

**MR. D. R. SHANKHAWALKAR**  
**ADVOCATE**

1<sup>st</sup> floor, Verlekar Mansion,  
Keniwada, Mapusa - Goa 403 507.  
Mobile No. 9422018566.

Date: 30/05/2022

**TITLE VERIFICATION AND SEARCH REPORT**

Ave Miriam Resorts Private Limited represented by its director Mr. Mario Valadares, resident of Ave Miriam Verna Salcete Goa, approach with documents for title verification and search report of the property surveyed under Survey No.31 of Sub Division No. 1-A-1-A of Pilerne Village, within the limits of Village Panchayat of Pilerne, Taluka Bardez, Registration Sub-District of Bardez, District of North Goa, State of Goa and title verification and search report written below based on the photo copies of the documents provided to me which are listed herein below in the list of documents.

**DESCRIPTION OF THE PROPERTY:**

ALL that property known as "WONDO SHODO" admeasuring 25,000 sq. mts, surveyed under Survey No.31 of Sub Division No. 1-A-1-A of Pilerne Village, within the limits of Village Panchayat of Pilerne, Taluka Bardez, Registration Sub-District of Bardez, District of North Goa, State of Goa, which property is neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office of Bardez and entire property bearing S. No. 31/1-A-1-A and is bounded as under:

EAST: by property bearing survey No.31/1-A of Pilerne village.


WEST: By property bearing Survey no. 210/1 of Pilerne village

NORTH: By Public road

SOUTH: By property bearing Survey No.31/1-A-1 of Pilerne village

PARTICULARS OF THE DOCUMENTS EXAMINED WHICH ARE  
PHOTOCOPIES:

1. Photocopy of Order in CaseNo.3/AT/ADM/2008/COM/SUIT/PERM dated 31/3/2008 issued by Administrative Tribunal, Goa at Panaji Goa
2. Photocopy of Writ Petition dated 25/11/2009 alongwith Notice for admission dated 2/3/2010 and Oral Judgment date 6/4/2015 in Writ Petition No.808/2009 before the Honourable High Court of Bombay at Goa, Panaji bench filed by Pilerne Citizen Forum Society against The State of Goa 15 others.
3. Photocopy of Order passed in Case no. 15/287/2009/ Part/ Land/DC-II dated 22/9/2000 issued by the Court of the Dy. Collector Bardez II at Mapusa Goa filed by Premanand Ramchandra Malik and 8 others against Comunidade Pilerne.
4. Photocopy of Judgment in Case No. TNC/INQ/BAR II/18/2009 dated 18/2/2010 issued by Court of Dy. Collector and Sub Divisional Officer, Mapusa, Sub Division, Mapusa, Goa filed by Comunidade of Pilerne against Premanand Ramchandra Malik and 8 others alongwith Judgment and Order dated 21/10/2008 in Regular Civil Suit No. 182/2003/A renumbered as Special Civil Suit No. 136/08/A in the Court of Civil Judge Senior Division at Mapusa filed by Premanand Mailk and others against Comunidade of Pilerne and others.
5. Photocopy of Deed of Sale dated 28/5/2012 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No.BRZ-BK1-02774-2012, CD No.BRZD339 on 26/6/2012 of Book - 1 Document, between Shri Premanand Ramchandra Malik, Shri Priyanka Premanand Malik, Shri Anand Ramchandra Malik, Smt. Aparna Anand Malik, Smt. Sitabai

  
Mr. D. H. Shankhawalkar  
Advocate

Ramchandra Malik, Shri Chandrakant Fotu Naik, Smt. Rajashree Chandrakant Naik, Shri Gokuldas Pandurang Dangui and Smt. Mandakini Gokuldas Dangui as Vendors and Sir Biotech India Limited, a Company registered under Indian Companies Act 1956 as Purchaser.

6. Photocopy of Deed of Sale dated 28/5/2012 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No. BRZ-BK1-02778-2012, CD No. BRZD339 on 26/6/2012 of Book - 1 Document, between Shri Premanand Ramchandra Malik, Shri Priyanka Premanand Malik, Shri Anand Ramchandra Malik, Smt. Aparna Anand Malik, Smt. Sitabai Ramchandra Malik, Shri Chandrakant Fotu Naik, Smt. Rajashree Chandrakant Naik, Shri Gokuldas Pandurang Dangui and Smt. Mandakini Gokuldas Dangui as Vendors and Shri Uday Ganashyam Naik as Purchaser.


