

Name:- M/S. GOAN REAL ESTATE AND
CONSTRUCTION PVT. LTD. Having its office at Dynamix
House, Yashodhan, Gen. A.K. Vaidya Marg, Goregaon (E),
Mumbai- 400063

Description:- Independent Report on title and scrutiny of
document handed over by Shri. Pravin Fernandes C/o.
M/s. Goan Real Estate and Construction Pvt. Ltd.

PART - I

I. PRELIMINARY:

Ia.) The present subject matter of this report concerns a plot
of land which forms a portion of the larger property which
is known and identified as "RAUTALEM GIN" also spelled
as "Rautalem Jin" which constitutes a partitioned plot
admeasuring an area of 5530 sq. mts. presently having a
distinct survey No. 34/4-D of Village Bambolim of Tiswadi

Taluka which was forming a part of the larger property identified as "RAUTALEM GIN" which was described in the Land Registration Office of Ilhas under No. 10165 at pages 20 overleaf of Book B-27 (New) and was enrolled in the Taluka Revenue office under Matriz No. 276 and 279

Remark: The owner has informed me that an area of 500 sq. mts. has been conceded in favor of PWD by virtue of NOC executed in favor of the said department.

Ib.) Further upon reference to the above- mentioned landed property which is surveyed under Survey no. 34/4-D Village Bambolim, admeasuring 5530 square meters which is forming a part of the larger property which is described in the Land Registration Records of Ilhas, Panaji under No. 10165 at pages 20 overleaf of Book B-27 (New) and was enrolled in the Taluka Revenue office under Matriz No. 276 and 279 located within the jurisdiction of village Panchayat of Curca Bambolim of Tiswadi Taluka, North Goa District,



State of Goa, an examination is done on the aspect of origin of property and its final devolution of title qua the said property which shall be herein after referred to as "Said Property" and more particularly described under the heading "IV. Description of Property"

II. METHODOLOGY FOR PREPARING THE REPORT:

The present report has been prepared by scrutinizing the documents relating to title which has been provided and procured from Government/semi-government and statutory authorities within the State of Goa. The validity of documents are determined viz-a-viz the laws applicable as on date of preparing the report.

III. SHORT TITLES AND DEFINITIONS:

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- i.) Owner of the subject property shall mean M/s. Goan Real Estate and Construction Pvt. Ltd where ever the context shall require;
- ii.) Subject/Said property: Shall mean landed property which forms a part of the larger landed property which as per Land Registration records during the Portuguese regime was denominated as ""RAUTALEM GIN"" which is situated in the village Bambolim, in Taluka Tiswadi of North District in the State of Goa. The said property/subject land has an area of 5530 sq. mts. which forms a part of the larger property comprising of various sub - division numbers in respect of survey No. 34 of Village Bambolim having an aggregate area of 34,950.00 as per the survey records available.

IV. DESCRIPTION OF LANDED PROPERTIES:

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The original landed property comprises of a holding which is identified as follow:

A. ALL THAT property which is known and identified as "RAUTALEM GIN" admeasuring an area of 34,950 sq. mts. which was a larger property identified as "RAUTALEM GIN" which was described in the Land Registration Office of Ilhas under No. 10165 at pages 20 overleaf of Book B-27 (New) and was enrolled in the Taluka Revenue office under Matriz No. 276 and 279 and then surveyed under No. 34/1, 34/4, 35/2 and 35/5 of Village Bambolim. and the same is bounded as follows:

On the East: By Survey No.34/2

On the West: By public road.

On the North: By property bearing Sy. No. 33

On the South: By property bearing Sy. No. 35/1

Remark: The above description of the landed property is given on the basis of Deed of sale dated 02/08/1995 bearing Registration No.1705 at pages 36 to 337 of Book - I, Vol. No. 455

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The property which is subject matter of present title report is described as follows:

B. ALL THAT portion of the larger property which is known and identified as "RAUTALEM GIN" which constitutes a partitioned plot admeasuring an area of 5530 sq. mts. presently having a distinct survey No. 34/4-D of Village Bambolim of Tiswadi Taluka which was forming a part of the larger property identified as "RAUTALEM GIN" which was described in the Land Registration Office of Ilhas under No. 10165 at pages 20 overleaf of Book B-27 (New) and was enrolled in the Taluka Revenue office under Matriz No. 276 and 279 and the same is bounded as follows:

