



Dated: 17/07/2023

To,

M/s D. Pal Buildcon Pvt. Ltd.

Through its Director

Mr. Dharm Pal Kukreja

12/5, Palmohan Apartment,

Club Road, Punjabi Bagh West Delhi 110026

CERTIFICATE OF TITLE

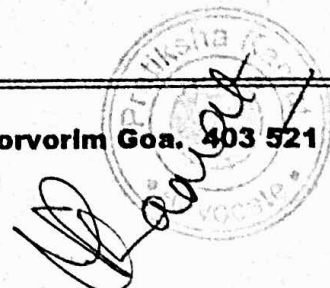
Description of the First Property : -

ALL THAT Property known as "KITLA" also known as "VANGOD" also known as "VANDODDO" situated at Ubo Vaddo, Salvador Do Mundo, Bardez, Goa and surveyed under Survey No.254/6 of Village Salvador do Mundo, Bardez, Goa admeasuring 1525 sqmts and the said property is described in the Land Registration Office under No.14133 of Book B-37 New nor enrolled in the Taluka Revenue Office and is bounded as under:

On the North: By the property bearing Survey No.174/1-B and remaining part of Survey No.174/1;

On the South: By the property bearing Survey No.175/6, 7, 8, 9 & 10;

On the East: By the property bearing Survey No.174/24;





On the West: By existing Nallah.

Description of the Second Property :-

All that piece and parcel of land admeasuring 1650 sq mts bearing Survey No.254/7, forming the part of the larger property known as 'KITLA' or 'AFRAMENTO' or 'VANGOD', situated at Ubo Dando Ward, Salvador do Mundo, within the local limits of the Village Panchayat of Salvador do Mundo, Taluka Bardez, Sub District of Bardez, District of North Goa in the State of Goa, described in the Land Registration Office of Bardez under Description No.10653 at folio 69 of Book B-28 new and enrolled in the Taluka Revenue Office under Matriz No.390 of second circumscription, bearing Old Cadastral Survey No.11968 and bounded as under:-

On or towards the East: By the property surveyed under Survey No.254/6;

On or towards the West: By pathway/road;

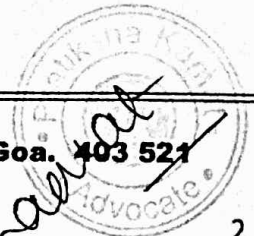
On or towards the North: By the property surveyed under Survey No.254/6; and

On or towards the South: By public road.

II Description of documents scrutinized: -

FIRST PROPERTY LIST OF DOCUMENTS PERUSED:

1. Inscription and Description
2. Manual Form I and XIV
3. Form III (Index of Land)

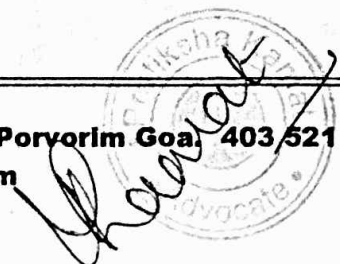




4. Will dated 14/02/1984, registered before the Civil Registrar cum Sub Registrar and Notary Ex Officio in the Judicial Division of Bardez under Book No.126 fls 444
5. Will dated 11/04/1991, duly registered before Mapusa Notarial Office, drawn at page 84v of Book No.164 dated 17/06/1991
6. Order dated 14/02/2013 the Court of the Civil Judge Junior Division at Mapusa IN Inventory Proceedings bearing No.325/2010/D
7. Compromise Decree dated 17/11/2014 the Civil Judge Senior Division at Mapusa, Goa in Regular Civil Suit No.139/2014/F
8. Nil Encumbrance Certificate dated 09/04/2021
9. Zoning Information dated 22/04/2022 under Ref No.TPBZ/ZON/8469/SDM/TCP-2021/1737 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa
10. Form I and XIV dated 15/12/2022..
11. Deed of Sale dated 20/12/2022 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-5746-2022 dated 20/12/2022
12. Form I and XIV dated 17/04/2023

SECOND PROPERTY LIST OF DOCUMENTS PERUSED:

1. Deed of Purchase and Sale dated 09/01/1904 registered in the Office of the Notary of the Judicial Division of Bardez at Mapusa, Mr. Joao Copertino de Caridade Frias at Pages 16 overleaf of Book No.69
2. Land Description



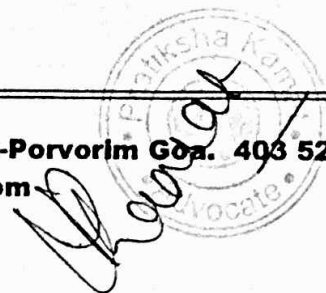


3. Inscription
4. Public Deed dated 26/05/1969 executed before Notary Public Office of Bardez at Folio 22 onwards of the Book No.674
5. Deed of Partition dated 05/11/1969 registered in the Office of the Sub Registrar of Ilhas at Panaji, Goa under Reg No.1341 at Pages 176 to 180 of Book No.I Vol No.43 on 07/11/1969
6. Form IX
7. Form III (Index of Land)
8. Order dated 07/03/2008 in Inventory Proceeding No.116/2005/A passed by the Court of the Civil Judge Senior Division at Mapusa
9. Order dated 23/06/2015 in Inventory Proceedings No.386/12/A passed by the Civil Judge Senior Division at Mapusa, Goa
10. Order dated 07/09/2016 in Inventory Proceeding bearing No.282/2016/A passed by the Court of the Civil Judge Senior Division at Mapusa,
11. Zoning Information Certificate under No.TPBZ/ZON/8467/ SDM/TCP-2021/1736 dated 22/04/2021 issued by the Office of the Senior Town Planner, Mapusa Goa
12. Nil Encumbrance Certificate dated 30/04/2021.

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: -

FLOW TITLE OF FIRST PROPERTY:

There exists Property known as "KITLA" also known as "VANGOD" also known as "VANDODDO" situated at UboVaddo, Salvador Do Mundo, Bardez, Goa and surveyed under Survey No.254/6 of Village Salvador do Mundo, Bardez, Goa admeasuring 1525 sqmts and the said property is described in the Land Registration Office under No.14133 of Book B-37 New nor enrolled in the Taluka Revenue Office, hereinafter referred to as the 'First Property' and more particularly described hereinabove.

The said property originally belonged to Caetano Francisco de Souza and his wife Especiosa Martins.

By Deed of Sale and Discharge dated 30/06/1928, the said owners namely Caetano Francisco de Souza and his wife Especiosa Martins sold and conveyed the Said Property to Albertina Fonseca, wife of Filipe Xavier Lobo.

The said property stands inscribed in the name of Albertina Fonseca on 09/07/1920 under Inscription No.11234.

The name of Albertina is also figuring in the Occupants Column in the Manual Form I and XIV and Form III (Index of Land).

Said Albertina Fonseca was married to Filipe Xavier Lobo. Said Filipe Xavier Lobo expired leaving behind said Albertina Fonseca and four children, namely 1. Antonio Prudencio Lobo married to Josephine Lobo, 2. Jose Januario Lobo married to



Sebastiana Lobo, 3. Lucie Pinto married to Joseph Pinto and 4. Teodoro Jose Custodio Lobo, (Bachelor).

Said Albertina by virtue of Will dated 14/02/1984, registered before the Civil Registrar cum Sub Registrar and Notary Ex Officio in the Judicial Division of Bardez under Book No.126 fls 444 bequeathed the Said Property to her son Teodoro Jose Custodio Lobo. It is observed in the said Will dated 14/02/1984 that the other children of the said Albertina Fonseca, were already allotted separate properties and by virtue of this Will dated 14/02/1984, only said Teodoro Jose Custodio Lobo, acquired rights to the Said Property. It is also observed that though there is a mention of the daughter Lucie Pinto in the said Will dated 14/02/1984, no share was shown to her or any of the estate of said Albertina Fonseca.

That the name of the said Teodoro Jose Custodio Lobo is appearing in the Manual Form I and XIV of Survey No.254/6.

The said Teodoro Jose Custodio Lobo, in the status of bachelor, by virtue of Will dated 11/04/1991, bequeathed the Said Property to his nephew Walter Nicasio Pinto alias Walter Pinto, son of late Joseph Pinto and Lucie Pinto. The said Will is duly registered before Mapusa Notarial Office, drawn at page 84v of Book No.164 dated 17/06/1991.