7. Photocopy of Receipt No.82 and 84 both dated 22/8/2009 issued by Comunidade of Pilerne towards the compensation as per terms and conditions filed before the Civil Court at Mapusa in Case No.182/2003/A in respect of survey no. 31/1 and 32/1 of Village Pilerne.

8. Photocopy of Sanad No. RB/CNV/BAR/COLL/13/2016/93 dated 03/05/2016 issued by the District Collector North Goa, Panaji Goa with plan and Letter No.5/CNV/Bar/De/FNTECH/2013-14/252-1099. dated 24/6/2013 issued Dy. Conservator of Forests, Ponda Goa to Dy. Collector, Panaji-Goa.

9. Photocopy of Land Use Zoning Information Letter No. TPBZ/ZON/3785/PIL/TCP-17/1660 dated 09/06/2016 issued by Office of Senior Town Planner, Town and Country Planning Department, Mapusa-Goa.


10. Photocopy of Nil Encumbrance Certificate No.2290/11 dated 21/12/2011 issued by the Sub Registrar Mapusa, Bardez Goa for the period from 21/10/2008 to 21/12/2011.

11. Photocopy of Nil Encumbrance Certificates Nos. 1422 and 1423 both dated 7/09/2020 issued by the Sub Registrar of Mapusa, Bardez Goa for the period from 26-6-2012 to 4/9/2020.

  
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Advocate

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12. Photocopy of Survey Form I & XIV dated 17/9/2009 issued by Mamlatdar of Bardez-Goa with respect to Survey No. 31/1 of Pilerne Village.
13. Photocopy of Survey Form 1 & XIV dated 29/10/2015 and 21/10/2019 issued by Mamlatdar of Bardez-Goa with respect to Survey No. 31/1-A-1 of Pilerne Village.
14. Photocopy Case No. 15/88/2013/Part/Land/DC-II dated 7/7/2014 issued by the Court of the Dy. Collector Bardez II at Mapusa-Goa filed by Sir Biotech India Limited and Mr. Uday Ghanashyam Naik against Chandrakant Naik and 8 Others alongwith Letter No. 9/15LR/MAP/PART/LAND/441/13 dated 18/2/2014 issued by Inspector of Survey and Land Records, City Survey, Mapusa to Dy. Collector and S.D.O, Mapusa along Area Adjustment Statement alongwith Order dated 5/8/2013.
15. Photocopy of Certificate of Incorporation dated 15/5/1995 alongwith Certificate for Commencement of Business dated 24/5/1995 of Raghunath Textiles Ltd issued by the Addl./Asst. Registrar of Companies, N.C.T. Delhi and Haryana.
16. Photocopy of fresh Certificate of Incorporation consequent upon change of name dated 19/11/1998 of Raghunath Textiles Ltd to Raghunath Overseas Ltd. issued by the Addl. Registrar of Companies, N.C.T. Delhi and Haryana.
17. Photocopy of Fresh Certificate of Incorporation consequent upon change of name dated 20/10/2006 of Raghunath Overseas Ltd. to Sir Biotech India Limited issued by the Registrar of Companies, N.C.T Delhi and Haryana.
18. Receipt dated 29/1/2019 for inspection of Public documents of Sir Biotech India Limited issued by Ministry Corporate Affairs alongwith Search Report on assets of Sir Biotech India Limited issued by Sushil Gupta and Associates, Company Secretaries, Kanpur.
21. Photocopies of Survey plan issued by Directorate of Settlement and Land Records dated 14/11/2007 of S.No. 32/1 and Sub Division Plan of Plot A, B and D of S.No. 31/1 of Pilerne, Bardez-Goa issued by Mr. Prazeres A Gonsalves.

  
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22. Photocopy of Deed of Sale dated 08/12/2021 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No.BRZ-BK1-130-2022 on 11/01/2022, executed between Sir Biotech, India Limited as Vendors and Shri Uday Ganashyam Naik the vendors in favour of as Purchaser Ave Miriam Resorts Private Limited.