On the East: By Survey No.42/1

On the West: By property boundary of S. No 34/3

On the North: By Public road MDR-3

On the South: By Public road Nauxim Bambolim- Siridao

**V. ORIGIN OF THE PROPERTY AND FLOW OF
TITLE**



1948

Va.) It is seen that the said larger property was originally owned and possessed by Mr. Pedro Alcantra Gonsalves and his wife Mrs. Perpetua Idinha Roque Gonsalves and who had three children; identified as Mr. Joao Caetano Benjamin Jose Gonsalves who was married to Mrs. Perpetua Idinha Roque Gonsalves, Ms. Maria Sacramento Cristina Conceicao Gonsalves married to Mr. Valentino Bernardo Francisco Ferrao, Mr. Milagrina Gonsalves and Mrs. Maria Dolorosa Feliciano Dominica Gonsalves.

Vb.) The said larger property was allotted to Mr. Joao Caetano Benjamin Jose Gonsalves in terms of a Deed of Partition dated 16/12/1948 registered/recorded in Book No. 399 at pages 76 to 82 in Land Registration of Ilhas, Goa.

1967

Vc.) It is further seen that based on the said deed of partition which is duly registered with the land registration office at the relevant time, the name of said Mr. Joao Caetano

Benjamin Jose Gonsalves stood duly inscribed with regards to the transmission of rights in his favour and the said transmission is duly recorded in the Certificate of Inscription bearing No. 27231 at pages 139 overleaf of Book - G

1971

Vd.) The name of said Mr. Joao Caetano Benjamin Jose Gonsalves has later reflected in the revenue records post survey carried out within the State of Goa.

Ve.) Land acquisition proceedings were initiated by the State Government vide Notification No. 52 Series II, dated 25/03/1971 for the purpose of and as part of MDR3 Road, connecting Dona Paula with Bambolim which was concluded and an Award was passed inter alia for acquiring 1340 sq. mts. land out of Sy. No. 34/1. However; proceedings as envisaged by Notification No. 29 Series II, dated 20/10/1977 for the purpose of acquiring another piece of land within the property bearing Sy. No 34/1



and/or Sy. No. 34/4 as part of Road from proposed MDR 3 Road Nauxi, Bambolim to Siridao never moved further. Also no acquisition proceedings were undertaken for acquiring any land out of S No 34/4 for the purpose of and as part of MDR3 Road connecting Dona Paula with Bambolim.

Vf.) Yet instead of 1340 sq. mts. acquired under the Award, out of the property admeasuring 1988 sq. mts. bearing Sy. No. 34/1 and an additional area admeasuring 883 sq. mts. from the property bearing Sy. No. 34/4 was mutated as if lawfully acquired by the PWD, Works Division II, Panaji - Goa and accordingly identified as property bearing Sy. No. 34/1A and Sy. No. 34/4A. Thus as against 1340 sq. mts. as per Award an area aggregating to 2,871 sq. mts. was wrongly mutated. The plots of land admeasuring 1988 sq. mts. from Sy. No. 34/1 and additional 883 sq. mts. from Sy. No. 34/4 so mutated and numbered as Sy. No. 34/1A and Sy. No. 34/4A



1995

Vg.) the Original Owner/his successor in title had vide registered deed of sale executed on 02/08/1995, bearing registration No. 705, Book No. I, Vol. 36 at pages 337 to 455 which was executed before the Sub-Registrar of Ilhas at Panaji - Goa, sold and transferred to the First Party herein and put them in quiet and peaceful possession of the portions of land admeasuring in aggregate to 31,989.25 sq. mts.

