

Shivan S. Desai
ADVOCATE

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TITLE REPORT

To,
KIBANA HOMES,
A Partnership Firm
having Registered Office at D-3,
Hotel Qutub, Qutub Institutional Area,
Shaheed Jeet Singh Marg,
New Delhi - 110016.

I. I have perused the photocopies of the following documents:

- a) Survey Records Form I & XIV bearing Survey No. 398/12-D of Village Anjuna, Bardez - Goa.
- b) Registo Do Agrimensor
- c) Auto De Demarcacao
- d) Correspondence Certificate dated 11/02/2020 bearing No. 9(02)-09/DSLRL-2020/591 issued by Domiana Nazareth, Supdt. of Survey & Land Records, Panaji - Goa
- e) Cadastral Survey Plan
- f) Manual Form I & XIV



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- g) Form III
- h) Form IX
- i) Deed of Sale dated 31/03/1984, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 456 at pages 201 to 205 of Book No. I, Volume No. 209 dated 22/07/1985
- j) Deed of Sale dated 17/11/1984, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 260 at pages 360 to 363 of Book No. I, Volume No. 220 dated 09/04/1986
- k) Deed of Sale dated 11/12/1984, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 349 at pages 238 to 242 of Book No. I, Volume No. 242 dated 30/05/1986



- l) Deed of Sale dated 22/01/1985, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 515 at pages 254 to 258 of Book No. I, Volume No. 218 dated 23/09/1986
- m) Deed of Sale dated 20/12/1985, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 1206 at pages 335 to 338 of Book No. I, Volume No. 249 dated 22/12/1985
- n) Deed of Sale dated 20/12/1985, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 1207 at pages 339 to 343 of Book No. I, Volume No. 249 dated 07/12/1987
- o) Deed of Sale dated 19/04/2007, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 2103 at pages 252 to 264



of Book No. I, Volume No. 2094 dated
23/04/2007

- p) Deed of Sale dated 19/04/2007, registered
before Sub-Registrar of Bardez, Mapusa - Goa
under Registration No. 2104 at pages 265 to 276
of Book No. I, Volume No. 2094 dated
23/04/2007
- q) Judgement and Order dated 16/01/2009 passed
in the Case No. 9/IS&LR/MAP/AMAL/4/2008 by
the Court of the Inspector of Survey & Land
Records, City Survey Mapusa - Goa
- r) Inventory Proceeding bearing No. 42/2021/G
initiated before the Civil Judge Junior Division
at Mapusa
- s) Judgement and Decree dated 02/07/2021
passed in Inventory Proceeding bearing No.
42/2021/G by the Court of the Civil Judge
Senior Division at Mapusa - Goa



- t) Deed of Sale dated 02/06/2022, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3359-2022 dated 29/07/2022
- u) Conversion Sanad dated 23/09/2020 bearing No. 4/238/CNV/AC-III/2017/800 issued by Office of the Additional Collector-III, North Goa District, Mapusa - Goa
- v) Nil Encumbrance Certificate dated 30/11/2022 bearing No. 2876/2022
- w) Survey Plan

II. **DESCRIPTION OF THE PROPERTY:**

SCHEDULE-I

ALL THAT property known as "CHINVARICHI ADDI" or "CHINVARICHI ADDY" or "CHINVARICHI ADD" or "CHINVARICHI AD" or "CHINVAREECHI ADDI", situated at Village Anjuna, within the limits of



Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, District of North Goa, State of Goa which property is neither registered in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed for Records of Rights under Survey No. **398**, sub-division No. **12** of Village Anjuna, Bardez - Goa, admeasuring about **17,125 sq. mts.** in the records of the Village Panchayat of Anjuna, bearing Old Cadastral No. 467 and which property is bounded as under :-

- North : By the part of existing road and properties bearing Sy. Nos. 398/10 and 11;
- South : By the properties bearing Sy. Nos. 398/17 and 398/17-A;
- East : By the properties bearing Sy. Nos. 398/14-A and 398/14-B and 398/14;
- West : By the Public road;

The said property shall hereinafter referred to as the
SAID BIGGER PROPERTY



SCHEDULE-II

ALL THAT PLOT admeasuring 1047 square meters, bearing survey no. 398 sub division 12-D, being a separate, distinct and disannexed part/plot of the SAID BIGGER PROPERTY more particularly described in SCHEDULE I hereinabove and bounded as under:-

EAST : by proposed road

WEST : by public road.

