) Ana Regina Almeida, (iii) Caridade Mendonca alias Caridade Mendonsa, (iv) Mary Fernandes alias Mary Mendonca alias Mary Agnala Mendonsa, (v) Assumcao D'Souza alias Assumcao De Souza alias Assumta Souza alias Assuncao Mendonca alias Assuncao Dsouza alias Assumcao D'Souza, (vi) Mr. Agnelo Militao Marcelina Mendonca alias Agnelo



Marceleno Mendonsa alias Agnelo Mendonca and (vii) Mr. Francis Mendonca alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa.

That in the said Inventory Proceedings, the Said Property was listed as Item No.1 in the Final List of Assets and the brother of the said late Francis Mendonsa alias Francisco Mendonca alias Francisco Mendonsa alias Francis Mendonsa, the said Joao Baptista Xavier Mendonca alias Joao Batista Xavier Mendonca alias John Mendonca and his wife Mrs. Julie Mendonca alias Julie Mendonsa alias Julie John Mendonca, consented to the Said Property being fully allotted to the said Mrs. Carmina Mendonca alias Carmelina Gracias alias Carmen Francisco Mendonsa and her said two sons Mr. Caridade Inacio Mendonsa alias Caridade I. Mendonsa alias Caridade Inacio Mendonca married to Mrs. Mary Mendonsa alias Mary Rodrigues E Mendonsa alias Mary Rodrigues and Mr. James Aniceto Nicodemo Mendonca alias James Aniceto Nicodemo Mendonsa alias James Mendonca married to Mrs. Jenny Mendonsa alias Milan Manu Manolkar. Accordingly vide Consent Decree dated 27/04/2023 passed in the said Inventory Proceedings No.392/2022/A passed by the Court of the Civil Judge Senior Division at Mapusa, Goa, the said property came to be fully allotted to Mrs. Carmina Mendonca alias Carmelina Gracias alias Carmen Francisco Mendonsa, Mr. Caridade Inacio Mendonsa alias Caridade I. Mendonsa alias Caridade Inacio Mendonca and his wife Mrs. Mary Mendonsa alias Mary Rodrigues E Mendonsa alias Mary Rodrigues, Mr. James Aniceto Nicodemo Mendonca alias James Aniceto Nicodemo Mendonsa alias James Mendonca and his wife Mrs. Jenny Mendonsa alias Milan Manu Manolkar.

By virtue of the above said Mrs. Carmina Mendonca alias Carmelina Gracias alias Carmen Francisco Mendonsa, Mr. Caridade Inacio Mendonsa alias Caridade I. Mendonsa alias Caridade Inacio Mendonca and his wife Mrs. Mary Mendonsa alias



Mary Rodrigues E Mendonsa alias Mary Rodrigues, Mr. James Aniceto Nicodemo Mendonca alias James Aniceto Nicodemo Mendonsa alias James Mendonca and his wife Mrs. Jenny Mendonsa alias Milan Manu Manolkar became the exclusive owners in possession of the Said Property, more particularly described herein above.

By Deed of Sale dated 31/07/2023 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-3694-2024 dated 02/08/2023, said Mrs. Carmina Mendonca alias Carmelina Gracias alias Carmen Francisco Mendonsa, Mr. Caridade Inacio Mendonsa alias Caridade I. Mendonsa alias Caridade Inacio Mendonca and his wife Mrs. Mary Mendonsa alias Mary Rodrigues E Mendonsa alias Mary Rodrigues, Mr. James Aniceto Nicodemo Mendonca alias James Aniceto Nicodemo Mendonsa alias James Mendonca and his wife Mrs. Jenny Mendonsa alias Milan Manu Manolkar as the Vendors sold and conveyed the said property more particularly described herein above admeasuring an area of 854 sq mts and surveyed under Survey No.365/12-D of Village Anjuna, Bardez, Goa to Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina Kurla Road, Santacruz (East), Mumbai, Maharashtra 400029 represented by its Authorised Signatory Mr. Ashish Dnyaneshwar Mahajan as the Purchasers.

By virtue of the said Deed of Sale dated 31/07/2023 said Haimish Realty Private Limited became the exclusive owner in possession of the said property more particularly described herein above admeasuring an area of 854 sq mts and surveyed under Survey No.365/12-D of Village Anjuna, Bardez, Goa, more particularly described herein above.



Form I and XIV dated 16/03/2021 in respect of Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts shows the names of Francis Mendonsa and Carmelina Gracias e Mendonsa in the Occupants Column.

