



Ref. No.:

Date:

To,  
Mr. Jyoti Rath,  
148, Vista Villas, Sector -46  
Gurgaon, Haryana.

Date: 13<sup>th</sup> June 2024

**Sub: Investigation of title of the property at Nachinola, Bardez, Goa, bearing survey no. 1/15, 1/16, 1/17 and 1/18 of Village Survey of Nachinola-Bardez, Goa.**

As instructed by you, I having perused the following documents that were furnished to me and having made my observations thereon, I am to give my opinion as regards the marketability of the title of ownership thereto, as follows:-

**TITLE REPORT**

**DOCUMENTS INSPECTED AND SCRUTINIZE:-**

**SURVEY NO. 1 SUB-DIVISION NO. 15**

1. Copy of Description Certificate no. 5957 at folio 338 of Book B- 39(old)
2. Copy of Inscription Certificate no. 8133 at folio 130 v of Book G-12
3. Copy of Matriz Certificate no. 500
4. Copy of Deed of Gift dated 29<sup>th</sup> May 1906
5. Copy of Planta





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6. Copy of Orphanological Inventory Proceedings no. 74.519/1928
7. Copy of Inventory Proceedings no. 172/06/C
8. Copy of Deed of Succession dated 6<sup>th</sup> July 2021
9. Copy of Form I&XIV
10. Copy of Form III
11. Copy of Form IX
12. Copy of Survey Plan
13. Copy of Deed of Sale dated 18<sup>th</sup> July 2022
14. Copy of Sanad

**DOCUMENTS INSPECTED AND SCRUTINIZE: -**

**SURVEY NO. 1 SUB-DIVISION NO. 16**

1. Copy of Description Certificate no. 17552 at folio 141v of Book B-45 (New)
2. Copy of Inscription Certificate no. 12579 at folio 125v of Book G-18
3. Copy of Planta
4. Copy of Will dated 21<sup>st</sup> November 1985
5. Copy of Deed of Succession dated 12<sup>th</sup> March 1990
6. Copy of Deed of Succession dated 19<sup>th</sup> July 1994
7. Copy of Deed of Sale dated 22<sup>nd</sup> July 1994
8. Copy of Deed of Sale dated 6<sup>th</sup> January 1995
9. Copy of Letter dated 18<sup>th</sup> December 2019
10. Copy of Form I&XIV





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11. Copy of Form III
12. Copy of Form IX
13. Copy of Survey Plan
14. Copy of Deed of Sale dated 10<sup>th</sup> January 2019

**DOCUMENTS INSPECTED AND SCRUTINIZE: -**

**SURVEY NO. 1 SUB-DIVISION NO. 17**

1. Copy of Description Certificate no. 18444 at folio 2 of Book B-48
2. Copy of Inscription Certificate no. 35022 at folio 24 of Book G-51
3. Copy of Deed dated 30<sup>th</sup> December 1844
4. Copy of Orphanological Inventory Proceedings no. N-51/978
5. Copy of Planta
6. Copy of Deed of Sale dated 29<sup>th</sup> January 1998
7. Copy of Deed of Sale dated 6<sup>th</sup> January 1995
8. Copy of Letter dated 18<sup>th</sup> December 2019
9. Copy of Form I&XIV
10. Copy of Form III
11. Copy of Form IX
12. Copy of Survey Plan
13. Copy of Deed of Sale dated 10<sup>th</sup> January 2019





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**DOCUMENTS INSPECTED AND SCRUTINIZE: -**  
**SURVEY NO. 1 SUB-DIVISION NO. 18**

1. Copy of Inventory Proceeding no. 17125/1942
2. Copy of Inventory Proceeding no. 239/2018/F
3. Copy of Form I&XIV
4. Copy of Form III
5. Copy of Form IX
6. Copy of Survey Plan
7. Copy of Planta
8. Copy of Will dated 26<sup>th</sup> May 2011
9. Copy of Letter dated 18<sup>th</sup> December 2019
10. Copy of Sanad dated 17<sup>th</sup> January 2023
11. Copy of Agreement for Sale dated 26<sup>th</sup> December 2023