23. Order dated 25/3/2022 passed in partition case no.ISLR/PART/BAR/PIL/71/2022 for partition of said plot and ISLR granted new survey number to the said plot bearing no.31/1-A-1-A.

24. Photocopy of Survey Form I & XIV with respect to Survey No. 31/1-A-1-A of Pilerne Village in which name of Ave Miriam Resorts Private Limited is mutated.

25. Photocopy of Survey Plan with respect to Survey No. 31/1-A-1-A of Pilerne Village.


26. Photocopy of Technical clearance order no. TPBZ/60/PIL/TCP-2022/1345 dated 02/03/2022 issued by Senior Town Planner of Mapusa Bardez Goa issued to Ave Miriam Resorts Private Limited.

27. Photocopy of Revised construction license no.VP/PM/F.16/Revised Residential/Villas/Commercial cum residential building, common wall/swimming pool/2022-23/615 dated 17/5/2022 issued by village panchayat of Pilerne-Marra to Ave Miriam Resorts Private Limited.

28. Photocopy of Nil Encumbrance Certificates Nos. 1087 dated 11/05/2022 issued by the Sub Registrar of Mapusa, Bardez Goa for the period from 11/01/2022 to 10/5/2022.

FLOW OF TITLE :

Upon perusal of the above referred documents it is seen that there exist a bigger Property known as "WONDO SHODO" situated at Village Pilerne, within the limits of Village Panchayat of Pilerne, Taluka and Registration

  
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Sub-District of Bardez, District North Goa in the State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office for the purpose of Matriz records but surveyed for the Records of Rights under Survey No. 31/1 and 32/1 of Village Pilerne, totally admeasuring 1,57,550 sq. mts. originally belong to the Comunidade of Pilerne, which property is hereinafter referred to as the SAID BIGGER PROPERTY.

The name of one Ramchandra Damodar Malik (now deceased) married to Smt. Sitabai Ramchandra Malik, r/o Pilerne, Bardez-Goa and his was appearing as a tenant of Comunidade of Pilerne in the Survey Form I and XIV of Record of Rights of Survey No. 31/1 and 32/1 of Pilerne village.

Smt. Sitabai Ramchandra Malik alongwith all the legal heirs of said Late Ramchandra Damodar Malik namely Shri Premanand Ramchandra Malik and his wife Smt. Priyanka Malik, Shri Anand Ramchandra Malik and his wife Smt. Aparna Malik, Chandrakant Naik and his wife Smt. Rajashri Naik. Shri Goculdas Naik Dangui and his wife Smt. Mandakani Dangui all filed a Tenancy Claim before the Mamlatdar of Bardez in Case No. TNC/PUR/PLN/7/98 and TNC/SR/11/2000 against the Comunidade of Pilerne.

Apparently the Comunidade of Pilerne also filed Writ Petition Nos. 291/2000, 305/2000 and 71/2000 before the Honorable High Court of Mumbai, Panaji Bench against above said parties.

The legal heirs of said Late Ramchandra Damodar Malik also filed a Regular Civil Suit No. 182/2003/A renumbered as Special Civil Suit No. 136/08/A in the Court of Civil Judge Senior Division at Mapusa against the Comunidade of Pilerne seeking an Order of injunction against the

  
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Communidade restraining it from interfering with the Suit property in any manner.

The said Special Civil Suit No. 136/06/A (old Regular Civil Suit No. 182/2003/A) was settled in view of the Order in Case No.3/AT/ADM/2008/COM/SUIT/PERM dated 31/3/2008 issued by Administrative Tribunal, Goa at Panaji Goa and as per Consent Terms filed, Ld. Civil Judge Senior Division passed the Judgment & Order dated 21/10/2008 resulting in disposal of Civil Suit.

As per the Consent terms and the Judgment and Decree dated 21/10/2008, legal heirs of Mr. Ramchandra Damodar Malik became entitled to hold and possess land admeasuring 64,282 sq.mts of S.No. 31/1 and land admeasuring 10,175 s.mts of S.No. 32/1 of Pilerne and the Comunidade of Pilerne became entitled to hold and possess land admeasuring 74,457 sq.mts of S.No. 31/1 of Pilerne.