Form I and XIV dated 25/11/2023 in respect of Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts shows the names of Francis Mendonsa and Carmelina Gracias e Mendonsa in the Occupants Column.

Form I and XIV dated 05/02/2024 in respect of Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts shows the name of Haimish Realty Private Limited in the Occupants Column.

Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/12-D of Village Anjuna admeasuring an area of 854 sq mts states that there are no encumbrances on the said property for the period from 11/07/2023 to 19/05/2024.

Second Property: -

There exists all that immovable property known as “**BILVACHI GALLI**” or “**BILVACHI GALI**” or “**BILVANCHY GALLY**” also known as “**CAINSUACHEM BATT**”, admeasuring an area of 875 sq mts, situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna of Bardez Taluka, Registration Sub District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.22398 at folio 8 of Book B 58 New and enrolled in the Taluka Revenue of Bardez under Matriz Predial No.2148 and is presently surveyed in the Records of Right under Survey No.365 Sub Division No.13 of Anjuna Village which is corresponding to the Old Cadastral Number 333 (Part), which property will hereinafter be referred as the ‘**SAID PROPERTY**’ and which property is more particularly described herein above.



The Said Property more particularly described herein above originally belonged to Tatulo Sinai Sansguiri also known as Sadassiva Trimboca Sinai Sabsguiri, in whose name the Said Property stands recorded in the Registo do Agrimensor, Auto de Demarcacao, Indice Alfabeticos De Aldeia Anjuna Concelho Do Bardez in respect of the Old Cadastral Survey bearing No.333 as owner/occupant of the Said Property. The Said Old Cadastral Survey bearing No.333 corresponds to the new Survey No.365 Sub Division No.13 of Anjuna Village.

An Orphanological Inventory Proceedings bearing No.49/72 was initiated in the Civil Court of the Civil Court of the Judicial Division of Ilhas, Goa upon the death of the said Sadassiva Sinai Sansguiri who died on 10/02/1966 and Esventa Trimboca Sinai Sangsuiri, who died on 06/06/1963, as bachelors, wherein the said Property was listed as Item No.7 in the List of Assets filed in the said Inventory Proceedings and was allotted to Vinaica Vamona Sinai Gantkar also known as Vinayak Vaman Sinai Gantkar vide Order dated 05/03/1973 passed in the said Orphanological Inventory Proceedings No.49/72.

On 12/07/1973, the judicial possession of the Said Property was given/handed over to the said Vinaica Vaman Sinai Gantkar also known as Vinayak Vaman Sinai Gantkar by the Clerk of the Court of Bardez in compliance with the Precatory Letter/Order dated 09/04/1973 passed in the Civil Judge Senior Division, Panaji in the said Orphanological Inventory Proceedings bearing No.49/72.

Vide Conveyance of Sale dated 14/06/1974 registered in the Office of the Sub Registrar of Bardez, Mapusa, Goa under Reg No.451/74 at pages 324 to 329 of Book No.I, Volume No.72 dated 31/07/1974, the said Vinaica Vamona Sinai Gantkar also known as Vinayak Vaman Sinai Gantkar and his wife Mrs. Durgabai Gantkar as



lawful owners of the Said Property, conveyed/sold the Said Property to Smt. Draupadi Pundalik Malvankar.

By virtue of the above Conveyance and Sale dated 14/06/1974, said Smt. Draupadi Pundalik Malvankar became the exclusive owner in possession of the Said Property more particularly described herein above.

The name of one Ramnath Shirodkar was wrongly entered in the Occupants Column of Form I and XIV and Form III (Index of Land) of the Said Property. Based on the said Conveyance on Sale dated 14/06/1974, the said Smt. Draupadi Pundalik Malvankar filed an application for entering her name as occupant in the Form I and XIV in respect of the Said Property and to delete the existing name of the said Ramnath Shirodkar from the Occupants Column. Accordingly the name of said Ramnath Shirodkar was deleted from the Occupants Column and the name of said Smt. Draupadi Pundalik Malvankar was entered in the Occupants Column in the survey records of Survey No.365 Sub Division No.13 of Village Anjuna and also in Form IX.

That the said Smt. Draupadi Pundalik Malvankar was married to Pundalik Balkrishna Malvankar.

That the said Smt. Draupadi Pundalik Malvankar expired on 19/02/1998 and her husband Pundalik Balkrishna Malvankar expired on 19/12/1980 and subsequent to their deaths, an Inventory Proceedings came to be instituted in the Court of the Civil Judge Senior Division of Bardez at Mapusa, Goa, bearing Inventory Proceedings bearing No.336/2008/A.