**Common documents: -**

1. Technical Clearance order dated 15<sup>th</sup> June 2023
2. Technical Clearance order dated 5<sup>th</sup> December 2023
3. Construction License dated 28<sup>th</sup> July 2023
4. Letter dated 12<sup>th</sup> June 2024

**BRIEF BACKGROUND OF THE PROPERTY NO. 1**  
**BEARING SURVEY NO. 1 SUB-DIVISION NO. 15**

In the present case it is seen from the documents that originally the property known as “MADVALBATA” also known as “MOLVOLBATA” also known as “MODVOLAMCHEM BATA” also





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known as **“MODVOLANCHEM BATTA”** bearing survey no. 1 sub-division no. 15 of Village Nachinola, situated in Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 5957 at folio 338 of Book B- 39(old) enrolled in the Taluka Revenue office of Bardez under no. 500 and said property admeasures 775 square meters and bounded as per new survey as under:-

On the East: by property bearing survey no. 1 sub-division no. 16;

On the West: by property bearing survey no. 1 sub-division no. 2 i.e footpath beyond which lies property bearing survey no. 1 sub-division no. 3;

On the North: by property bearing survey no. 1 sub-division no. 4;

On the South: by property bearing survey no. 1 sub-division no. 2 i.e footpath;

belonged to Mafalda Henriqueta de Siqueira wife of late Camilo Manoel do Rosario e Souza;

That by Deed of Gift dated 29<sup>th</sup> May 1906, recorded at folio 37 onwards of Book no. 246 by the then Notary Public of Notarial Office of Judicial Division of Bardez, Nazario Vicente de Paulo Ribeiro, the said Mafalda Henriqueta de Siqueira gifted the said property along





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with other properties belonging to her to her only son Jose Francisco Anselmo de Sousa;

That the said property is duly inscribed in favour of Jose Francisco Anselmo de Sousa in the Land Registration Office of Bardez, under no. 8133 at folio 130 v of Book G-12;

That the said property is duly enrolled in favour of Jose Francisco Anselmo de Sousa in the land revenue Office of Bardez, under Matriz no. 500;

That on the demise of Jose Francisco Anselmo de Sousa, an Orphanological Inventory Proceedings no. 74.519/1928, were initiated in the Judicial Division of Bardez at Mapusa in its 3<sup>rd</sup> Office and the said property was listed under item No. 7 of the list of assets and the said property along with other properties were allotted to Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza;

That the Nachinola Village was not surveyed during the erstwhile Portuguese regime as such old Cadastral survey plan is not available as seen in the letter bearing ref. no. 14-4-DSLR/Rec-I/9430/2019/26 dated 18<sup>th</sup> December 2019, issued by Assistant Surveyor and Settlement Officer, Directorate of Settlement and Land Records, Panaji, Goa. However old Comunidade Plan no. N2-11 shows the above property in their plan with the name Camilo Manuel Antonio Henriques Rosario e Souza which plan almost corresponds with the new survey plan;





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That the name of the said Camilo D'Souza alias Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza is found in form III (Index of Lands-Pre-Promulgation) of survey no. 1 sub-division no. 15 prepared under Goa Land Revenue Code, 1968. Similarly, in the records of Form IX dated 7<sup>th</sup> September 1971, the name of said Camilo D'Souza alias Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza is found recorded in the column of Nature of Rights acquired; at serial no. 67 with a remark that the rights acquired before the promulgation of survey;

That on the demise of Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, an Inventory Proceedings no. 172/06/C, were initiated in the Court of Civil Judge Senior Division at Mapusa and the said property was listed under item No. 5 of the list of assets and the said property along with other properties were allotted and taken in auction by Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues;

That Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues included her name in the Occupant's Column of the Form no. I and XIV of the Survey Record of Rights pertaining to the said property bearing Survey no. 1 sub-division no. 15 of the Village survey of Nachinola - Bardez, Goa;





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That on demise of Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues and Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, an Deed of Succession dated 6<sup>th</sup> July 2021, was recorded at pages 35 to 37 onwards of Book no. 874 executed before the Sub-Registrar and Notary Ex-officio at Bardez declaring Mr. Anselm Rosario De Souza alias Antonio Jose Francisco Anselmo Do Rosario E Souza alias Antonio J. F Do R E Souza alias Anselm D' Souza and Mr. Savio Geraldo De Souza alias Savio Antonio Geraldo Do Rosario E Souza alias Savio G De Souza as their legal heirs and successor;