The legal heirs of said Late Ramchandra Damodar Malik paid the compensation towards lease rent as per terms and conditions filed before the Civil Court at Mapusa in Case No. 182/2003/A in respect of s. no. 31/1 and 32/1 vide Receipt No.82 and 84 both dated 22/8/2009.

An Inquiry proceeding was initiated on an Application dated 8/12/2009 filed by the Comunidade of Pilerne before the Dy. Collector and S.D.O. of Mapusa in the Case No TNC/INQ/BAR-II/18/2009 to ascertain whether the S.No. 31/1 and 32/1 of Pilerne are tenanted properties. The said inquiry was disposed as per the Order dated 18/2/2010 confirming that there was no tenant to the property surveyed under S.No.31/1 and 32/1 of Pilerne as on 2/11/1990 and further observing that the land was rocky and barren

  
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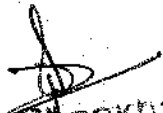
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land in which only jungle trees were existing. In the same order there is an observation made that the name of Late Ramchandra Damodar Malik was deleted from the tenants column of s. no. 31/1 and 32/1 of Pilerne.

The legal heirs of Ramchandra Damodar Malik applied for partition of holding with an area of 64,282 sq mts of S.No. 31/1 of Pilerne in Case No. 15/287/2009/Part/Land/DC-II before the Dy Collector, Mapusa, Bardez-Gos and vide Order dated 22/9/2009, the said partition was directed to be carried accordingly new S.No.31/1-A was allotted to partitioned holding.

A Writ Petition No.808/2009 was filed before the Honorable High Court of Bombay at Goa, Panaji bench filed by Pilerne Citizen Forum Society against The State of Goa and others including the Comunidade of Pilerne, Shri Premanand Ramchandra Malik and other legal heirs claiming that the tenanted lands are being used for non agricultural purposes in violation of provisions of Goa Land Use Regulation Tenancy Act which Petition was dismissed as withdrawn vide Oral Judgment dated 6/4/2015.

By a Deed of Sale dated 28/5/2012 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No.BRZ BK1-02774-2012, CD No.BRZD339 on 26/6/2012 of Book - 1 Document, Shri Premanand Ramchandra Malik, Shri Priyanka Premanand Malik, Shri Anand Ramchandra Malik, Smt. Aparna Anand Malik, Smt. Sitabai Ramchandra Malik, Shri Chandrakant Fotu Naik, Smt. Rajashree Chandrakant Naik, Shri Gokuldas Pandurang Dangui and Smt. Mandakini Gokuldas Dangui, all sold, transferred, conveyed and assigned 50% undivided share (i.e 25,000 sq.mts) of 50,000 sq.mts of S.No. 31/1-A to Sir Biotech India Limited.

  
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Sir Biotech India Limited is a Company registered under Indian Companies Act 1956 having CIN U74899DL1995PLO68537 of Registrar of Companies, Delhi and Haryana having its registered Office at 6926, Jaipura Mills Compound, Sabji Mandi, Clock Tower, Delhi and local Office at Solitaire Villa, Kirbhat, Nuvem, Salcete, Goa.

The said Company Sir Biotech India Limited was previously known as Raghunath Textiles Ltd as on 15/5/1995 and thereafter as Raghunath Overseas Ltd as on 19/11/1998 Sir Biotech India Ltd. as on 20/10/2006 as per Certificate of Incorporation dated 15/5/1995 alongwith Certificate for Commencement of Business dated 24/5/1995 issued by the Addl./Asst. Registrar of Companies, N.C.T. Delhi and Haryana. Fresh Certificate of Incorporation consequent upon change of name dated 19/11/1998 of Raghunath Textiles Ltd. to Raghunath Overseas Ltd. was also issued by the Addl. Registrar of Companies, N.C.T. Delhi and Haryana Fresh Certificate of Incorporation consequent upon change of name dated 20/10/2006 of Raghunath Overseas Ltd. to Sir Biotech India Limited was issued by the said Registrar of Companies, N.C.T. Delhi and Haryana.