In the said Inventory Proceedings No.336/2008/A, the Said Property more particularly described herein above was listed at Item No.5 in the List of Assets and came to be allotted in three equal shares (1/3 share each) to Mr. Datta Pundalik



Malvankar married to Mrs. Geeta Datta Malwankar alias Geeta Datta Malvankar, Mr. Vikrant Pundalik Malwankar also known as Vikrant Pundalik Malvankar married to Mrs. Vishakha Vikrant Malwankar also known as Vishakha Vikrant Malvankar, Mr. Jagdish Malwankar alias Jagdish Pundalik Malvankar married to Mrs. Smeeta Jagdish Malwankar alias Smita Jagdish Malvankar vide Order dated 04/09/2009 passed in the Inventory Proceedings No.336/2008/A by the Court of the Civil Judge Senior Division 'A' Court at Mapusa.

By virtue of the above said Mr. Datta Pundalik Malvankar and his wife Mrs. Geeta Datta Malwankar alias Geeta Datta Malvankar, Mr. Vikrant Pundalik Malwankar also known as Vikrant Pundalik Malvankar and his wife Mrs. Vishakha Vikrant Malwankar also known as Vishakha Vikrant Malvankar, Mr. Jagdish Malwankar alias Jagdish Pundalik Malvankar and his wife Mrs. Smeeta Jagdish Malwankar alias Smita Jagdish Malvankar, became the exclusive owners in possession of the Said Property more particularly described herein above.

Accordingly mutation came to be effected with respect to the Said Property, wherein the name of Smt. Draupadi Pundalik Malvankar was deleted and the names of the above owners came to be included in the survey records as Occupants in respect thereof.

Zoning Certificate dated 13/07/2017 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez Goa states that the said property surveyed under Survey No.365/13 falls in the Settlement Zone.

Form I and XIV dated 16/03/2021 in respect of Survey No.365/13 of Village Anjuna admeasuring 875 sq mts shows the names of Datta Pundalik Malvankar, Jagdish Pundalik Malvankar and Vikrant Pundalik Malvankar in the Occupants Column.



Nil Encumbrance Certificate dated 06/04/2021 shows that there are no encumbrances on the said property for the period from 05/04/2008 to 05/04/2021.

Correspondence Certificate dated 17/09/2021 under Ref No.9(02)-121/DSL-2021/2898 issued by the Government of Goa, Directorate of Settlement & Land Records, Panaji, Goa states that the New Survey Number 365/13 (Part) corresponds to Old Cadastral No.333 (Part).

By Deed of Sale dated 03/11/2023 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-5330-2023 on 08/11/2023, said Mr. Datta Pundalik Malvankar and his wife Mrs. Geeta Datta Malvankar alias Geeta Datta Malvankar, Mr. Vikrant Pundalik Malvankar also known as Vikrant Pundalik Malvankar and his wife Mrs. Vishakha Vikrant Malvankar also known as Vishakha Vikrant Malvankar, Mr. Jagdish Malvankar alias Jagdish Pundalik Malvankar and his wife Mrs. Smeeta Jagdish Malvankar alias Smita Jagdish Malvankar as the Vendors sold and conveyed the Said Property surveyed in the Records of Right under Survey No.365 Sub Division No.13 of Anjuna Village admeasuring 875 sq mts situated at Anjuna, Bardez, Goa, more particularly described herein above to Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina Kurla Road, Santacruz (East), Mumbai, Maharashtra 400029 represented by its Authorised Signatory Mr. Ashish Dnyaneshwar Mahajan as the Purchasers.

By virtue of the said Deed of Sale dated 03/11/2023, the said Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina Kurla Road, Santacruz (East), Mumbai, Maharashtra 400029, became the exclusive owners in possession of the Said Property surveyed in the Records of



Right under Survey No.365 Sub Division No.13 of Anjuna Village admeasuring 875 sq mts situated at Anjuna, Bardez, Goa, more particularly described herein above.

Form I and XIV dated 25/11/2023 in respect of Survey No.365/13 of Village Anjuna admeasuring 875 sq mts shows the names of Datta Pundalik Malvankar, Jagdish Pundalik Malvankar and Vikrant Pundalik Malvankar in the Occupants Column.

Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/13 of Village Anjuna admeasuring an area of 875 sq mts states that there are no encumbrances on the said property for the period from 03/11/2023 to 19/05/2024.