NORTH : by the properties bearing Survey Nos. 398/12-H and 398/12-F.

SOUTH : by proposed road.

The said property shall hereinafter referred to as the
SAID PROPERTY

TRACING OF PARTIES TITLE:

1. The SAID BIGGER PROPERTY is neither described nor inscribed in the Land Registration Records. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was



maintained. Portuguese Regime in Goa continued upto 1961 and post 1961, the Land Registration records are not updated. However the said records are still recognized by the Courts and departments for the purpose of title to the property. In terms of the system then prevailant, every property had a description number which describes the property and a corresponding inscription number which records the name of the owner of the same which document is referred to as Description & Inscription Certificate. In terms of the Portuguese Law which is still applicable in Goa and in terms of the principles of law laid down by the courts in Goa, the Inscription & Description Certificate (Land Registration Certificate) is a title document for all legal and practical purposes and therefore the same is a vital document for assessment of title to the property.



2. Registo Do Agrimensor reveals that the **SAID BIGGER PROPERTY** known as **CHINVARICHI ADDI** bearing old Cadastral Survey No. **467** originally belonged to Maria Adelaide Eslinmarida Esmeralda Rodrigues Drago, widow of Diogo Antonio Matias Gomes Drago.
3. Correspondence Certificate dated 11/02/2020 bearing No. 9(02)-09/DSLIR-2020/591 issued by Domiana Nazareth, Supdt. of Survey & Land Records, Panaji - Goa reveals that the **SAID BIGGER PROPERTY** bearing old Cadastral Survey No. **467(Part)** corresponds to survey No. **398/12(Part)** of Village Anjuna, Bardez - Goa.
4. *The Correspondence Certificate issued by Directorate of Settlement and Land Records would establish the co-relation between the old cadastral survey record and the present Goa*



Settlement records and assists in identifying the property for the purpose of due diligence.

5. Cadastral Survey Records and Registo Do Agrimensor are land records which were promulgated during the Portuguese Regime under theCodigo De Registo Rules. Under the said Rules, the said cadastral Survey Records and Registo Do Agrimensor were prepared on the basis of Ownership of the property and not just on the basis of possession. Although the said Registo is not a document of title, the same is indicative of the ownership status at the time of the survey.
6. The said Cadastral Survey No. **467** read with the Registo Do Agrimensor along with Correspondence Certificate establishes that the **SAID BIGGER PROPERTY** originally belonged to Maria Adelaide Eslinda Esmeralda Rodrigues Drago, widow of Diogo Antonio, Matias Gomes Drago.



7. Inventory Proceeding bearing No. 42/2021/G initiated before the Civil Judge Junior Division at Mapusa reveals as under :

(i) **That** the said Diogo Antonio Matias Gomes Dragon and his wife, Mrs. Maria Adelaide Eslinda Esmeralda Rodrigues both passed away on 03/07/1933 and 16/05/1959 respectively leaving behind the following heirs:

(a) Mr. Hermenegildo Marcos Antonio Drago alias Ermigil Drank alias Ermegil Drank alias Ermigin Udrag married to Mrs. Maria Argentina Drago

(b) Mr. Antonio Jose Drago married to Mrs. Rufina Drago e Rodrigues

(c) Miguel Antonio Drago

(d) Rv. Sr. Maria Conceicao Drago

(ii) **That** the said Mr. Hermenegildo Marcos Antonio Drago alias Ermigil Drank alias Ermegil Drank alias Ermigin Udrag and his wife, Mrs. Maria

Argentina Drago both passed away leaving behind their following heirs:

(a) Mr. Didacus Antonio Francisco Drago married to Maria Domenika Drago Gehr

(b) Philipa Drago e Janjua

(c) Paulina Drago e Dias

(d) Philomena Drago e Johnson

(e) Lloyd Michael Anthony Drago

(f) Patricia Drago e Dobes

(iii) **That** the said Patricia Drago e Dobes passed away leaving behind her sole and universal heir namely, Anja Katerina Dobes.