That upon the death of Ana Francisca Albertina Fonseca e Lobo alias Albertina Fonseca, Caetano Francisco Lobo alias Raimundo Francisco Lobo, Honorato Lobo alias Jose Honorato Lobo alias Honorato Lobo, Ms Hortencia Lobo alias Ortencia Lobo alias Maria Ortencia Lobo, an Inventory Proceedings bearing No.325/2010/D came to be



Initiated in the Court of the Civil Judge Junior Division at Mapusa and by Order dated 14/02/2013, the said property was allotted to Marcus Florencio Pinto alias Mark Pinto and his wife Joyce Pinto and Mr. Walter Vincent Pinto and his wife Tereza Pinto in equal share.

After the division of share in the Said Property, a Suit for Partition under Regular Civil Suit No.139/2014/F was filed by Marcus Florencio Pinto alias Mark Pinto and his wife Joyce Pinto against Mr. Walter Vincent Pinto and his wife Tereza Pinto before the Civil Judge Senior Division at Mapusa, Goa in respect of the said Property and another property bearing Survey No,315/2 of Village Socorro, Bardez, Goa and in terms of the Consent Terms filed therein, the Said Property exclusively was allotted to Mr. Walter Vincent Pinto and his wife Tereza Pinto and the other Survey No.315/2 was allotted to Marcus Florencio Pinto alias Mark Pinto and his wife Joyce Pinto by virtue of Compromise Decree dated 17/11/2014.

Nil Encumbrance Certificate dated 09/04/2021 shows that there are no encumbrances on the Said Property for the period from 25/09/2015 to 05/04/2021.

Zoning Information dated 22/04/2022 under Ref No.TPBZ/ZON/8469/SDM/TCP-2021/1737 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa shows that the said property falls in the Settlement Zone.

Pursuant to the said Partition, the said Walter Pinto mutated his name in the Revenue Record of Rights of Survey No.254/6 of Village Salvador do Mundo, Bardez, Goa under Mutation No.4091 as confirmed by Form I and XIV dated 15/12/2022.



Vide Deed of Sale dated 20/12/2022 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-5746-2022 dated 20/12/2022, said Mr. Walter Pinto and his wife Mrs. Theresa Walter Pinto sold and conveyed the Said Property to Mr. Suresh Lamani.

By virtue of the said Deed of Sale dated 20/12/2022 said Mr. Suresh Lamani became the exclusive owner in possession of the Said First Property described herein above.

FLOW TITLE OF SECOND PROPERTY:

There exists piece and parcel of land admeasuring 1650 sq mts bearing Survey No.254/7, forming the part of the larger property known as 'KITLA' or 'AFRAMENTO' or 'VANGOD', situated at Ubo Dando Ward, Salvador do Mundo, within the local limits of the Village Panchayat of Salvador do Mundo, Taluka Bardez, Sub District of Bardez, District of North Goa in the State of Goa, described in the Land Registration Office of Bardez under Description No.10653 at folio 69 of Book B-28 new and enrolled in the Taluka Revenue Office under Matriz No.390 of second circumscription, bearing Old Cadastral Survey No.11968 hereinafter referred to as the 'Second Property' and more particularly described hereinabove.

The Said property bearing Description No.10653 earlier belonged to Mrs. Preciosa alias Francisca Fernandes alias Preciosa Fernandes e Lobo alias Preciosa Petornilla Fernandes e Lobo, widow of late Francisco Xavier Lobo, resident of Salvador do Mundo, Bardez, Goa, she having purchased the same vide Deed of Purchase and Sale dated 09/01/1904 registered in the Office of the Notary of the Judicial Division of



Bardez at Mapusa, Mr. Joao Copertino de Caridade Frias at Pages 16 overleaf of Book No.69, from Mr. Accacio Caetano Bernardo Lobo, a bachelor, resident of Bastora.

Said Property stands inscribed in the name of Francisca Fernandes under Inscription No.3586 in the Land Registration Records of Ilhas and preserved in the Directorate of Archives and Archaeology, Panaji.