That by Deed of Sale dated 18<sup>th</sup> July 2022, duly registered before the Sub-Registrar of Bardez at Mapusa under no. BRZ-1-3212-2022 dated 18<sup>th</sup> July 2022, the said Mr. Anselm Rosario De Souza alias Antonio Jose Francisco Anselmo Do Rosario E Souza alias Antonio J. F Do R E Souza alias Anselm D' Souza along with wife Mrs. Cheryl Marie D'Souza alias Cheryl D' Souza alias Cheryl Shanti Marie Souza and Mr. Savio Geraldo De Souza alias Savio Antonio Geraldo Do Rosario E Souza alias Savio G De Souza along with his wife Mrs. Cheryl De Souza sold the said property to Jyoti Rath;

That the Survey Record of Rights pertaining to the said property bearing Survey no. 1 sub-division 15 of the Village Survey of Nachinola - Bardez, is duly mutated with Jyoti Rath name duly







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included in the Occupant's Column of the Form no. I and XIV pertaining to the said property;

That there are no tenants/mundkars are reflected in the Survey Record of Rights pertaining to the said property bearing Survey no. 1/15 of the Village Survey of Nachinola – Bardez;

That the said Jyoti Rath applied for and procured the required Conversion Sanad dated 17<sup>th</sup> February 2023 bearing no. CAD3BAR12-22-494/291, permitting him to use the said property for residential purpose.

**BRIEF BACKGROUND OF THE PROPERTY NO. 2**  
**BEARING SURVEY NO. 1 SUB-DIVISION NO. 16**

In the present case it is seen from the documents that originally the property known as “**ONTICHE BHAT**” or “**MODUALACHEM BHAT**” or “**ONTNECHEN BHAT**” or “**MADVALACHE BHAT**” or “**VOLENCHÉ BATTÁ**” or “**VOLENACHEM BATTÁ**”, situated in the Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North, State of Goa, described in the Land Registration Office of Bardez under no. 17552 at folio 141v of Book B-45 (New) not enrolled in the Taluka Revenue office of Bardez, Mapusa and surveyed under no. 1 sub-division no. 16 of Village Nachinola,





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Bardez, Goa and said property admeasures 825 square meters and bounded as under:-

East: by the property surveyed under Survey no 1/17;

West: by the property surveyed under Survey no. 1/15;

North: by the Hill of Comunidade of Nachinola Surveyed under survey no. 1/4;

South: by Road;

belonged to Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filomena Carvalho;

That the said property is duly inscribed in favour of Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filomena Carvalho, in the Land Registration Office of Bardez under Inscription no. 12579 at folio 125v of Book G-18;

That the Nachinola Village was not surveyed during the erstwhile Portuguese regime as such old Cadastral survey plan is not available as seen in the letter bearing ref. no. 14-4-DSLR/Rec-I/9430/2019/26 dated 18<sup>th</sup> December 2019, issued by Assistant Surveyor and Settlement Officer, Directorate of Settlement and Land Records, Panaji, Goa. However old Comunidade Plan no. N2-





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11 shows the above property in their plan with the name Camilo Manuel Antonio Henriques Rosario e Souza which plan almost corresponds with the new survey plan;

That the said Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filomena Carvalho expired leaving behind their only daughter Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes married to Domingos Caetano Jose Fernandes;

That Domingos Caetano Jose Fernandes expired without any ascendants or descendants and leaving behind his widow Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes;

That during the lifetime of Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes she executed a Will dated 21<sup>st</sup> November 1985 drawn at page 79 onwards of Book No. 133 in the office of the Sub-Registrar of Bardez, bequeathing all her rights in movable and immovable properties in favour of Domingos Antonio Sequeira e Fernandes;

That on demise of Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes, Deed of Succession was executed on 12<sup>th</sup> March 1990, which is recorded at





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pages 31 overleaf of Book no. 133 of the Notarial Office of Judicial Division of Bardez-Goa. From the content of the Deed of Succession it is seen that Domingos Antonio Sequeira e Fernandes was declared as heir of Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes;