(iv) **That** the said Mr. Antonio Jose Drago and his wife, Mrs. Rufina Drago e Rodrigues both passed away leaving behind the following heirs:

(a) Antoinette Drago e Rodrigues

(b) Theresa Drago e Roque

(c) Anthony Joseph Drago

(v) **That** the said Miguel Antonio Drago passed away in the Status of a bachelor



8. Deed of Sale dated 31/03/1984 reveals that the said Hermenegildo Marcos Antonio Francisco Maria Gomes Drago alias Hermenegildo Marcos Antonio Drago alias Ermegil Drank alias Hermenegildo Drago and his wife, Mrs. Josephina Antonieta Argentina Carvalho e Drago have sub-divided the **SAID BIGGER PROPERTY** into number of plots.

9. Vide Deed of Sale dated 31/03/1984, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 456 at pages 201 to 205 of Book No. I, Volume No. 209 dated 22/07/1985, the said Hermenegildo Marcos Antonio Francisco Maria Gomes Drago alias Hermenegildo Marcos Antonio Drago alias Ermegil Drank alias Hermenegildo Drago and his wife, Mrs. Josephina Antonieta Argentina Carvalho e Drago sold PLOT NO. 4, admeasuring 473 sq. mts. forming part of the **SAID BIGGER**



PROPERTY in favour of Mrs. Maria Angela Augustia
D'Souza alias Jacinta D'Souza.

10. Vide Deed of Sale dated 17/11/1984, registered
before Sub-Registrar of Bardez, Mapusa - Goa under
Registration No. 260 at pages 360 to 363 of Book
No. I, Volume No. 220 dated 09/04/1986, the said
Herminegildo Marcos Antonio Francisco Maria
Gomes Drago alias Hermenegildo Marcos Antonio
Drago alias Ermegil Drank alias Hermenegildo Drago
and his wife, Mrs. Josephina Antonieta Argentina
Carvalho e Drago sold PLOT NO. 7, admeasuring
612 sq. mts. forming part of the **SAID BIGGER
PROPERTY** in favour of Mr. Efermiano D'Souza and
his wife, Mrs. Maria Santana Dias e D'Souza.

11. Vide Deed of Sale dated 11/12/1984, registered
before Sub-Registrar of Bardez, Mapusa - Goa under
Registration No. 349 at pages 238 to 242 of Book
No. I, Volume No. 242 dated 30/05/1986, the said



Herminegildo Marcos Antonio Francisco Maria
Gomes Drago alias Hermenegildo Marcos Antonio
Drago alias Ermegil Drank alias Hermenegildo Drago
and his wife, Mrs. Josephina Antonieta Argentina
Carvalho e Drago sold PLOT NO. 16, admeasuring
646 sq. mts. forming part of the **SAID BIGGER
PROPERTY** in favour of Mr. Bonifacio Maxie
D'Souza.

12. Vide Deed of Sale dated 22/01/1985, registered
before Sub-Registrar of Bardez, Mapusa - Goa under
Registration No. 515 at pages 254 to 258 of Book
No. I, Volume No. 218 dated 23/09/1986, the said
Herminegildo Marcos Antonio Francisco Maria
Gomes Drago alias Hermenegildo Marcos Antonio
Drago alias Ermegil Drank alias Hermenegildo Drago
and his wife, Mrs. Josephina Antonieta Argentina
Carvalho e Drago sold PLOT NO. 8, admeasuring
526.50 sq. mts. forming part of the **SAID BIGGER**



PROPERTY in favour of Mrs. June Aloyson
Fernandes

13. Vide Deed of Sale dated 20/12/1985, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 1206 at pages 335 to 338 of Book No. 1, Volume No. 249 dated 22/12/1985, the said Herminegildo Marcos Antonio Francisco Maria Gomes Drago alias Hermenegildo Marcos Antonio Drago alias Ermegil Drank alias Hermenegildo Drago and his wife, Mrs. Josephina Antonieta Argentina Carvalho e Drago sold PLOT NO. 9, admeasuring 533.25 sq. mts. and PLOT NO. 14, admeasuring 533.25 sq. mts. forming part of the **SAID BIGGER PROPERTY** in favour of Mr. Sebastian Michael Dias and his wife, Mrs. Linda Remidiana Milagrina Antonieta Dias.