2020

Vh.) The PWD, Works Division II, Panaji - Goa and having not being used actually for construction of MDR-3 etc, one Mrs. Bhawana Vashisht as Purchaser, acquired from the owner herein, an undivided plot of land admeasuring about 2000 sq. mts. forming part of the larger property bearing Sy. No. 34/1 vide Sale Deed dated 10/08/2020 which has been duly registered under No. PNJ-1-1226-2020, registered on 03/09/2020. The said plot admeasuring 2000 sq. mts. which



was transferred to the said Mrs. Bhawana Vashisht was not partitioned and the same continued to bear Sy. No. 34/1

2021

Vi.) Pursuant to the Deed of Exchange executed by and between the owner and the PWD, Works Division II, Panaji - Goa which was duly registered in the office of Sub Registrar under Sr No PNJ-1-208-2021 on 22.01.2021, the owner conveyed in favor of the PWD an aggregate area of land admeasuring 738.00 sq. mts. and 477.00 sq. mts. from S No 34/1 and 271.00 sq. mts. and 599.00 sq. mts. from S No 34/4 in consideration for and in exchange for an aggregate area of land admeasuring 1988 sq. mts. from S. No 34/1A and 252 sq. mts. from S No 34/4A.

Vj.) The present Owner therefore became the owner of aggregate land admeasuring 30,434 sq. mts. in respect of the property bearing Sy. No. 34/1 admeasuring 6272 sq. mts., Sy. No. 34/1A admeasuring 1988 sq. mts. Sy. No. 34/4

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admeasuring 15,422 sq. mts., Sy. No. 34/4A admeasuring 252 sq. mts., Sy. No. 35/2 admeasuring 1750 sq. mts. and Sy. No. 35/5 admeasuring 4750 sq. mts.

Vk.) The said individual as referred in para Vh.) i.e. Mrs. Bhawana Vashisht requested the owner herein to convey in her favor the land admeasuring 788 sq. mts. in respect of property bearing Sy. No. 34/1 and 1075.00 sq. mts. bearing Sy. No. 34/1A aggregating in all an area of 1863 sq. mts. out of the larger property land in consideration for and in exchange the said Mrs. Bhawana Vashisht simultaneously conveying to the present owner the land situated in Sy. No. 34/1 admeasuring an area of 1863 sq. mts. out of the land forming part of the larger property so that upon the execution and registration of the Deed of Exchange, the said Mrs. Bhawana Vashisht would be the owner of land admeasuring 2000 sq. mts.

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VI.) Pursuant to the said transaction which was witnessed in terms of deed of exchange dated 08/04/2021, bearing registration No.PNJ-1-1338-2021, the present owner became entitled to the land admeasuring an aggregate area of 30,434 sq. mts. bearing Sy. No. 34/1 with following denominations in respective survey numbers which are narrated herein after; land admeasuring 7347 sq. mts. in Sy. No. 34/1A, land admeasuring 913 sq. mts. in Sy. No. 34/4, land admeasuring 15422 sq. mts. in Sy. No. 34/4A, land admeasuring 252 sq. mts. in Sy. No. 35/2, land admeasuring 1750 sq. mts. and Sy. No. 35/5 admeasuring 4750 sq. mts.

Vm.) The present owner has thereafter executed a Deed of Sale in favour of M/s. S. S. INFRASTRUCTURE, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932 bearing registration No. 29882 dated 23/08/2017, by conveying in favour of the said entity an area of 1635 sq. mts. which is situated within the land bearing Sy. No. 34/1(P) which forms a part of larger

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property. The said Deed of Sale conveying the land was duly executed in favour of M/s S. S. Infrastructures vide Deed of Sale dated 31/7/2021, executed and registered before the Sub-Registrar of Ilhas Goa under no. PNJ-1-1640-2021, Book 1 document dated 2/8/2021

Vn.) By an order of partition from DSLR dated 5th October, 2021 an area of 599 sq. mts. is shown in the property bearing survey no. 34/4-B and accordingly the name of PWD is reflecting in the occupant's column.

Vo.) By an order of partition dated 5th October, 2021 an area of 477 sq. mtrs. is shown in the property bearing survey 34/1-B and accordingly the name of PWD is reflecting in the occupant's column and area of 738 sq. mtrs. Is shown in the land bearing survey no. 34/1-C of Village Bambolim which was the subject matter of sale deed executed in favour of Mrs. Bhavna Vashist.

