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ADVOCATE

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5th April, 2022

TITLE REPORT

THIS TITLE REPORT is prepared at the request of Mr. Nipun Sahni, r/o 905B, Aralias, DLF Phase 5, Golf Course Road, Gurgaon 122009, Director of IRECO CONSTRUCTIONS PRIVATE LIMITED having its head Office at A4, Defence Colony, New Delhi - 1100024, based on the documents placed before me.

SCHEDULE OF THE PROPERTY:

ALL THAT PROPERTY known as " VALL" also known as "AFORAMENTO FODAM TOLEM VAIGUINIM DE CULTURA DO ARVORES" situated within the limits of Village Panchayat of Assago, Taluka and Sub District of Bardez, District of North



Goa, State of Goa, not described in the Land Registration Office but enrolled in the Taluka Revenue Office under no. 1818 of the first Circumscription of Assagao surveyed under survey no. 140 sub division no.1 of village Assagao, Bardez Goa totally admeasuring an area of 2400 sq. meters and bounded as follows:

ON THE EAST: by the property of Adelina Feitas bearing survey no. 140/2 ;

ON THE WEST: by property of the Comunidade of Assagao and partly by Road;

ON THE NORTH: by property of the Comunidade of Assagao under survey no. 144/1;

ON THE SOUTH: by the road under survey no. 140/3.

Hereinafter referred to as the SAID PROPERTY for brevity sake



DOCUMENTS RELIED UPON:

1. Copy of Sale deed dated 17-01-1970 duly registered in the office of the Sub registrar of Bardez at Mapusa under no. 3324 of Book I vol. 37 at pages 123 to 125 dated 26-02-1970.
2. Copy of Deed of sale dated 23-12-1993 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. 868 of Book I vol. 251 dated 15-09-1994.
3. Copy of Deed of sale dated 24-04-1995 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. 2298 of Book I vol. 347 dated 4th December 1995.
4. Copy of Deed of sale dated 14-12-2020 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. BRZ-1-3251-2020 dated 15-12-2020.
5. Copy of Form III
6. Copy of Form IX
7. Copy of Record of Rights (Form I & XIV)
8. Copy of Survey Plan



TRACING OF TITLE

IT CAN BE INFERED FROM THE DOCUMENTS PRODUCED BEFORE

ME:

1. That vide deed of sale dated 17-01-1970 duly registered in the office of the Sub registrar of Bardez at Mapusa under no. 3324 of Book I vol. 37 at pages 123 to 125 dated 26-02-1970, Mr. Ranu Rama Naique the original owner whose name was existing in the Form III and Form IX being the owner/occupant even prior to liberation, conveyed the said property alongwith his wife Gamoti Naique to Mr. Vincente Jeronimo Alvares.
2. That in pursuance of the said deed of sale dated 17-01-1970 duly registered in the office of the Sub registrar of Bardez at Mapusa under no. 3324 of Book I vol. 37 at pages 123 to 125 dated 26-02-1970 the aforesaid Mr. Vincente Jeronimo Alvares have got his name included in the records of rights (Form I & XIV) in respect to the said Property.
3. The said Mr. Vincente Jeronimo Alvares and his wife Mrs. Esperiana Alvares vide deed of sale dated 23-12-1993 duly



registered in the office of the Sub Registrar of Bardez at Mapusa under no. 868 of Book I vol. 251 dated 15-09-1994 conveyed the said property to Shankar Govind Phadtare.

4. That in pursuance of the said deed of sale dated 23-12-1993 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. 868 of Book I vol. 251 dated 15-09-1994 the said Mr. Shankar Govind Phadtare have got his name included in the records of rights (Form I & XIV) in respect to the said Property.
5. The said Shankar Govind Phadtare and his wife Laximi Shankar Phadtare vide deed of sale dated 24-04-1995 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. 2298 of Book I vol. 347 dated 4th December 1995 conveyed the said property to Leao Celestino Ismael Da Cunha and his wife Ana Cleta D' Cunha.
6. That in pursuance of the said deed of sale dated 24-04-1995 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. 2298 of Book I vol. 347 dated 4th December 1995 the said Leao Celestino Ismael Da Cunha and his wife Ana Cleta D' Cunha have got their name



included in the records of rights (Form I &XIV) in respect to the said Property.

7. The said Leao Celestino Ismael Da Cunha and his wife Ana Cleta D' Cunha vide deed of sale dated 14-12-2020 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. BRZ-1-3251-2020 dated 15-12-2020, conveyed the said property to IRECO CONSTRUCTIONS PVT. LTD.
8. That in pursuance of the said deed of sale 14-12-2020 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. BRZ-1-3251-2020 dated 15-12-2020, the aforesaid IRECO CONSTRUCTIONS PVT. LTD have got their names included in the records of rights (Form I &XIV) in respect to the SAID PROEPRTY.
9. That in pursuance of the said deed of sale dated 17-01-1970; deed of sale dated 23-12-1993; deed of sale dated 24-04-1995 and deed of sale 14-12-2020 the said IRECO CONSTRUCTIONS PVT. LTD has acquired right, title and interest to the SAID PROPERTY and is claiming absolute title to the said property.



CONCLUSION

Based on the aforesaid documents produced before me, I arrive at the following conclusion that in terms of the title flow demonstrated by me hereinabove it can be inferred that in terms of deed of sale dated 17-01-1970 whereby the Mr. Ranu Rama Naique the original owner whose name was existing in the Form III and Form IX being the occupant even prior to liberation, along with his wife Gamoti Naique conveyed the said property to Mr. Vincente Jeronimo Alvares and the said Mr. Vincente Jeronimo Alvares and his wife Mrs. Esperiana Alvares vide deed of sale dated 23-12-1993 having conveyed the said property to Shankar Govind Phadtare. The said Shankar Govind Phadtare and his wife Laximi Shankar Phadtare vide deed of sale dated 24-04-1995 having conveyed the said property to Leao Celestino Ismael Da Cunha and his wife Ana Cleta d' Cunha. The said Leao Celestino Ismael Da Cunha and his wife Ana Cleta d' Cunha having conveyed the said property vide deed of sale dated 14-12-2020 to IRECO CONSTRUCTIONS PVT. LTD.



In my considered opinion the said IRECO CONSTRUCTIONS PVT. LTD have right, title and interest in respect to the SAID PROPERTY, the same having been acquired by virtue of the deed of sale 14-12-2020 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. BRZ-1-3251-2020 dated 15-12-2020. The said IRECO CONSTRUCTIONS PVT. LTD would also have to provide the documents mentioned in Requirements given by me below.

REQUIREMENTS

- i. Latest Nil Encumbrance Certificate to confirm that there are no encumbrances.
- ii. Originals/certified copies of documents relied herein above have to be produced at the time of registration of sale deed.



Adv. Anthony D' Silva