By another Deed of Sale dated 28/5/2012 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No. BRZ-BK1-02778-2012, CD No. BRZD339 on 26/6/2012 of Book - 1 said Shri Premanand Ramchandra Malik and others sold, transferred, conveyed and assigned other 50% undivided share (i.e 25,000 sq.mts) of 50,000 sq.mts of S.No. 31/1-A to Shri Uday Ganashyam Naik, r/o 1203, A wing, Pratap Heritage, NR Complex, Opp. Vir Svarkar Udhyan, LT Road, Borivali, West Mumbai 92.

A Special Civil Suit No.25/2014/A was filed by one Nikitasha Realtors Pvt. Ltd., a Company incorporated under Companies Act 1956 having its office at


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4<sup>th</sup> floor, Mathias Plaza, 18<sup>th</sup> June Road, Panaji-Goa against Mr. Premanand Ramchandra Malik and 9 others including one Mr. Sameer Shrikant Malik for specific performance, injunction and damages as said Mr. Sameer Shrikant Malik had entered into Memorandum of Understanding dated 27/12/2007 and Addendum dated 10/6/2009 with said Nikitasha Realtors Pvt. Ltd. in respect of above property bearing S.No. 31/1 of Pilerne.

However said Shri Uday Ganashyam Naik and Sir Biotech India Limited were not aware of the said MOU and Addendum and on becoming aware approached Nikitasha Realtors Pvt. Ltd to waive and relinquish rights permanently over the area of 50,000 sq.mts which was purchased by them.

As a result an Instrument of Waiver, Release and Relinquishment of Rights dated 2/12/2013 executed before the Notary Meera Medhekar, under Reg. No.9474 on 2/12/2013 whereby M/s Nikitasha Realtors Private Limited waived, released and relinquished all its rights over the area of 50,000 sq.mts in favour of Mr. Uday Ghanshyam Naik and M/S Sir Biotech India Ltd under terms and covenants appearing therein and thereby confirming the said Deed of Sale dated 28/5/2012 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No.BRZ BK1-02774-2012, CD No.BRZD339 on 26/6/2012 by which undivided share of area admeasuring 25,000 sq.mts which is part of the property S.No. 31/1-A purchased by Sir Biotech India Limited and Deed of Sale dated 28/5/2012 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No.BRZ-BK1-02778-2012, CD No. BRZD339 on 26/6/2012 of Book - 1 by which remaining undivided share of an area 25,000 sq.mts which is part of the property S.No. 31/1-A purchased by Shri Uday Ganashyam Naik.

  
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The said Mr. Uday Ghanshyam Naik and M/s Sir Biotech India Ltd have partitioned the area admeasuring 50,000 sq.mts of S.NO. 31/1-A which is allotted a separate S.No.31/1-A-1 vide Order in CaseNo.15/88/2013/Part/Land/DC-II dated 7/7/2014 issued by the Court of the Dy. Collector Bardez II at Mapusa-Goa.

As per Sanad No.RB/CNV/BAR/COLL/13/2016/93 dated 03/05/2016 issued by the District Collector North Goa, Panaji- Goa, the property admeasuring 50,000 sq.mts bearing independent S.No. 31/1-A-1 of Pilerne is converted for residential use with 80 F.A.R.

As per Land Use Zoning Information Letter No. TPBZ/ZON/3785/PIL/TCP-17/1660 dated 09/06/2016 issued by Office of Senior Town Planner, Town and Country Planning Department, Mapusa-Goa, the said property admeasuring 50,000 sq.mts bearing S.No. 31/1-A-1 of Pilerne falls under Settlement (S-2) zone as per ODP and proposed 15 mts wide road is shown passing through the property and as per Regional Plan 2021, said property admeasuring 50,000 sq.mts bearing S.No. 31/1-A-1 of Pilerne falls under Settlement zone and proposed 10 mts wide road is shown passing through the property.

Search Report on assets of Sir Biotech India Limited in obtained by Sushil Gupta and Associates, Company Secretaries, Kanpur, as is confirmed vide Receipt dated 29/1/2019 for inspection of Public documents on the official website of Ministry of Corporate Affairs and Annexure 'A' does not show any charge created in favour of any Banks or financial institutions in respect of undivided 50% share in property bearing S.No.31/1/A-1 at Pilerne Goa.