14. Vide Deed of Sale dated 20/12/1985, registered before Sub-Registrar of Bardez, Mapusa - Goa under



Registration No. 1207 at pages 339 to 343 of Book No. I, Volume No. 249 dated 07/12/1987, the said Hermenegildo Marcos Antonio Francisco Maria Gomes Drago alias Hermenegildo Marcos Antonio Drago alias Ermegil Drank alias Hermenegildo Drago and his wife, Mrs. Josephina Antonieta Argentina Carvalho e Drago sold PLOT NO. 15, admeasuring 521 sq. mts. forming part of the **SAID BIGGER PROPERTY** in favour of Miss Julie Satina D'Souza.

15. Vide Deed of Sale dated 19/04/2007, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 2103 at pages 252 to 264 of Book No. I, Volume No. 2094 dated 23/04/2007, the said Ms. June Allyson Fernandes alias June Alice Fernandes sold PLOT NO. 8, admeasuring 526 sq. mts., bearing Survey No. 398/12-D, forming part of the **SAID BIGGER PROPERTY** in favour of Mr. Mario C. Crasto.



16. Vide Deed of Sale dated 19/04/2007, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 2104 at pages 265 to 276 of Book No. 1, Volume No. 2094 dated 23/04/2007, the said Mrs. Julie Satina D'Souza e Fernandes and her husband, Mr. Jerome Kenneth Fernandes sold PLOT NO. 15, admeasuring 521 sq. mts., bearing Survey No. 398/12-G, forming part of the **SAID BIGGER PROPERTY** in favour of Mr. Mario C. Crasto.

17. Judgement and Order dated 16/01/2009 passed in the Case No. 9/IS&LR/MAP/AMAL/4/2008 by the Court of the Inspector of Survey & Land Records, City Survey Mapusa - Goa reveals that the said Mr. Mario C. Crasto filed an application dated 01/09/2008 for amalgamation of the said PLOT NO. 8, admeasuring 526 sq. mts., bearing Survey No. 398/12-D and PLOT NO. 15, admeasuring 521 sq. mts., bearing Survey No. 398/12-G forming part of the **SAID BIGGER PROPERTY** and vide Judgement



and Order dated 16/01/2009 passed in the Case No. 9/IS&LR/MAP/AMAL/4/2008 by the Court of the Inspector of Survey & Land Records, City Survey Mapusa - Goa, the said PLOT NO. 8, admeasuring 526 sq. mts., bearing Survey No. 398/12-D and PLOT NO. 15, admeasuring 521 sq. mts., bearing Survey No. 398/12-G forming part of the **SAID BIGGER PROPERTY** was amalgamated and one Survey No. 398/12-D, totally admeasuring 1047 sq. mts., of Village Anjuna, Bardez - Goa was obtained which amalgamated plot is hereinafter referred to as the **SAID PROPERTY** and more particularly described in SCHEDULE I hereinabove.

18. Vide Conversion Sanad dated 23/09/2020 bearing No. 4/238/CNV/AC-III/2017/800 issued by Office of the Additional Collector-III, North Goa District, Mapusa - Goa the **SAID PROPERTY**, admeasuring about **1047 sq. mts.** of Village Anjuna, Bardez -



Goa was converted for the purpose of Residential with 60 F.A.R.

19. Upon the death of the said Diogo Antonio Matias Gomes Dragon and his wife, Mrs. Maria Adelaide Eslinda Esmeralda Rodrigues, Inventory Proceedings bearing No. 42/2021/G was filed before the Court of the Civil Judge Junior Division at Mapusa - Goa by the said Didacus Anthonio Francisco Drago and the **SAID BIGGER PROPERTY** bearing Survey No. 398/12 of Village Anjuna, Bardez - Goa was listed at ITEM NO. 1.