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Vp.) The present owner has thereafter sold the portion of land admeasuring an area of 3,990 sq. mtrs. to an individual identified as Shri. Kimti Lal Jain vide Deed of Sale and Conveyance dated 13-12-2021 registered in the Sub Registrar of Ilhas Goa under Document Serial No. 2021-PNJ-2867, Book 1, Document, Registration Number PNJ-1-2723-2021 dated 13-12-2021.

Vq.) By an Order of partition dated 20-12-2021 an area of 963 sq. mts. is shown in the property bearing survey 34/1-E and accordingly the name of PWD is reflecting in the occupant's column and the balance area of 5014 sq. mts. is reflecting in property bearing survey no. 34/1-D which is belonging to Shri Kimti Lal Jain.

Vr.) By an order of partition dated 12-10-2021 an area of 8811 sq. mts is shown in the property bearing survey 34/4-C, further an area admeasuring 5530 sq. mts. is shown in property bearing survey no. 34/4-D out of which 500 sq.

mts. was transferred to PWD by issuing an irrevocable NOC and hence the net area available is 5530 sq. mts. and an area of 214 sq. mts. is shown in property bearing survey no. 34/4-1A

2022

Vs.) The present owner has thereafter sold an area admeasuring 13,561 sq. mts. comprising of 8811 sq. mts. bearing Sy No 34/4-C and 4750 sq. mts. bearing Sy No 35/5 which forms a part of larger property in Survey no. 34/4 and 35/5 of the original deed located in the Village Bambolim, Taluka Tiswadi - Goa, vide Deed of Sale dated 12th day of the month of July, in the year Two Thousand and Twenty Two to Goenka & Associates Educational Trust, registered under Document Serial No. 2022-PNJ-1964, Book 1 Document, Registration Number, PNJ-1-1872-2022 dated 12-07-2022.



2023

Vt.) It is further noticed that the owner has thereafter conveyed an area to the Government of Goa for the purpose of road widening which forms a part of its larger property of Village Bambolim Taluka Tiswadi Goa vide Deed of Sale dated 20-01-2023 registered under Sub Registrar of Tiswadi Goa under Document Sr. No. 2023-PNJ-315, Book 1 Document, under registration No. PNJ-1-294-2023 dated 07-02-2023 as per the schedule listed below:-

- a) Portion of land admeasuring 463 sq.mtrs from Sy. No. 11/1.
- b) Portion of Land admeasuring 850 sq.mtrs from Sy. No. 12/1.
- c) Portion of land admeasuring 552 sq.mtrs from Sy. No. 101/1.
- d) Portion of Land admeasuring 450 sq.mtrs from Sy. No. 100/1
- e) Portion of Land admeasuring 450 sq.mtrs from Sy. No. 35/1.



f) Portion of Land admeasuring 705 sq.mtrs from Sy. No. 15/1.

g)Portion of Land admeasuring 163 sq.mtrs from Sy. No. 37

h)Portion of Land admeasuring 630 sq.mtrs from Sy. No. 34/4.

i) Portion of Land admeasuring 370 sq.mtrs from Sy. No. 34/1.

Totally admeasuring to 4633 sq.mtrs.

2024

Vu.) The owner has further sold the portion of land bearing plot no. 4 admeasuring an area **322** sq. mtrs. bearing Sy. No. 34/1 which forms a part of the larger property to Ms. Nidhi Jain vide deed of sale & conveyance dated 29th December 2023 which is registered in the office of Sub - registrar of Tiswadi Goa having serial No. 2024-PNJ-28 Book 1 bearing registration Number PNJ-1-31-2024.

The final tally taking into consideration the above transactions is as follows:



AREA STATEMENT		
Area as per Form I &XIV		11475
A	Survey No. 34/1	
(i)	Area sold to Mrs. Bhavna Vashist	2000
(ii)	Area sold to SS Infrastructure Pvt. Ltd.	1635
(iii)	Area sold to Mr. Kimti Lall Jain	3990
(iv)	Area sold to Ms. Nidhi Jain	322
(v)	Area conveyed to PWD (for road widening)	1585
(vi)	Balance area with GRECPL-34/1-E	648
(vii)	Area of internal road and left out corner (substation) 34/1	1295
Area as per Form I &XIV		16975
B	Survey No. 34/4	
(i)	Area sold to GAET	8811
(II)	Area conveyed to PWD (for road widening and water tank)	2938
(iii)	Area with GRECPL (34/4-D)	5530
(IV)	Area under sy. no. 34/1-A-1	214
Area as per Form I &XIV		4750

C	Survey No. 35/5	
(i)	Area sold to GAET	4750
Area as per Form I &XIV		1750
D	Survey No. 35/2	
(i)	With GRECP	1750

VI. CONCLUSION/FINDINGS:

VI.a) After considering the facts which are narrated herein above sequence wise, I have come to the following conclusion.