Said Mrs. Preciosa alias Francisca Fernandes alias Preciosa Fernandes e Lobo alias Preciosa Petornilla Fernandes e Lobo, widow of late Francisco Xavier Lobo expired on 22/04/1961 at Mumbai, leaving behind following children as her legal heirs, viz,

- a. Catarina Maria Quiteria Lobo married to Silvestre Joao Conceicao Mendanha or Silvestre Conceicao Mendanha
- b. Ms. Praxedes Blandina Lobo, a spinster
- c. Mr. Gregorio Lobo, widower of late Beda alias Beda Isabel Lobo who expired on 01/08/1953
- d. Mr. Honorato Lobo, unmarried.

Said Silvestre Joao Conceicao Mendanha or Silvestre Conceicao Mendanha, expired on 28/04/1966, leaving behind his wife, Catarina Maria Quiteria Lobo as his widow and moiety holder and following children as his heirs viz.

- a. Mr. Bernadette Maria Mendanha e Lobo married to Mr. Alberto da Victoria Lobo
- b. Mr. Oswald Joseph Mendanha married to Myra Ofelia de Santa Rita Lobo Mendanha

In terms of Public Deed dated 26/05/1969 executed before Notary Public Office of Bardez at Folio 22 onwards of the Book No.674, said Catarina Maria Quiteria Lobo, a



widow, Ms Praxedes Blandina Lobo, a spinster and Mr. Honorato Lobo, unmarried and Mr. Bernadette Maria Mendanha e Lobo married to Mr. Alberto da Victoria Lobo renounced their right to the inheritance of the said Preciosa in terms of Article 2029 of the Civil Code in favour of the said Mr. Gregorio and Mr. Oswald.

By virtue of the aforesaid relinquishment, said Gregorio became the owner of the 7/8th share in the said property and Mr. Oswald became the owner of the 1/8th share in the said property.

In terms of Deed of Partition dated 05/11/1969 registered in the Office of the Sub Registrar of Ilhas at Panaji, Goa under Reg No.1341 at Pages 176 to 180 of Book No.1 Vol No.43 on 07/11/1969, executed between the said Mr. Gregorio Lobo, a widower as First Party and Mr. Oswald Joseph Mendanha and his wife Mrs. Myra Ofelia da Santa Rita Lobo Mendanha as Second Party and the estate left behind by the said Preciosa was partitioned and the said plot was listed as Item No.2 and was exclusively allotted to Mr. Gregorio Lobo.

By virtue of the said Deed of Partition dated 05/11/1969, said Mr. Gregorio Lobo a widower became the exclusive and absolute owner of the Said Plot bearing Survey No.254/7.

Name of the said Gregorio Lobo stands recorded in the Form IX and Form III (Index of Land) in respect of the said property bearing Survey No.254/7 as occupant thereof.

Mrs. Breda Isabel Lobo, wife of Mr. Gregorio Lobo expired on 01/08/1953 and Mr. Gregorio Lobo expired on 25/09/1973, leaving behind following children, viz



1. Brig Ransom Francis Lobo married to Arminda Lobo
2. Mr. Richard Leonard Lobo married to Noreen Lobo
3. Mr. Norman Linus Peter Lobo married to Linda Beatrice Lobo and
4. Mr. Bede Carmel Xavier Lobo married to Candida Lobo

Upon the death of said Mr. Gregorio Lobo and his wife Mrs. Beda Isabel Lobo, an Inventory Proceeding No.116/2005/A was instituted by Brig. Ransom Francis Lobo in the Court of the Civil Judge Senior Division at Mapusa and the said Property was listed as Item No.2 and in the said proceeding $\frac{1}{2}$ of the Said Plot was taken in auction by Brig Ramson Francis Lobo married to Armida Lobo and $\frac{1}{2}$ of the said plot was taken in auction by Mr. Norman Linus Peter Lobo married to Mrs. Linda Beatrice Lobo by paying owelty money to Richard Leonard Lobo married to Noreen Lobo and Mr. Bede Carmel Xavier Lobo married to Candida Lobo and the said allotment was finalised vide Order dated 07/03/2008.