Third Property: -

There exists an immovable property known as “**BILVACHI GALLI**” or “**BILVACHI GALI**” or “**BILVANCHY GALLY**” also known as “**CAINSUACHEM BATTA**”, admeasuring an area of 825 sq mts, situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna of Bardez Taluka, Registration Sub District of North Goa, State of Goa, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue of Bardez and is presently surveyed in the Records of Right under Survey No.365 Sub Division No.12-A of Anjuna Village, hereinafter referred to as the ‘**SAID PROPERTY**’ and which property is more particularly described herein above.

That the Said Property more particularly described herein above originally belonged to one Amrutem Ramchandra Calangutkar alias Amrute Ramchandra Kalangutkar, widow of Ramchandra Calangutkar, resident of Xapora, Anjuna, Bardez, Goa in whose name the Said Property was surveyed under Survey No.365 Sub Division No.12-A of Village Anjuna.



Manual Form I and XIV of Survey No.365/12-A of Village Anjuna shows the name of Amrute Ramchandra Kalangutkar in the Occupants Column.

That by Will dated 29/07/1992 drawn in the Office of the Notary Ex-Officio Bardez at Mapusa, Bardez, Goa recorded at Folio 66V to 68V of Book No.171, the said Amrutem Ranchandra Calangutkar alias Amrute Ramchandra Kalangutkar bequeathed the said property in favour of Mr. Ramesh alias Ravi Ramakant Chodankar.

That the said Amrutem Ramchandra Calangutkar alias Amrute Ramchandra Kalangutkar expired on 12/02/1996 without leaving any descendants or ascendants.

Death Certificate perused.

That upon the death of said Amrutem Ramchandra Calangutkar alias Amrute Ramchandra Kalangutkar, the Said Property more particularly described herein above devolved in favour of the said Ramesh alias Ravi Ramakant Chodankar and accordingly mutation was carried out by the said Mr. Ramesh alias Ravi Ramakant Chodankar in respect of the said property and his name was entered in the Occupants Column of the Form I and XIV pertaining to the Said Property bearing Survey No.365 Sub Division No.12-A of Village Anjuna.

That vide Deed of Sale dated 21/03/2006 executed before the Office of the Sub Registrar of Bardez, Mapusa, Goa, registered under Reg No.1638 at pages 1 to 14 of Book No.2 at Volume 1591 dated 28/03/2006, the said Ramesh alias Ravi Ramakant Chodankar in the status of bachelor, sold and conveyed the Said Property more particularly described herein above to Schreiber Resorts Private Limited, having its registered Office at 251, Socol Waddo, Assagao, Bardez, Goa, represented by its Director Mr. Stephan Andreas Schreiber as the Purchaser.



By virtue of the said Deed of Sale dated 21/03/2006, said Schreiner Resorts Private Limited became the absolute owner in exclusive possession of the Said Property more particularly described herein above.

That on execution of the said Deed of Sale dated 21/03/2006, mutation was carried out and the name of the said Ramesh alias Ravi Ramakant Chodankar was deleted from the Occupants Column and the name of said Schreiber Resorts Private Limited came to be included in place thereof in the Survey Records of Survey No.365 Sub Division No.12-A of Village Anjuna.

Form I and XIV dated 16/03/2021 in respect of Survey No.365/12-A of Village Anjuna admeasuring an area of 825 sq mts shows the name of Schreiber Resorts Private Limited in the Occupants Column.

By Deed of Sale dated 03/11/2021 executed before the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-4043-2021 dated 03/11/2021 said Schreiber Resorts Private Limited represented by its Managing Director Mr. Mathew Kurian as the Vendors sold and conveyed the said property surveyed in the Records of Right under Survey No.365 Sub Division No.12-A of Anjuna Village admeasuring an area of 825 sq mts, situated at Anjuna, Bardez, Goa to Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina Kurla Road, Santacruz (East), Mumbai, Maharashtra 400029 represented by its Authorised Signatory Mr. Ashish Dnyaneshwar Mahajan as the Purchasers.

By virtue of the said Deed of Sale dated 03/11/2021 said Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina Kurla Road, Santacruz (East), Mumbai, Maharashtra 400029 became



the absolute owners in possession of the said property surveyed in the Records of Right under Survey No.365 Sub Division No.12-A of Anjuna Village admeasuring an area of 825 sq mts, situated at Anjuna, Bardez, Goa.

Form I and XIV dated 25/11/2023 in respect of Survey No.365/12-A of Village Anjuna admeasuring 825 sq mts shows the names of Haimish Realty Private Limited in the Occupants Column.

Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/12-A of Village Anjuna admeasuring an area of 825 sq mts states that there are no encumbrances on the said property for the period from 03/11/2021 to 19/05/2024.