- i. The origin and history of the subject landed property which as per Land Registration records during the Portuguese regime can be traced to the year 1948 and the said property was originally denominated as "RAUTALEM GIN" situated at Bambolim,



bearing survey under Survey No. 34/1, 34/4, 35/2 and 35/5 of Village Bambolim, admeasuring 34,950 square meters which is described in the Land Registration Records of Ilhas, Panaji under 10165 at pages 20 overleaf of Book B-27 (New) and was enrolled in the Taluka Revenue office under Matriz No. 276 and 279 located within the jurisdiction of village Panchayat of Curca Bambolim of Tiswadi Taluka, North Goa District, State of Goa.

- ii. The Subject property was originally owned by Mr. Pedro Alcantra Gonsalves and thereafter his legal heirs. The said larger property was allotted to Mr. Joao Caetano Benjamin Jose Gonsalves in terms of a Deed of Partition dated 16/12/1948 registered/recorded in Book No. 399 at

pages 76 to 82 in Land Registration of Ilhas,
Goa.

- iii. The present owner had purchased the larger property vide a registered deed of sale in the year 1995 and thereafter there are series of transactions whereby the larger property has been sold to various individuals and further various acquisitions have also taken place at the instance of the State Government through the PWD.
- iv. The final remainder portion out of the larger property is the present subject plot which is lawfully owned and possessed by the present owner.
- v. Thus upon scrutinizing the documents and based on the narration given herein above, I am of the considered opinion that the flow of title in favor of the present owner has



been clearly established in respect of the landed property which is known as "RAUTALEM GIN" situated at Bambolim, which is surveyed under Survey No. 34/4-D of Village Bambolim, admeasuring an area of 5530 square meters which is described in the Land Registration Records of Ilhas, Panaji which was described in the Land Registration Office of Ilhas under No. 10165 at pages 20 overleaf of Book B-27 (New) and was enrolled in the Taluka Revenue office under Matriz No. 276 and 279, has been very clearly established. However the owner is in actual possession of an area admeasuring 5030 sq. mts. in lieu of conceding an area to the extent of 500 sq. mts. in favor of PWD.

I am further of the opinion that the ownership of M/s. Goan Real Estate and Construction Pvt. Ltd. with respect to the



land bearing Sy. No. 34/4-D B admeasuring 5030 Sq. Mts. has been clearly established and the said company is having a clear and marketable title with respect to the said property. The documents listed herein below establish the flow of title from its original owner to the present owner M/s. Goan Real Estate and Construction Pvt. Ltd. who is in legal occupation and enjoying the property as a title holder.

VII. Zoning Certificate: - It is seen that vide communication dated 04/08/2021 bearing Reference No. TIS/1/2/ZON/1965/BAM/TCP/2021/1374 the Department of Town and Country Planning has identified the property as Settlement Zone.

VIII. TECHNICAL CLEARANCES:

VIII.a.) The present owner has obtained a conversion sanad with respect to property bearing survey No. 34/4, 35/2 and 35/5 admeasuring an area of 22,174 sq.

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mts. vide communication dated 06/08/2021 bearing No. RB/CNV/TIS/AC-1/04/2019 issued by the office of collector North Goa.

VIII.b.)M/s. Goan Real Estate and Construction Pvt Ltd. has obtained Technical Clearance Order vide communication dated 14/03/2024 bearing Ref. No. TIS/10722/BAM/TCP/2024/150 for the purpose of carrying out the proposed construction of two blocks of residential buildings.