Names of the said Brig Ramson Francis Lobo and Mr. Norman Linus Peter Lobo was mutated in Form I and XIV in respect of the said property against the mutation entry No.26536 as occupants thereof. That apart names of Mr. Anselm Michael Fernandes stands recorded against mutation entry No.65520 and the names of Mr. Joao Tomas Fernandes and his wife Conceicao Fernandes against the mutation entry No.78889 as occupants thereof as they only had possessory right in the said Plot.

Names of Said Anselm Michael Fernandes, Mr. Joao Tomas Fernandes and his wife Mrs. Conceicao Fernandes are only recorded in the Form I and XIV as they were having possessory right and they do not have any ownership documents to verify.



The name of Mrs. Ana Joseph Dsouza was also recorded in the occupants column of Form I and XIV of the said plot bearing Survey No.254/7 of Village Salvador do Mundo against mutation entry No.63 as she was having possessory right in the Said Plot.

That upon the death of said Mrs. Ana Joseph D'Souza alias Ana Josefa Regina D'Souza and her husband Mr. Pedro Sebastiao Fernandes, an Inventory Proceedings No.386/12/A was instituted by her son Mr. Rafael alias Raphael Fernandes before the Court of the Civil Judge Senior Division at Mapusa and the said Plot was listed as Item No.8.

In the said Proceeding, the said Plot i.e. Item No.8 therein was taken in to auction by Mr. Joao Tomas Fernandes, Mrs. Virginia Fernandes, Mr. Antonimis (Anthony) Reginald Fernandes, Mrs. Christalina Fernandes, Mrs. Prudencia Maria Fernandes, Mrs. Julia Associana Fernandes, Mrs. Iona Auguata Maria Lourdinha alias Sushma Usgaonkar, Mr. Ivan Gen Fernandes, Mr. Victor Sebastiao Fernandes and Mr. Anselm Michael Fernandes in 1/10th share each and the said allotment was confirmed vide Order dated 23/06/2015.

That subsequently by another Inventory Proceeding bearing No.282/2016/A was instituted in the Court of the Civil Judge Senior Division at Mapusa, upon the death of Blaise Marina Fernandes alias Blaise Patricia Francisca Marina Fernandes by her husband Mr. Anselm Michael Fernandes, wherein 1/10th portion of the said plot was listed as Item No.4 was taken into auction by Mr. Anselm Michael Fernandes and owelty money was paid to his daughters and said allotment was confirmed by Order dated 07/09/2016.



That in this manner, the name of Anselm Michael Fernandes was recorded in the Occupants Column of Form I and XIV against the mutation entry No.65520 by virtue of Final Order dated 07/09/2016 passed in Inventory Proceeding No.282/2016/A and the names of Mr. Joao Tomas Fernandes and his wife Mrs. Consolacao Fernandes were entered under mutation entry No.78889 by virtue of Order dated 23/06/2015 passed in Inventory Proceeding No.386/12/A.

Remaining Owners in possession viz Mrs. Virgin Fernandes, a widower, Mr. Antonomis (Anthony) Reginald Fernandes married to Mrs. Savita Jhinu Rathod, Mrs. Christalina Fernandes married to Mr. Sudhir Stephen Rosario, Mrs. Prudencia Maria Fernandes, a widow, Mrs. Julia Associana Fernandes married to Mr. Philip Nazarene Fernandes, Mrs. Iona Augusta Maria Loudinha alias Sushma Usgaonkar married to Ganexama Sinai alias Suraj Usgaonkar, Mr. Ivan Glen Fernandes married to Mrs. Yasmin Dhunjishaw Patel and Mr. Victor Sebastiao Fernandes married to Mrs. Livia Felicia Fernandes have not yet mutated their names in I and XIV but have 1/10th share each possessory right in the Said Plot as per allotment done and confirmed in Inventory Proceedings No.386/2012/A.

Office of the Senior Town Planner, Mapusa Goa vide Zoning Information Certificate under No.TPBZ/ZON/8467/ SDM/TCP-2021/1736 dated 22/04/2021 certified that the said Plot as per Regional Plan for Goa 2021 falls in the Settlement Zone VP2 with FAR 60.