That another Deed of Succession was executed on 19<sup>th</sup> July 1994, which is recorded at pages 51 overleaf of Book no. 775 of the Notarial Office of Judicial Division of Bardez-Goa, incorporating the succession in details from Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filomena Carvalho to Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes, thereby by declaring Domingos Antonio Sequeira e Fernandes married to Maria Josefa Fernandes as heirs of Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes;

That by Deed of Sale dated 22<sup>nd</sup> July 1994, duly registered before the Sub-Registrar of Bardez at Mapusa under no. 744 of Book No. 1, Volume No. 293 dated 9<sup>th</sup> May 1995, the said Domingos Antonio Sequeira e Fernandes and his wife Maria Josefa Fernandes sold the said property to Freddy Arcanjo Alfred Fernandes and his wife Mrs. Martha Palmira Fernandes;





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That by Deed of Sale dated 6<sup>th</sup> January 1995, duly registered before the Sub-Registrar of Bardez at Mapusa under no. 1633, of Book No. 1, Volume No. 323 dated 12<sup>th</sup> September 1995, the said Freddy Arcanjo Alfred Fernandes and his wife Mrs. Martha Palmira Fernandes sold the said property to Renuka Maria Pimenta, Dhiren Pimenta and Donat Joaquim Pimenta;

That by Deed of Sale dated 10<sup>th</sup> January 2019, duly registered before the Sub-Registrar of Bardez at Mapusa under no. BRZ-1-63-2019 dated 16<sup>th</sup> January 2019, the said Renuka Maria Pimenta alias Renuka Maria Mendonca and her husband Gerard Mendonca, Dhiren Pimenta and his wife Nirmala Clara Gomes alias Nirmala Clara Pimenta and Donat Joaquim Pimenta and his wife Cynthia Lourdes Pimenta sold the said property to Jyoti Rath;

That the Survey Record of Rights pertaining to the said property bearing Survey no. 1/16 of the Village Survey of Nachinola - Bardez, is duly mutated with Jyoti Rath name duly included in the Occupant's Column of the Form no. I and XIV pertaining to the said property;

That there are no tenants/mundkars are reflected in the Survey Record of Rights pertaining to the said property bearing Survey no. 66/2 of the Village Survey of Nachinola - Bardez;

That the said Jyoti Rath applied for and procured the required Conversion Sanad dated 29<sup>th</sup> March 2019 bearing no.





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4/113/CNV/AC-III/2019/526, permitting him to use the said property for residential purpose.

**BRIEF BACKGROUND OF THE PROPERTY NO. 3**  
**BEARING SURVEY NO. 1 SUB-DIVISION NO. 17**

In the present case it is seen from the documents that originally the property known as "**OLMACHEM BATTA**" or "**RODRIGACHEM BATTA**" or "**OTNENCHE BHAT**" situated in the Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North, State of Goa, described in the Land Registration Office of Bardez under no. 18444 at folio 2 of Book B-48 (New) and enrolled in the Taluka Revenue office of Bardez, Mapusa under Matriz number 302 and surveyed under no. 1 sub-division no. 17 of Village Nachinola, Bardez, Goa and said property admeasures 675 square meters and bounded as under:-

East: by the property surveyed under Survey no 1/18;

West: by the property surveyed under Survey no. 1/16;

North: by the Hill of Comunidade of Nachinola Surveyed under survey no. 1/4;

South: by Road;

belonged to Ana Maria Isabel Cecilia Coutinho and her husband Lourenco Rosario Jaime da Rocha;





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That by Deed of Partition and Succession dated 30<sup>th</sup> December 1944, recorded at folio 56v onwards of Book no. 444 by the then Notary Public of Notarial Office of Judicial Division of Bardez, Guilherme Diogo Jose Conceicao das Dores Lobo, executed between Petronila Elvira Francisca de Rocha and her husband Rafael do Rosario Melo and Maria Albertina Clotildes Guilhermina da Rocha and her husband Luis Caetano Joao Mascaenhas or Luis Joao Mascrenhas, upon the death of Ana Maria Isabel Cecilia Coutinho and her husband Lourenco Rosario Jaime Da Rocha or Lourenco Jaime Rosario da Rocha, the said property was allotted to Petronila Elvira Francisca de Rocha and her husband Rafael do Rosario Melo;