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Above referred conversion Sanad, Approvals further goes to show that the above referred owners namely (A).Sir Biotech India Limited Company and (B).Shri. Uday Ganashyam Naik, have acted upon their Sales Deed and change the nature of the said property and has done several activities in furtherance there to.

There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Nil Encumbrance Certificate dated 21/12/2011 issued by the Sub Registrar Mapusa, Bardez Goa for the period from 21/10/2008 to 21/12/2011,

There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from Nil Encumbrance Certificates Nos 1422 and 1423 both dated 7/09/2020 issued by the Sub Registrar of Mapusa, Bardez Goa for the period from 26-6-2012 to 4/9/2020 issued by the Sub Registrar of Mapusa, Bardez Goa separately in favour of Mr. Uday Ghanashyam Naik and M/s Sir Biotech India Ltd, respectively, on the Said property admeasuring 50,000 sq.mts bearing S.No. 31/1 A-1 of Pilerne Village for the period from 26/6/2012 to 4/9/2020.

By Deed of Sale dated 08/12/2021 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No.BRZ-BK1-130-2022 on 11/01/2022, said Sir Biotech India Limited and Shri. Uday Ganashyam Naik as vendors sold the said plot A admeasuring 25,000 sq. mts, which is part of property bears Survey No.31 of Sub Division No. 1-A-1 of Pilerne Village, to the Purchaser M/s. Ave Miriam Resorts Private Limited.

  
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Said plot A admeasuring 25,000 sq. mts, which now bears Survey No.31 of Sub Division No. 1-A-1-A of Pilerne Village, within the limits of Village Panchayat of Pilerne, Taluka Bardez, Registration Sub-District of Bardez, District of North Goa, State of Goa, which property is neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office of Bardez and entire property bearing S. No. 31/1-A-1-A and is bounded on the EAST: by property bearing survey No.31/1-A of Pilerne village, WEST: By property bearing Survey no. 210/1 of Pilerne village, NORTH: By Public road and SOUTH: By property bearing Survey No.31/1-A-1 of Pilerne village is herein after called the said plot.

Said Ave Miriam Resorts Private Limited thereafter partitioned the said plot in partition case no. ISLR/PART/BAR/PIL/71/2022 before the Deputy collector and by its order dated 25/3/2022 said plot was separated and for partition and ISLR granted new survey number to the said plot bearing no.31/1-A-1-A.

Survey Form I & XIV with respect to Survey No. 31/1-A-1-A of Pilerne Village in which name of Ave Miriam Resorts Private Limited is mutated and also obtained Survey Plan with respect to Survey No. 31/1-A-1-A of Pilerne Village.

Said Ave Miriam Resorts Private Limited obtained Technical clearance order no. TPBZ/60/PIL/TCP-2022/1345 dated 02/03/2022 issued by Senior Town Planner of Mapusa Bardez Goa issued to Ave Miriam Resorts Private Limited.

  
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Advocate

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Office: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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Thereafter said Ave Miriam Resorts Private Limited obtained Revised construction license no.VP/PM/F.16/Revised Residential/Villas /Commercial cum residential building com-wall/swimming pool/2022-23/615 dated 17/5/2022 issued by village panchayat of Pilerne-Marra.

Said Ave Miriam Resorts Private Limited obtained Nil Encumbrance Certificates Nos. 1087 dated 11/05/2022 issued by the Sub Registrar of Mapusa, Bardez Goa for the period from 11/01/2022 to 10/5/2022 and said Nil Encumbrance Certificates shows no encumbrance.


From the above documents it is reveal that there is/are no tenant or Mundkar in the said property.

The Urban Ceiling Act is not applicable to the State of Goa. The said property is free from encumbrance and there is no charge of whatsoever on the said property. The said property is having good and clear marketable right and title.

Minor's interest is not involved in the said property.

Based on the documents produced before me of last more than 30 years, I found and I opine that of M/s Ave Miriam Resorts Private Limited by virtue of Deed of Sale dated 08/12/2021 registered before the Sub Registrar of Bardez, Mapusa Goa under Reg. No.BRZ-BK1-130-2022 on 11/01/2022 are owner in exclusive possession of the said property and they have a clear and marketable title on the said property.

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