Fourth Property: -

There exists an immovable property known as **“BILVACHI GALLI”** or **“BILVACHI GALI”** or **“BILVANCHY GALLY”** also known as **“CAINSUACHEM BATTI”**, situated at Village Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna of Bardez Taluka, Registration Sub District of North Goa, State of Goa, not described in the Land Registration Office of Bardez but is found enrolled in the Taluka Revenue of Bardez under Matriz Predial No.620 of 4th Circumscription of Vol I of Anjuna Village and is presently surveyed in the Records of Right under Survey No.365 Sub Division No.12 of Anjuna Village, which is corresponding to the Old Cadastral Number 331, hereinafter referred to as the **‘SAID LARGER PROPERTY’** which property is more particularly described herein above.



The Said Larger Property originally belonged to one Vicente Mendonca also known as Vicente de Mendonsa and his wife Zeferina de Souza, residents of Anjuna, Bardez, Goa and is found enrolled in the Taluka Revenue Office of Bardez under Matriz Predial No.620 of 4th Circumscription of Vol I of Anjuna Village in the name of the said Vicente Mendonca also known as Vicente de Mendonsa.

The said Vicente Joao Mendonca was also known as Vincente de Mendonsa or Vincent Mendoz and his name is seen recorded in the Occupants Column of Manual Form I and XIV and Form III (Index of Land).

That vide Deed of Gift dated 31/03/1928 drawn up at folios 27, 27 reverse, 28, 28 reverse and 30 of Book No.351 of the Records of the then Notary Public of the then Judicial Division of Bardez, Jose Joaquim Filipe Pinto de Menezes, the said Vicente Mendonca alias Vicente de Mendonsa along with his wife Zeferina de Souza gifted the said Larger Property to their son Antonio de Mendonca also known as Pedro Antonio Mendonca.

That the said Antonio de Mendonca alias Pedro Antonio Mendonca expired on 26/05/1930, without any will or other disposition of his last wish, leaving behind his widow and moiety share holder Mrs. Placinda Brigida de Souza alias Placinda Brigida D'Souza and as his sole and universal heirs, his children, namely (i) Joao Manoel Mendonca alias Joao Manuel Mendonca, (ii) Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz, (iii) Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca and (iv) Leonor Mendonca alias Leonor Mendonca E Soares.

That the names of said Mrs. Placinda Brigida de Souza alias Placinda Brigida D'Souza, Joao Manoel Mendonca alias Joao Manuel Mendonca, Vicente Joao Mendonca alias



Vincente de Mendonsa alias Vincent Mendoz, Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca and Leonor Mendonca alias Leonor Mendonca E Soares are found recorded as owners/occupants of the Said Larger Property in the Registo do Agrimensor, Auto de Demarcacao, Indice Alfabetico in respect of the Old Cadastral Survey bearing No.331.

That the said Joao Manoel Mendonca alias Joao Manuel Mendonca expired in the status of bachelor, without any descendants and without any will or other disposition of his last wish, leaving behind as his sole and universal heir, his mother the said Placinda Brigida de Souza alias Placinda Brigida D'Souza.

Vide Deed of Partition dated 24/05/1972, duly executed before the Sub Registrar of Bardez at Mapusa, Goa and registered under Reg No.5606 at page 169 to 186 of Book No.I Vol No.62 dated 31/07/1972, the said Mrs. Placinda Brigida de Souza alias Placinda Brigida D'Souza along with her said children, Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz, Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca and his wife Conecundes Carmelina Mendonca alias Conecundes Camelin Mendes E Mendonsa alias Conegundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa, Leonor Mendonca alias Leonor Mendonca E Soares and her husband Joao Martinho Soares, amicably partitioned all estate/immovable properties including the Said Larger Property belonging to the said late Antonio de Mendonca alias Pedro Antonio Mendonca.

That in the said Deed of Partition dated 24/05/1972, two portions/plots of the Said Larger Property, one portion referred to as the "Western Part" of the "Higher Plot" admeasuring 442 sq mts and the other portion referred to as the "Northern Plot" of



the “Lower Plot” consisting therein the northern half part of the “Dwelling House” admeasuring an area of 3613 sq mts were allotted to the said Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca and his wife Conecundes Carmelina Mendonca alias Conecundes Camelin Mendes E Mendonsa alias Conegundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa, with the reservation of lifetime usufruct for the said Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz.