That the said property is duly inscribed in favour of Petronila Elvira Francisca de Rocha and her husband Rafael do Rosario Melo, in the Land Registration Office of Bardez under Inscription no. 35022 at folio 24 of Book G-51;

That on the demise of Petronila Elvira Francisca de Rocha and her husband Rafael do Rosario Melo, an Orphanological Inventory Proceedings no. N-51/978, were initiated in the Judicial Division of Bardez at Mapusa and the said property was listed under item No. 11 of the list of assets and the said property was allotted to Antonio Caetano Jose dos Reis do Rosario Rocha de Melo;

That the Nachinola Village was not surveyed during the erstwhile Portuguese regime as such old Cadastral survey plan is





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not available. However old Comunidade Plan no. N2-11 shows the above property in their plan with the name Ana Maria Isabel Cecilia Coutinho alias Isabel Coutinho which plan almost corresponds with the new survey plan;

That the name of the said Caitano Rosario D'Melo alias Antonio Caetano Jose dos Reis do Rosario Rocha de Melo is found in form III (Index of Lands-Pre-Promulgation) of survey no. 1 subdivision no. 15 prepared under Goa Land Revenue Code, 1968. Similarly, in the records of Form IX dated 7<sup>th</sup> September 1971, the name of said Caitano Rosario D'Melo alias Antonio Caetano Jose dos Reis do Rosario Rocha de Melo is found recorded in the column of Nature of Rights acquired; at serial no. 61 with a remark that the rights acquired before the promulgation of survey.

That by Deed of Sale dated 29<sup>th</sup> January 1998, duly registered before the Sub-Registrar of Bardez at Mapusa under no. 241 of Book No. 1, Volume No. 565 dated 2<sup>nd</sup> February 1998, the said Antonio Caetano Jose dos Reis do Rosario Rocha de Melo and his wife Mena Melo alias D'Melo sold the said property to Dhiren Joseph Pimenta;

That by Deed of Sale dated 10<sup>th</sup> January 2019, duly registered before the Sub-Registrar of Bardez at Mapusa under no. BRZ-1-62-2019 dated 16<sup>th</sup> January 2019, the said Dhiren Joseph Pimenta and his wife Nirmala Clara Gomes alias Nirmala Clara Pimenta, sold the said property to Jyoti Rath;





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That the Survey Record of Rights pertaining to the said property bearing Survey no. 1 sub-division no. 17 of the Village Survey of Nachinola - Bardez, is duly mutated with Jyoti Rath name duly included in the Occupant's Column of the Form no. I and XIV pertaining to the said property;

That there are no tenants/mundkars are reflected in the Survey Record of Rights pertaining to the said property bearing Survey no. 1 sub-division no. 17 of the Village Survey of Nachinola - Bardez;

That the said Jyoti Rath applied for and procured the required Conversion Sanad dated 29<sup>th</sup> March 2019 bearing no. 4/112/CNV/AC-III/2019/1003, permitting him to use the said property for residential purpose.

**BRIEF BACKGROUND OF THE PROPERTY NO. 4**  
**BEARING SURVEY NO. 1 SUB-DIVISION NO. 18**

In the present case it is seen from the documents that originally the property known as "**GORBHAT**" also known as "**GORBATA**" being the third Plot (Terceira adicao), situated in the Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North, State of Goa, not known to be described in the Land Registration Office of Bardez but enrolled in the Taluka Revenue office of Bardez, Mapusa





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under Matriz no. 497 and surveyed under no. 1 sub-division no. 18 of Village Nachinola, Bardez, Goa and said property admeasures 1525 square meters, and bounded as per the new survey as under:-

East: By property bearing survey no. 1/19;

West: By property bearing survey no. 1/17;

North: By property bearing survey no. 1/4;

South: By property bearing survey no. 1/2;

belonged to Domingos Xavier de Nazare and his wife Maria Aurora Soares;