20. The **SAID BIGGER PROPERTY** bearing Survey No. 398/12 of Village Anjuna, Bardez - Goa listed at ITEM NO. 1 was taken in auction by the said Didacus Anthonio Francisco Drago married to Maria Domenika Drago Gehr which was confirmed vide Judgement and Decree dated 02/07/2021 passed in Inventory Proceeding bearing No. ~~42/2021~~/G by the



Court of the Civil Judge Senior Division at Mapusa -
Goa.

21. The Inventory Proceeding bearing No. 42/2021/G initiated before the Civil Judge Junior Division at Mapusa reveals that the **SAID BIGGER PROPERTY** bearing Survey No. **398/12** of Village Anjuna, Bardez - Goa listed at ITEM NO. 1 and the SAID PROPERTY bearing Survey No. **398/15** of Village Anjuna, Bardez - Goa listed at ITEM NO. 2 were registered in Bardez in the Land registration Office under Description No. 32207 of Book No. B-82 page No. 196 and Inscription No. 25676, Book No. G-32, page No. 16V is seems to be error.

22. Public Notice in respect of the **SAID PROPERTY**, admeasuring about **1047 sq. mts.** was published in Gomantak (Marathi) and Navhind Times dated 09/04/2022 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the **SAID**



PROPERTY, admeasuring about **1047 sq. mts.** by the said Mr. Mario C. Crasto. No objections were received in pursuance to the SAID notice within the stipulated period.

23. Vide Deed of Sale dated 02/06/2022, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3359-2022 dated 29/07/2022, the said Mr. Mario Christopher Crasto alias Mario C. Crasto sold the **SAID PROPERTY**, admeasuring about **1047 sq. mts.** of Village Anjuna, Bardez - Goa in favour of **KIBANA HOMES**, A Partnership Firm.

24. Manual Form I & XIV, Form III and Form IX are Revenue Records prepared under the applicable Goa Land Revenue Code

Form III:

in respect of the **SAID BIGGER PROPERTY** bearing Survey No. **398/12** of Village **Anjuna**, Bardez - Goa

clearly shows the name of Ermijil Drank as occupant in the Occupants column.

Form IX:

in respect of the **SAID PROPERTY** bearing Survey No. **398/12-D** of Village **Anjuna**, Bardez - Goa clearly shows the name of June Fernandes as original Occupant in Occupants Column.

Manual Form I & XIV:

in respect of the **SAID PROPERTY** bearing Survey No. **398/12-D** of Village **Anjuna**, Bardez - Goa clearly shows the name of June Fernandes as original Occupant in Occupants Column and after deleting the said name, the name of Mario C. Crasto was added.

in respect of the **SAID PROPERTY** bearing Survey No. **398/12-G** of Village **Anjuna**, Bardez - Goa clearly shows the name of Julie D'Souza as original Occupant in Occupants Column and after deleting the said name, the name of Mario C. Crasto was added.



25. Under Section 105 of the Goa Land Revenue Code, a person reflected in Form I & XIV is presumed to be in possession of the property unless rebutted by cogent evidence in a Court of Law. The survey records were created in the year 1971 to 1975 and the entries are relatable to the said period of 1971 to 1975.

26. I have inspected originals of the following documents:

- (a) Deed of Sale dated 20/12/1985, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 1207 at pages 339 to 343 of Book No. I, Volume No. 249 dated 07/12/1987
- (b) Deed of Sale dated 19/04/2007, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No.



2104 at pages 265 to 276 of Book No. I,
Volume No. 2094 dated 23/04/2007

(c) Deed of Sale dated 19/04/2007,
registered before Sub-Registrar of Bardez,
Mapusa - Goa under Registration No.
2103 at pages 252 to 264 of Book No. I,
Volume No. 2094 dated 23/04/2007

(d) Deed of Sale dated 02/06/2022,
registered before Sub-Registrar of Bardez,
Mapusa - Goa under Registration No.
BRZ-1-3359-2022 dated 29/07/2022

27. I have inspected **Certified** copy of the Deed of Sale
dated 22/01/1985, registered before Sub-Registrar
of Bardez, Mapusa - Goa under Registration No. 515
at pages 254 to 258 of Book No. I, Volume No. 218
dated 23/09/1986.