VIII.c.) The owner has also obtained the construction license from the Office of Village Panchayat of Bambolim & Talaulim, Tiswadi - Goa dated 17/05/2024 bearing Ref. No. VP/CBT/2024-25/Const/274 which permits the First Party to carry out the development activities within the property bearing Sy. No. 34/4-D of Village Bambolim.



VIII.d.)The owner has also obtained NOC from Sanitary point of view for proposed construction of buildings from the Directorate of Health Services, Government of Goa vide communication dated 22/03/2024 bearing No. DHS/2024/DHS0901/00033/57

IX. REPORT ON SURVEY RECORDS PERTAINING TO THE SUBJECT PROPERTY:

- a.) The Form - I & XIV in respect of the property bearing Sy. No. 34/4-D of Bambolim reflects the name of present owner in occupants column against Mutation No. 36428
- b.) It is observed by me that the inspector of survey and land records, Tiswadi Panaji - Goa has passed an Order in case no. 3-ISLR-TIS-PART-253-21 partitioning an

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area admeasuring 5530 sq. mts. amongst others in terms of the partition plan prepared by the filed surveyor of the office of ISLR. The said Order further mentions that the new portion of land with respect to an area of 5530 sq. mts. shall bear new sub division No. 4-D of survey No. 34/4 of Village Bambolim, Tiswadi Taluka.

Remark: Since an area of 500 sq. mts. has been conceded in favor of the PWD (Government of Goa) the present owner is in actual and physical possession of an area to the extent of 5030 sq. mts. in respect of the said survey number.

- c.) It is brought to my notice that in Mutation case No. 61/96 objections came to be filed by Mrs. Aurea Laurence and Mr. Lucio F.P.P Gonsalves dated 25/10/1996 which came to be dismissed vide a reasoned Order passed by the Mamlatdar of Tiswadi on 31/03/1997 which further confirms the fact that the original owner



was in lawful occupation of the subject land.

- d.) Nil Certificate of Encumbrance in respect of the Property surveyed under 101/3 may be obtained to check if there are any encumbrances on the said property.

X. SUGGESTIONS:

NIL

Exceptions:

- The report is prepared based on the documents submitted the list whereof is enclosed herewith.

- In case any clarification is required to any part of this report the same should be availed within a reasonable time.



Disclaimers and limitations:

- a.) ARCHITECTURAL ASPECT: Kindly take note that there are no advises/opinion offered on any architectural aspects, the report does not cover any architectural due diligence or review on any aspects in respect of the said Land as the same are within the domain of an architect / surveyor. It is advisable to appoint an independent architect and carry out the architectural due diligence in respect of the said Land to ascertain the FSI used or intended to be used on the said Land, whether the said Land is affected by any reservation or road set back or land acquisition proceedings, whether the development being carried out on the said Land is in accordance with the applicable Development Control Regulations and

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other applicable laws and regulations. The Client is also requested to examine the building permissions, approvals, clearances (including zoning permissions, ULC permission, sub-division order, environmental clearances, commencement certificate etc.) obtained / to be obtained in respect of the project to be constructed on the Land through an independent Architect.

- b.) LITIGATION : Verification of subsisting litigation in respect of properties is often difficult on account of various reasons including that (i) such litigation can be instituted in different forums depending on the reliefs sought; (ii) litigation records maintained by Courts and other authorities (judicial or otherwise) are

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neither updated nor maintained descriptively and are also not easily available / accessible; (iii) no registers are maintained in respect of matters referred to arbitration.

c.) ASSUMPTIONS AND DISCLAIMERS :

(i) I have relied upon the Title documents submitted to me by you and you therefore requested to independently refer and verify the Originals of documents which are referred in the present report.

(ii) To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the

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contents of such reports,
memoranda, lists, information,
opinions or advice;

- (iii) This Report is issued for the sole use of the Client and without my consent it is not to be referred to and relied upon by any other person whomsoever. The contents of this Report are confidential. Neither this Report or the Title Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than by the Client, its professional advisors, officers and employees, without our express written consent.