That on the demise of Domingos Xavier de Nazare and his wife Maria Aurora Soares, an Orphanological Inventory Proceedings no. 17125/1942, were initiated in the Judicial Division of Bardez at Mapusa in its 2<sup>nd</sup> Office and the said property was listed under item No. 5 of the list of assets and the  $\frac{1}{4}$  of said item no. 5 along with other properties were allotted and taken in auction by Bernardino Rosario de Nazare and  $\frac{1}{4}$  of said item no. 5 along with other properties were allotted taken in auction by Armando Domingos Xavier de Nazare;

That one of the  $\frac{1}{4}$  of the said item no. 5 is the property known as "**GORBHAT**" also known as "**GORBATA**" being the third Plot (Terceira adicao), situated in the Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North, State of Goa, not





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known to be described in the Land Registration Office of Bardez but enrolled in the Taluka Revenue office of Bardez, Mapusa under Matriz no. 497 and bounded on the east by the old way and heirs of Aniceto Nazare, on the west by the heirs of Francisco Xavier de Nazare on the north by the Comunidade of Nachinola and on the south by the village way;

That the Nachinola Village was not surveyed during the erstwhile Portuguese regime as such old Cadastral survey plan is not available. However old Comunidade Plan no. N2-11 shows the above property in their plan with the name of Domingos Xavier de Nazaret which plan almost corresponds with the new survey plan.

That there was no formal division of the properties held among the parties to whom the properties were allotted in the said Orphanological Inventory Proceedings no. 17125/1942.

That the name of the said Bernardino do Rosario Nazare alias Bernadin Nazareth is found in form III (Index of Lands-Pre-Promulgation) of survey no. 1 sub-division no. 18 prepared under Goa Land Revenue Code, 1968. Similarly, in the records of Form IX dated 7<sup>th</sup> September 1971, the name of said Bernardino do Rosario Nazare alias Bernadin Nazareth is found recorded in the column of Nature of Rights acquired; at serial no. 42 with a remark that the rights acquired before the promulgation of survey.





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It is assume that  $\frac{1}{4}$  of the said item no. 5 which the property known as **“GORBHAT”** also known as **“GORBATA”** being the third Plot (Terceira adicao), situated in the Village Nachinola, Bardez, Goa, is the survey no. 1 sub-division no. 18 prepared under Goa Land Revenue Code, 1968, which was taken in auction by Bernardino do Rosario Nazare alias Bemadin Nazareth alias Bernardin Nazareth alias Bennadin Nazareth alias Bernadina Nazareth and Armando Domingos Nazareth alias Armando Nazareth alias Armando Nazare who was owner and in possession of the said property and the boundaries of the said property almost corresponds with the boundaries of the new survey plan.

That by will dated 26th May 2011 at page 24 to 25 of Book No. 287 of Wills with the Notary Ex-officio of Bardez at Mapusa, Armando Domingos Nazareth alias Armando Nazareth alias Armando Nazare, who was bachelor, bequeathed all his estates to John Joseph Nazareth and Antonio Francisco Nazare.

That on the demise of Bernardino do Rosario Nazare alias Bemadin Nazareth alias Bernardin Nazareth alias Bennadin Nazareth alias Bernadina Nazareth and Armando Domingos Nazareth alias Armando Nazareth alias Armando Nazare, an Inventory Proceedings no. 239/2018/F, was initiated in the Court of the Civil Judge Junior Division at Mapusa Bardez Goa and the said property was listed under item No. IX of the list of assets and the said property along with other properties were allotted and taken in auction by Mr. Antonio Francisco Nazare;





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That the Survey Record of Rights pertaining to the said property bearing Survey no. 1 sub-division no. 18 of the Village Survey of Nachinola - Bardez, is duly mutated with Mr. Antonio Francisco Nazare name duly included in the Occupant's Column of the Form no. I and XIV pertaining to the said property;

That there are no tenants/mundkars are reflected in the Survey Record of Rights pertaining to the said property bearing Survey no. 1 sub-division no. 18 of the Village Survey of Nachinola-Bardez;

That by Agreement for Sale dated 26<sup>th</sup> December 2023, lodged for registration under serial no. 2024-BRZ-255 on 11<sup>th</sup> January 2024, the said Mr. Antonio Francisco Nazare and his wife agreed to sell the said property to Jyoti Rath on the terms and conditions mentioned on the said Agreement for Sale;