Nil Encumbrance Certificate dated 30/04/2021 shows that there are no encumbrances on the said property for the period from 17/11/2016 to 26/04/2021.



By Deed of Sale dated 09/03/2023 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-1129-2023 on 09/03/2023, said Mr. Norman Linus Peter Lobo and his wife Mrs. Linda Beatrice Lobo alias Linda Beatriz Lobo, Mr. Anselm Michael Fernandes, widower, Mrs. Virgin Fernandes alias Virgin Purificacao Fernandes alias Virgin Purification Fernandes, widow, Mr. Joao Tomas Fernandes alias John Thomas Fernandes and his wife Mrs. Conceicao Fernandes, Mr. Antonimis (Anthony) Reginald Fernandes alias Anthony R. Purification Fernandes alias Anthony Purification Fernandes and his wife Mts. Savita Jinu Rathod alias Savita Jhiubhai Rathod, Mrs. Christalina Fernandes alias Christaline Sudhir Rozario alias Christaline Sudhir Rozari and her husband Mr. Sudhir Stephen Rosario alias Sudhir Solomon Rozario, Mrs. Prudencia Maria Fernandes alias Maria Prudencia Fernandes alias Maria P. Fernandes, widow, Mrs. Julia Associana Fernandes alias Julia Fernandes alias Fernandes Julia and her husband Mr. Philip Nazarene Fernandes alias Fernandes Philip Nazarene, Mrs. Iona Augusta Maria Loudinha alias Sushma Usgaonkar alias Sushma Suraj Usgaonkar and her husband Mr. GanexamaSinal alias Suraj Usgaonkar alias Ghanasham Subray Suraj Usgaonkar alias Ghanasham Usgaonkar, Mr. Iva Glen Fernandes and his wife Mrs. Yasmin Dhunjishaw Patel alias Yasmin Ivan Fernandes, Mr. Victor Sebastiao Fernandes alias Victor S. Fernandes and his wife Mrs. Livia Felicia Fernandes as the Owners sold and conveyed the said Second Property described herein above to Mr. Suresh Bhimappa Lamani alias Suresh Lamani.

By virtue of the above Deed of Sale dated 09/03/2023 said Mr. Suresh Bhimappa Lamani alias Suresh Lamani became the absolute owner in possession of the Said Second Property described herein above.



By Deed of Sale dated 10/03/2023 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-1161-2023, dated 10/03/2023, said Mr. Suresh Bhimappa Lamani alias Suresh Lamani sold and conveyed the First and the Second Property described herein above to M/s D Pal Buildcon Private Limited as the Purchaser.

By virtue of the said Deed of Sale dated 10/03/2023, said M/s D Pal Buildcon Private Limited became the exclusive owner in possession of the said First and Second Property described herein above.

The Said Property surveyed under Survey No.254/6 of Village Salvador do Mundo stands mutated in the name of M/s D Pal Buildcon Private Limited as confirmed by Form I and XIV dated 17/04/2023.

Based upon the documents produced and the searches conducted, I opine that M/s D Pal Buildcon Pvt. Ltd. is the exclusive owner in possession of the SAID FIRST & SECOND PROPERTY described herein above will have a clear and marketable title to the said Property and can create a valid mortgage of the said Property, subject to production of latest Nil Encumbrance Certificate of the said Properties which shall be legal and enforceable.

V. Opinion: -

From the documents produced I am of the opinion that said M/s D Pal Buildcon Pvt. Ltd. is the exclusive owner in possession of the SAID FIRST & SECOND PROPERTY described herein above will have a clear and marketable title to the said Property and can create a valid mortgage of the said Property, subject to production of latest



Nil Encumbrance Certificate of the said Properties which shall be legal and enforceable.

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

Urban Land Ceiling Act is not applicable.

Final Certificate:

M/s D Pal Buildcon Pvt. Ltd. is the exclusive owner in possession of the SAID PROPERTIES described herein above and have a clear and marketable title to the said Properties and can create a valid mortgage of the said Properties, subject to production of latest Nil Encumbrance Certificate of Property which shall be legal and enforceable.



Pratiksha Kamat
Advocate