That the said Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca expired on 19/11/1981, without any will or other disposition of his last wish, leaving behind his widow and moiety share holder the said Conecundes Carmelina Mendonca alias Conecundes Camelin Mendes E Mendonsa alias Conegundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa and as his sole and universal heirs, his children namely, (i) Pedro Antonio Mendonca married to Romaldina Cecilia Mendonca, (ii) Prabhu Jose Mendonca alias Phrabhu Jose Mendonca married to Maria Mendonca alias Maria Fatima Do Carmo Mendonca.

That by virtue of Deed of Succession dated 16/10/2018 drawn in the Office of the Notary Ex Officio Bardez, Goa on 16/10/2018 and recorded at Folio 89V to 91 of Book No.861, the said Conecundes Carmelina Mendonca alias Conecundes Camelin Mendes E Mendonsa alias Conegundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa, Pedro Antonio Mendonca and his wife Romaldina Cecilia Mendonca, Prabhu Jose Mendonca alias Phrabhu Jose Mendonca and his wife Maria Mendonca alias Maria Fatima Do Carmo Mendonca were declared as the sole and universal heirs of the said late Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca.



That the said portion/plot of the Said Larger Property referred to as the Western Part” of the “Higher Plot” admeasuring an area of 442 sq mts was sold by said Conecundes Carmelina Mendonca alias Conecundes Camelin Mendes E Mendonsa alias Conegundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa and the said Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz to one Francisco Mendonsa and his wife Mrs. Carmelina Gracias E. Mendonsa, vide Deed of Sale dated 04/07/1986 and registered under No.1171 of Book No.I Vol No.505 dated 25/03/1997.

That the said Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz expired on 21/12/1987, leaving behind his widow and moiety share holder, Esperanca Casiana Fernandes alias Filomena Esperanca Mendonsa and as his sole and universal heirs, his following children, namely, (i) Ms. Violet Maria Mendonca, (ii) Mrs. Lavina Liz Mendonca alias Lavina Liz Mendonca e Fernandes, married to Sydney B. Fernandes..

All hereinafter referred to as the “said successors and heirs of late Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz”.

That by Deed of Declaration, Partition and Allotment dated 10/03/2006 duly executed before the Office of the Sub Registrar of Bardez at Mapusa, Goa and registered under Reg No.1602 at page 98 to 135 of Book No.I Vol No.1588 dated 27/03/2006, said Conecundes Carmelina Mendonca alias Conecundes Camelin Mendes E Mendonsa alias Conegundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa and the said Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz to one Francisco Mendonsa and his wife Mrs. Carmelina Gracias E. Mendonsa and the said successors and heirs of late Vicente



Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz, mutually partitioned amongst themselves the said “Northern Part” of the “Lower Plot” along with the northern half of the “Dwelling House” in the Said Larger Property admeasuring an area of 3613 sq mts into two portions/plots , viz, (1) Plot D admeasuring an area of 1000 sq mts along with the northern portion of the said Dwelling House existing therein and (2) Plot B admeasuring an area of 2613 sq mts.

That in the said Deed of Declaration, Partition and Allotment dated 10/03/2006, the Said Plot E, presently surveyed under Survey No.365/12, 365/12 (Part) and 365/12-D admeasuring an area of 2613 sq mts is allotted to said Conecundes Carmelina Mendonca alias Conecundes Camelin Mendes E Mendonsa alias Conegundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa and the said Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz to one Francisco Mendonsa and his wife Mrs. Carmelina Gracias E. Mendonsa.

That part of the said Plot E presently surveyed under Survey No.365/12-D is not a subject matter herein.

That part of the said Plot E surveyed under Survey No.365/12 (part) is divided into two parts on account of a road constructed in the said Survey No.365/12 (part), one on the Northern side of the said road which admeasures area of 927.48 sq mts and is now a separate, distinct and independent plot by itself and is herein identified as Plot A more particularly described herein above.

That the part of the said Plot E surveyed under Survey No.365/12 admeasures 286.84 sq mts and is also now a separate, distinct and independent plot by itself and is herein identified as Plot B more particularly described herein above.



Zoning Certificate dated 11/08/2017 under Ref No.TPBZ/ZON/3941/ANJ/TCP-17/2336 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa states that the said property surveyed under Survey No.365/12 of Village Anjuna admeasuring 3129 sq mts falls in the 'Settlement Zone'.

NOC for Sale Deed for an area admeasuring 927.48 sq mts dated 15/07/2019 under Ref No.NOC/49(6)/607/ANJ/TCP/19/3369 was issued by the Office of the Senior Town Planner, Town and Country Department at Mapusa, Bardez, Goa.