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We accept no responsibility or legal liability to any person other than to the Client in relation to the contents of this Report or the Title Report even if this Report or the Title Report has been disclosed with our consent;

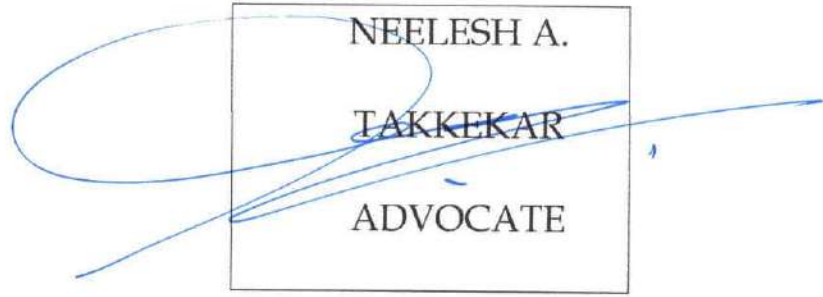
- (iv) The maximum aggregate liability to the Client arising from or in relation to this Report (in contract, tort, negligence or otherwise howsoever arising) shall not in any circumstances exceed the professional fee payable to us for this specific mandate

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Given under my hand on this 04th day of the Month June of
year 2024 at Panaji - Goa.

Drafted and prepared by

NEELES H A.
TAKKEKAR
ADVOCATE



XI. LIST OF DOCUMENTS PERUSED:

1. Deed of Sale dated 02/08/1995 bearing registration No. 1105 at pages 36 to 337 of Book - I Vol. No. 455
2. Deed of Partition dated 16/12/1948 registered / recorded in book No. 399 at pages 76 to 82 in Land Registration of Ilhas - Goa.
3. Deed of Sale executed on 02/08/1995 bearing registration No. 705 of Book No. I, Vol. No. 36 at pages 337 to 455 executed before the sub - registrar of Ilhas Panaji - Goa.
4. Deed of Sale dated 10/08/2020 registered under No. PNJ-1-1226-2020 registered on 03/09/2020
5. Deed of Exchange registered under serial No. PNJ-1-208-2021 on 22/01/2021 registered under serial No. PNJ-1-208-2021
6. Deed of Exchange dated 08/04/2021, bearing registered No. PNJ-1-1338-2021
7. Deed of Sale dated 31/ 07/2021 executed and registered before the Sub - Registrar of Ilhas Goa



- under No. PNJ-1-1640-2021, Book 1 document dated 02/08/2021
8. Deed of Sale dated 12/07/2022 registered under serial No. 2022-PNJ-1964, Book 1 document dated 12/07/2022
 9. Deed of sale dated 20/01/2023 registered under serial No. 2023-PNJ-315 of Book 1 document bearing registration No. PNJ-1294-2023 dated 07/02/2023
 10. Deed of Sale dated 29/12/2023 registered under serial No. 2024-PNJ-28 of Book 1 bearing registration No. PNJ-1-31-2024
 11. Zoning certificated dated 04/08/2021 bearing
Reference No.
TIS/1/2/ZON/1965/BAM/TCP/2021/1374
 12. Technical Clearance Order vide communication dated 14/03/2024 bearing Ref. No. TIS/10722/BAM/TCP/2024/150
 13. NOC vide communication dated 22/03/2024 bearing No. DHS/2024/DHS0901/00033/57



14.Sanad vide communication dated 06/08/2021

bearing No. RB/CNV/TIS/AC-1/04/2019

15.Form - I & XIV in respect of the property bearing Sy.

No. 34/4-D

16. Order in case no. 3-ISLR-TIS-PART-253-21 passed by

the Inspector of survey and land records of Tiswadi

Panaji - Goa.

17.Description certificate described under No. 10165 at

pages 20 overleaf of Book B-27 New in the Land

Registration office Ilhas Taluka, Goa.

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CERTIFICATE

This is to certify that upon the instructions of M/S. GOAN REAL ESTATE AND CONSTRUCTION PVT LTD, having its registered office at Dynamix House, Yashodhan, Gen. A.K. Vaidya Marg, Goregaon (E), Mumbai- 400063, I have prepared the report of title and scrutiny of documents which were furnished to me and I state that what is stated in the report on pages 1 - 38 are my observations based on documents which are handed over to me.

Dated: 04/06/2024.

Panaji - Goa.



Neelesh A. Takkekar