That for the purpose of **DEVELOPMENT AND CONSTRUCTION** Jyoti Rath, amalgamated the said property no. 1, 2, 3 and 4 and embarked upon a plan for construction of residential villas and swimming pool in the said properties;

That by letter no. TPB/5262/NACH/TCP-2023/5128, dated 15<sup>th</sup> June 2023, addressed by the Deputy Town Planner, Town and Country Planning Department, Government of Goa, Mapusa - Goa, the said Jyoti Rath, came to be communicated that the required No Objection from the planning point of view, had been granted for the





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proposed amalgamation and construction as per the plans annexed thereto and, on the conditions, mentioned in the said letter;

That by letter bearing Permission no. 10/VP/Nac/Const. Lic/2023-2024/406, dated 28<sup>th</sup> July 2023, the Village Panchayat of Nachinola, communicated that the necessary permission for the proposed construction of residential villa and swimming pool, as per the approved plans and on the conditions mentioned in the said letter, had been granted;

That by letter no. TPB/5262/NACH/TCP-2023/10173, dated 5<sup>th</sup> December 2023, addressed by the Deputy Town Planner, Town and Country Planning Department, Government of Goa, Mapusa – Goa, the said Jyoti Rath, came to be communicated that the required No Objection from the planning point of view, had been granted for the proposed amalgamation and construction as per the plans annexed thereto and, on the conditions, mentioned in the said letter;

That by letter no. TPB/5262/NACH/TCP-2024/4924, dated 12<sup>th</sup> June 2024, addressed by the Deputy Town Planner, Town and Country Planning Department, Government of Goa, Mapusa – Goa, the said Jyoti Rath, came to be communicated that revision in site plan limited to correction of area statement as submitted with regards to proposed construction of residential units, approved vide letter bearing no. TPB/5262/NACH/TCP-2023/10173, dated 5<sup>th</sup>





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December 2023 and letter no. TPB/5262/NACH/TCP-2023/10173, dated 5<sup>th</sup> December 2023 stands valid;

In view of the above I am of the opinion that Jyoti Rath, who is the present owner and in possession of all those properties bearing survey no. 1 sub-division no. 15, admeasuring an area of 775 square meters, survey no. 1 sub-division no. 16 admeasuring an area of 825 square meters, survey no. 1 sub-division no. 17, admeasuring an area of 675 square meters and survey no. 1 sub-division no. 18, admeasuring an area of 1525 square meters which he has valid Agreement for Sale, mentioned above, **has clear and marketable title** and has valid permission to construct residential villas and swimming pool in the said properties.



Yours faithfully,

**(Chandrakant Kundaikar)**  
**(Advocate)**

Note:-

1. This report is based on the documents mentioned above and the Search of the record for the period commencing from 1906, 1944, 1942 to 2024, respectively carried out at the Office of Sub-Registrar of Bardez, Directorate of Achieve and Archeology, Directorate of Survey and Land Record, Village Panchayat of Nachinola, Mamlatdar, Additional Collector, Forest Department.

2. Inscription and Description certificate, Matriz Certificate are record maintained during the Portuguese Regime wherein the record of title was maintained. There is no method wherein one can correspond/identify the property or details of property mentioned in the said Description certificate, Matriz Certificate and Orphanological Inventory Proceedings with the new survey record such as form I&XIV and survey plan. For the





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purpose of identifying the above property based on the Description certificate, Matríz Certificate and Orphanological Inventory Proceedings, I tried to tally the boundaries mentioned in the Description certificate, Matríz Certificate and Orphanological Inventory Proceedings with the names mentioned in the manual form I&XIV and Comunidade Planta from all the four sides of the said property. The said properties tallies with the surname/details of property mentioned in the form I&XIV and Comunidade Planta. I assume that it's belonging to the families/institution mentioned in the description certificate.

3. The search report has been prepared, based on the above-mentioned documents which are believed to be correct and are not misleading.
4. I have not carried out a negative search in respect of litigation in relation to the said properties.
5. This report on title is confined to the said properties only.
6. The accuracy of this report on title necessarily depends on the documents furnished to me and the information proved to me during the course of my discussion, being true, complete and accurate.