NOC for Sale Deed for an area admeasuring 286.84 sq mts dated 15/07/2019 under Ref No.NOC/49(6)/606/ANJ/TCP/19/3370 was issued by the Office of the Senior Town Planner, Town and Country Department at Mapusa, Bardez, Goa.

Form I and XIV dated 16/03/2021 in respect of Survey No.365/12 of Village Anjuna shows the name of Haimish Realty Private Limited along with others in the Occupants Column.

Nil Encumbrance Certificate dated 05/04/2021 shows that there are no encumbrances on the Said Property for a period from 15/03/2008 to 26/03/2021.

Correspondence Certificate dated September 2021 under Ref No.9(02)-124/DSL-2021/2076 issued by the Government of Goa, Directorate of Settlement & Land Records, Panaji, Goa states that the New Survey Number 365/12 (Part) corresponds to Old Cadastral No.331 (Part).

By Deed of Sale dated 13/10/2021 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-3367-2021 on 13/10/2021, said Conecundes Carmelina Mendonca alias Conecundes



Camelin Mendes E Mendonsa alias Conegundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa, Pedro Antonio Mendonca and his wife Romaldina Cecilia Mendonca, Prabhu Jose Mendonca alias Phrabhu Jose Mendonca and his wife Maria Mendonca alias Maria Fatima Do Carmo Mendonca as the Vendors sold and conveyed the said Plot A admeasuring 927.48 sq mts and Plot B admeasuring 286.84, forming part of Survey No.365/12 of Village Anjuna more particularly described herein above to Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina Kurla Road, Santacruz (East), Mumbai, Maharashtra 400029 represented by its Authorised Signatory Mr. Ashish Dnyaneshwar Mahajan as the Purchasers.

By virtue of the said Deed of Sale dated 13/10/2021 said Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina Kurla Road, Santacruz (East), Mumbai, Maharashtra 400029 became the exclusive owners in possession of the said Plot A admeasuring 927.48 sq mts and Plot B admeasuring 286.84, forming part of Survey No.365/12 of Village Anjuna more particularly described herein above.

Form I and XIV dated 25/11/2023 in respect of Survey No.365/12 of Village Anjuna shows the name of Haimish Realty Private Limited along with others in the Occupants Column.

Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/12 of Village Anjuna admeasuring an area of 286.84 sq mts states that there are no encumbrances on the said property for the period from 13/10/2021 to 19/05/2024.



Nil Encumbrance Certificate dated 19/05/2024 in respect of Survey No.365/12 of Village Anjuna admeasuring an area of 927.48 sq mts states that there are no encumbrances on the said property for the period from 13/10/2021 to 19/05/2024.

Permissions/Licenses: -

Technical Clearance Order dared 25/04/2022 under Ref No.TPB/7588/ANJ/TCP-22/2362 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa for carrying out the proposed amalgamation of plots, construction of residential houses A & B, Servant Quarter and Swimming pool as per the enclosed approved plans in the Property zoned as "Settlement Zone" in Regional Plan for Goa 2021 situated at Anjuna Village, Taluka, Bardez, Goa, bearing Survey No.365/12, Plot No.A, B & 12-A.

NOC dated 08/07/2022 under Ref No.DHS/2022/DHS0901/C0023/979 from Sanitary Point of View for proposed amalgamation of plots, construction of residential houses A & B, Servant Quarter and Swimming pool as per the enclosed approved plans in the Property zoned as "Settlement Zone" in Regional Plan for Goa 2021 situated at Anjuna Village, Taluka, Bardez, Goa, bearing Survey No.365/12, Plot No.A, B & 12-A has been issued by the Directorate of Health Services, Govt of Goa, PHC Siolim Health Centre, Siolim, Goa.

Construction Licence No.VP/ANJ-CAI/2022-2023/1292 dated 11/07/2022 has been issued by the Office of the Village Panchayat of Anjuna for proposed amalgamation of plots, construction of residential houses A & B, Servant Quarter and Swimming pool as per the enclosed approved plans in the Property zoned as "Settlement Zone"



in Regional Plan for Goa 2021 situated at Anjuna Village, Taluka, Bardez, Goa, bearing Survey No.365/12, Plot No.A, B & 12-A.

By Memorandum of Understanding dated 01/03/2024 executed before Notary Advocate Benedicto Nazareth at Mapusa under Serial No.124/2024 on 01/03/2024, said Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina Kurla Road, Santacruz (East), Mumbai, Maharashtra 400029 represented by its Authorised Signatory Mr. Ashish Dnyaneshwar Mahajan as the Intending Sellers agreed to sell all the properties more particularly described herein above to Mrs. Marisha Ann Dutt as the Intending Purchaser on the terms and conditions mentioned therein.