28. In light of above, considering the fact that the
Registo Do Agrimensor, Auto De Demarcacao,



Correspondence Certificate dated 11/02/2020, Manual Form I & XIV, Form III, Form IX, Deed of Sale dated 31/03/1984, Deed of Sale dated 17/11/1984, Deed of Sale dated 11/12/1984, Deed of Sale dated 22/01/1985, Deed of Sale dated 20/12/1985, Deed of Sale dated 20/12/1985, Deed of Sale dated 19/04/2007, Deed of Sale dated 19/04/2007, Judgement and Order dated 16/01/2009 passed in the Case No. 9/IS&LR/MAP/AMAL/4/2008 by the Court of the Inspector of Survey & Land Records, City Survey Mapusa - Goa and Deed of Sale dated 02/06/2022 and the Survey Records in respect of the **said Property**, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners and considering the fact that No Objection has been received in pursuance to the public notice, I am of the opinion that the said **KIBANA HOMES**, A Partnership Firm has clear and marketable title in

respect of the **SAID PROPERTY**, admeasuring about
1047 sq. mts. of Village Anjuna, Bardez - Goa

IV. In addition to above, I have to make the
following observations:

1. No tenants/Mundkars are reflected in the
survey records of the said property.
2. The Urban Ceiling Act is not applicable to the
State of Goa.
3. Conversion Sanad dated 23/09/2020 bearing
No. 4/238/CNV/AC-III/2017/800 issued by
Office of the Additional Collector-III, North
Goa District, Mapusa - Goa reveals that the
SAID PROPERTY, admeasuring about **1047
sq. mts.** of Village Anjuna, Bardez - Goa was
converted for the purpose of Residential with
60 F.A.R.



V. EVIDENCE OF POSSESSION:-

The **SAID PROPERTY** bearing Survey No. 398/12-D reflects the name of Kibana Homes in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the ownership of the present owners in respect of the **SAID PROPERTY**.

VI. ENCUMBRANCE ON PROPERTY:-

I have taken search in the Office of the Sub-Registrar of Mapusa, Bardez - Goa and have not found any registered mortgages in respect of the said property. Nil Encumbrance Certificate dated 30/11/2022 bearing No. 2876/2022 in respect of the **said Property** is furnished to establish that there is no encumbrance in the **said Property**.

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that **KIBANA HOMES**, A Partnership Firm has clear and marketable title in respect of the **SAID**



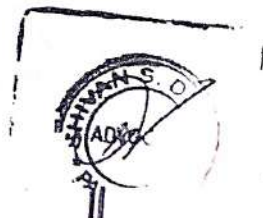
PROPERTY, admeasuring about 1047 sq. mts. of
Village Anjuna, Bardez - Goa

➤ General Qualifications and Assumptions

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out at 'I' above.
- For the purpose of issuing this report on title:
 - (a) I have not carried out a negative search in respect of litigations (i) in relation to the **SAID PROPERTY** and/or (ii) against the larger property; and
 - (a) I have taken the title documents under which Maria Adelaide Eslinmarida Esmeralda Rodrigues Drago, widow of Diogo Antonio Matias Gomes Drago acquired the land as root of title.
- For the purpose of issuing this report on title, I have assumed:



- (a) the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, asset out at 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;
- (a) that the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force;
- (b) that all the documents relating to the **SAID PROPERTY** and furnished to me have been validly executed and delivered by the parties to them;
- (c) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- (d) that there are no pending litigations in respect of the **SAID PROPERTY**; and



(c) that names of persons spelt differently in different documents in respect of the **SAID PROPERTY** are the same person.

- The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
- This report on title is confined to the **SAID PROPERTY** only.
- The search conducted at the Office of the Sub-Registrar of Mapusa, Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.



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- The availability/existence of the access to the **SAID PROPERTY** is not within the scope of this report.
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

Place:-Panaji-Goa.

Date:- 06/12/2022



(Adv. Shivan S. Desai)