Zoning Certificate dated 25/04/2024 under Ref No.TPBZ/ZON/15941/ANJ/TCP-2024/3646 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa states that the said property surveyed under Survey No.365/12, 365/12-A, 365/12-D & 365/13 of Village Anjuna admeasuring 2292.00m², 825.00m², 854.00m² & 875.00m² falls in the **‘Settlement Zone’ having (VP-2) status with permissible FAR 60.**

By Deed of Sale dated 30/09/2024 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-5282-2024 dated 01/10/2024, said Haimish Realty Private Limited, having its registered Office at 302, Kumar Plaza, CTS No.6489, Near Kalina Masjid, Kalina, Kurla, Santacruz East, Mumbai 400029, represented by its Authorized Signatory Mr. Ashish Dnyaneshwar Mahajan as the Sellers sold and conveyed the said properties, being all that property surveyed under Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts, property surveyed under Survey No.365/12-A of Village Anjuna admeasuring 825 sq



mts, portion A and portion B admeasuring 927.48 sq mts and 286.84 sq mts respectively and property surveyed under Survey No.365/13 of Village Anjuna admeasuring 875 sq mts to Anokha Estates Private Limited, having its registered Office at 711/32. Green Hill, Socorro, Porvorim, North Goa, represented by its Managing Director Mrs. Marisha Dutt alias Marisha Ann Dutt as the Purchasers.

By virtue of the said Deed of Sale dated 30/09/2024, said Anokha Estates Private Limited, having its registered Office at 711/32. Green Hill, Socorro, Porvorim, North Goa, became the exclusive owners in possession of the said properties more particularly described herein above.

The said properties stand mutated in the name of Anokha Estates Private Limited.

The said portion A admeasuring 927.48 sq mts stands partitioned and allotted a separate Survey number bring Survey No.365/12-G and now admeasures 927 sq mts by virtue of Order dated 20/12/2024 and Corrigendum dated 30/12/2024 in Case No.PIBAR12-24-718/1787 and File No.ISLR/PART/BAR/ANJ/851/2024.

The said portion B admeasuring 286.84 sq mts stands partitioned and allotted a separate Survey number bring Survey No.365/12-F and now admeasures 286 sq mts by virtue of Order dated 20/12/2024 and Corrigendum dated 30/12/2024 in Case No.PIBAR12-24-718/1787 and File No.ISLR/PART/BAR/ANJ/851/2024.

Form I and XIV dated 10/01/2025 in respect of Survey No.365/12-F of Village Anjuna admeasuring 286 sq mts shows the name of Anokha Estates Private Limited in the Occupants Column.



Form I and XIV dated 10/01/2025 in respect of Survey No.365/12-G of Village Anjuna admeasuring 927 sq mts shows the name of Anokha Estates Private Limited in the Occupants Column.

Conversion Sanad dated 21/01/2025 under Ref No.4/06/CNV/ACIII/2025/88 has been issued by the Office of the Additional Collector-III, North Goa District at Mapusa, Goa for conversion of the properties surveyed under Survey No.365/12-A, 12-D, 12-F, 12-G and 365/13 of Village Anjuna admeasuring 3767 sq mts.

Technical Clearance Order dated 22/04/2025 under Ref No.TPB/7588/ANJ/TCP-2025/3653 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa for proposed construction of residential villas (16 Nos.), swimming pool and compound wall in the said properties surveyed under Survey No.365/12-A, 12-D, 12-F, 12-G and 365/13 at Anjuna, Bardez, Goa.

Form I and XIV dated 24/04/2025 in respect of Survey No.365/12-A of Village Anjuna admeasuring 825 sq mts shows the name of Anokha Estates Private Limited in the Occupants Column.

Form I and XIV dated 24/04/2025 in respect of Survey No.365/12-D of Village Anjuna admeasuring 854 sq mts shows the name of Anokha Estates Private Limited in the Occupants Column.

Form I and XIV dated 24/04/2025 in respect of Survey No.365/13 of Village Anjuna admeasuring 875 sq mts shows the name of Anokha Estates Private Limited in the Occupants Column.



V. Opinion: -

From the documents produced I am of the opinion that said Anokha Estates Private Limited, having its registered Office at 711/32. Green Hill, Socorro, Porvorim, North Goa, became the exclusive owners in possession of the said properties more particularly described herein above are the absolute owners in possession of the properties more particularly described herein above and have a clear and marketable title to the same.

There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate