



Dated: 29/05/2025

To,

M/S CHAKSHU PROPERTIES PVT. LTD.,
3/D2, Court Chamber,
35, New Marine Lines,
Mumbai -400020

CERTIFICATE OF TITLE

Description of the Said Property: -

All that immovable Property known as “VADEM” or “CUMBIACHEM BATA” or “MOLOI”, surveyed under Survey No.204 Sub Division No.3, situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under Description No.21936 and not enrolled in the Land Revenue Office of Bardez for Matriz Predial and admeasuring an area of 21,675 sq mts and the said property is bounded as under: -

Towards the East: By the property bearing Survey No.203/1 and 264/1;

Towards the West: By the property bearing Survey No.204/4, 204/5, 204/6, 204/7, 204/8 and Road;

Towards the North: By the property bearing Survey No.204/1 and 204/2; and

Towards the South: By the property bearing Survey No.205/2, 205/3, 205/4, 205/5, 205/6 and 205/7.





I Description of documents scrutinized: -

1. Land Description No.21936
2. Inscription No.29678,
3. Deed dated 30/08/1919 drawn up at folios 61 of L. No.189 of the Former Notary of the Judicial Division of Bardez Caridade Frias
4. Will dated 20/03/1924 drawn up at Folios 4V of the of the Former Notary of the Judicial Division of Bardez Caridade Frias,
5. Public Will dated 05/01/1955 executed in the Judicial Division of Bardez,
6. Manual Form I and XIV,
7. Form III
8. Form IX
9. Inventory proceedings bearing no.106/2020/G initiated before the Court of the Civil Judge Junior Division at Mapusa-Goa
10. Order dated 24/07/2020 passed by the Civil Judge Junior Division 'G' Court at Mapusa in Inventory Proceedings No.106/2020/G.
11. Form I and XIV dated 21/11/2023 in respect of Survey No.204/3 of Village Socorro admeasuring an area of 21,675 sq mts
12. Deed of Sale dated 05/12/2023 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-90-2024 dated 05/01/2024,
13. Deed of Sale dated 02/03/2024 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-1247-2024 dated 05/03/2024,
14. Conversion Sanad dated 28/03/2024 under Ref No.4/136/CNV/AC-III/2024/530 issued by the Office of the Additional Collector-III, North Goa District, Mapusa, Goa





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15. Nil Encumbrance Certificate dated 01/07/2024 bearing No.NEC/9/2024/2010
16. Technical Clearance Order dated 12/11/2024 under Ref No.TPB/9964/SOC/TCP-2024/9458 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa,
17. NOC dated 28/11/2024 under Ref No.DHS/2024/DHS0901/00031/126 has been issued by the Primary Health Centre, Porvorim,
18. Construction Licence dated 16/12/2024 under Ref No.VP/SOC/2286/2024-2025 issued by the Office of the Village Panchayat of Socorro,
19. Technical Clearance Order dated 24/04/2025 under Ref No. TPB/9964/SOC/TCP-2025/3785 (Revised Plan) issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa,
20. NOC dated 16/05/2025 under Ref No.DHS/2025/DHS0901/00031/048 has been issued by the Primary Health Centre, Porvorim,
21. Construction Licence dated 21/05/2025 under Ref No.VP/SOC/557/2025-2026 issued by the Office of the Village Panchayat of Socorro,
22. Form I and XIV dated 13/03/2025 in respect of Survey No.204/3 of Village Socorro admeasuring an area of 21,675 sq mts

Note: All documents verified by me are xerox copies.

III Office searches: -

Res: "Siddhivinayak", Plot No.118, PDA Colony, Alto-Porvorim, Goa. 403 521
Email: pratiksha.adv@gmail.com





I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title: -

There exists all that immovable Property known as **"VADEM"** or **"CUMBIACHEM BATA"** or **"MOLOI"**, surveyed under Survey No.204 Sub Division No.3, situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under Description No.21936 and not enrolled in the Land Revenue Office of Bardez for Matriz Predial and admeasuring an area of 21,675 sq mts, which property is herein after referred to as the **SAID PROPERTY** and which property is more particularly described herein above.

The Said Property more particularly described herein above stands described in the Land Registration Office of Bardez under Description No.21936 stands inscribed in favour of Joaquim Antonio Enriques and his wife Ana Isabel Ribeiro Henriques under Inscription No.29678, having belonged to them in the division had between them and their brothers and brothers in law Maria Especiosa Henriques Noronha and her husband Francisco Xavier da Piedade Noronha and Jose Francisco Henriques and his wife Maria Clara Eugenia Cardoso by virtue of Deed dated 30/08/1919 drawn up at folios 61 of L. No.189 of the Former Notary of the Judicial Division of Bardez Caridade Frias.

By Will dated 20/03/1924 drawn up at Folios 4V of the of the Former Notary of the Judicial Division of Bardez Caridade Frias, the said Joaquim Antonio





Enriques bequeathed the said property more particularly described herein above along with other properties to his wife Ana Isabel Ribeiro Henriques.

On the death of said Joaquim Antonio Henriques, his widow said Ana Isabel Ribeiro Henriques became the absolute owner in possession of the said property by virtue of the Will dated 20/03/1924 and the said property stands inscribed in the name of said Ana Isabel Ribeiro Henriques under Inscription No.29679.

By Public Will dated 05/01/1955 executed in the Judicial Division of Bardez, the said Mrs. Ana Isabel Ribeiro e Henriques, widow of Joaquim Antonio Henriques, bequeathed the said property described under Description No.21936 in favour of her nephew Orlando Felecissimo dos Remedios Cardoso Henriques, son of her brother-in-law late Jose Francisco Henriques.

On the death of said Mrs. Ana Isabel Ribeiro e Henriques, said Orlando Felecissimo dos Remedios Cardoso Henriques became the absolute owner in possession of the said property more particularly described herein above by virtue of Public Will dated 05/01/1955.

In the said Will dated 05/01/1955, it has also been stated that said Mrs. Ana Isabel Ribeiro e Henriques institutes the heir of other assets, rights and shares, which she possesses and which she might come to possess by any title, the said her nephew, Orlando.

On promulgation of Survey, the said property stands recorded in the name of Orlando Henriques in the Occupants Column of Manual Form I and XIV, Form III and Form IX.





The said Mr. Orlando Felicissimo Cardoso Henriques alias Orlando Henrique was married to Mrs. Ana Clara Candida Lidia Eloiza Ezilda Jesus Meneses under the regime of Communion of Assets prevailing in the State of Goa, hence they became the co-owners in possession of the said property more particularly described herein above.

The said Mr. Orlando Felicissimo Cardoso Henriques alias Orlando Henrique expired on 01/09/1991 and Mrs. Ana Clara Candida Lidia Eloiza Ezilda Jesus Meneses expired on 02/05/1991, leaving behind his following children as his sole and universal heirs, namely

- A. Mr. Fernando Eduardo Henriques alias Mr. Fernando Henriques, bachelor;
- B. Mr. Carlos Alberto Henriques married to Mrs. Ana Paulo Barcelo Rodrigues Henriques;
- C. Mr. Jose Francisco Henriques married to Mrs. Rita Ana Delfina Do Carmo Lobo Henriques.

On the death of said Mr. Orlando Felicissimo Cardoso Henriques alias Orlando Henrique and his wife Mrs. Ana Clara Candida Lidia Eloiza Ezilda Jesus Meneses, Inventory Proceedings No.106/2020/G were filed before the Court of the Civil Judge Junior Division at Mapusa, Goa. The said property more particularly described herein above was listed as Item No.11 and was allotted to the following persons in the following shares: -

Mr. Fernando Eduardo Henriques alias Mr. Fernando Henriques, bachelor -----
----- 1/3rd share





Mr. Carlos Alberto Henriques married to Mrs. Ana Paulo Barcelo Rodrigues
Henriques ----- 1/3rd share

Mr. Jose Francisco Henriques married to Mrs. Rita Ana Delfina Do Carmo Lobo
Henriques ----- 1/3rd share

The above allotment stands confirmed by virtue of Order dated 24/07/2020
passed by the Civil Judge Junior Division 'G' Court at Mapusa.

By virtue of the above said Mr. Fernando Eduardo Henriques alias Mr.
Fernando Henriques, bachelor, Mr. Carlos Alberto Henriques and his wife Mrs.
Ana Paulo Barcelo Rodrigues Henriques and Mr. Jose Francisco Henriques
married to Mrs. Rita Ana Delfina Do Carmo Lobo Henriques became the
exclusive owners in possession of the said property more particularly
described herein above.

Form I and XIV dated 21/11/2023 in respect of Survey No.204/3 of Village
Socorro admeasuring an area of 21,675 sq mts shows the name of Mr.
Orlando Felicissimo Cardoso Henriques in the Occupants Column.

By Deed of Sale dated 05/12/2023 executed before the Office of the Sub
Registrar of Bardez and registered under Book-1 Document bearing Reg
No.BRZ-1-90-2024 dated 05/01/2024, said Mr. Fernando Eduardo Henriques
alias Mr. Fernando Henriques, bachelor, Mr. Carlos Alberto Henriques and his
wife Mrs. Ana Paulo Barcelo Rodrigues Henriques and Mr. Jose Francisco
Henriques married to Mrs. Rita Ana Delfina Do Carmo Lobo Henriques as the
Vendors sold and conveyed all that immovable Property known as "VADEM"
or "CUMBIACHEM BATA" or "MOLOI", surveyed under Survey No.204 Sub
Division No.3, situated at Socorro Village, within the jurisdiction of Village

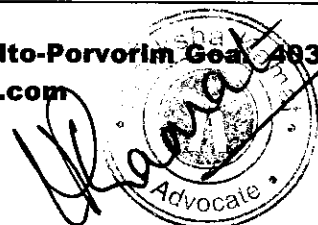




Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under Description No.21936 and not enrolled in the Land Revenue Office of Bardez for Matriz Predial and admeasuring an area of 21,675 sq mts, more particularly described herein above to M/s Nest Finder Realtors Private Limited, having its registered address at Apartment 502, Mangolia, Socorro Gardens, Porvorim, Socorro, Bardez, Goa 403501 and Mr. Bradley Fernandes as the Purchasers.

By virtue of the said Deed of Sale dated 05/12/2023, said M/s Nest Finder Realtors Private Limited and Mr. Bradley Fernandes became the absolute owners in possession of all that immovable Property known as **"VADEM"** or **"CUMBIACHEM BATA"** or **"MOLOI"**, surveyed under Survey No.204 Sub Division No.3, situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under Description No.21936 and not enrolled in the Land Revenue Office of Bardez for Matriz Predial and admeasuring an area of 21,675 sq mts, more particularly described herein above.

By Deed of Sale dated 02/03/2024 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-1247-2024 dated 05/03/2024, said M/s Nest Finder Realtors Private Limited, having its registered address at Apartment 502, Mangolia, Socorro Gardens, Porvorim, Socorro, Bardez, Goa 403501, represented by its Authorized Director Mr. Sagar Malik and Mr. Bradley Fernandes and his wife Mrs. Puja Bradley Fernandes as the Vendors sold and conveyed all that





immovable Property known as **"VADEM"** or **"CUMBIACHEM BATA"** or **"MOLOI"**, surveyed under Survey No.204 Sub Division No.3, situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under Description No.21936 and not enrolled in the Land Revenue Office of Bardez for Matriz Predial and admeasuring an area of 21,675 sq mts, more particularly described herein above to M/s Chakshu Properties Private Limited, having its registered address at 3/D-2, Court Chambers, 35, New Marine Lines, Mumbai 400020, represented by its Director Mr. Alpesh Desai as the Purchasers.

By virtue of the said Deed of Sale dated 02/03/2024, said M/s Chakshu Properties Private Limited, having its registered address at 3/D-2, Court Chambers, 35, New Marine Lines, Mumbai 400020, became the absolute owners in possession of all that immovable Property known as **"VADEM"** or **"CUMBIACHEM BATA"** or **"MOLOI"**, surveyed under Survey No.204 Sub Division No.3, situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under Description No.21936 and not enrolled in the Land Revenue Office of Bardez for Matriz Predial and admeasuring an area of 21,675 sq mts, more particularly described herein above.

Conversion Sanad dated 28/03/2024 under Ref No.4/136/CNV/AC-III/2024/530 has been issued by the Office of the Additional Collector-III, North Goa District, Mapusa, Goa for conversion of an area of 7950 sq mts forming part of Survey No.204/3 of Village Socorro to non agricultural use.



Nil Encumbrance Certificate dated 01/07/2024 bearing No.NEC/9/2024/2010 shows that there are no encumbrances on the said property for the period from 01/12/2023 to 01/07/2024.

Technical Clearance Order dated 12/11/2024 under Ref No.TPB/9964/SOC/TCP-2024/9458 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa, for proposed construction of Residential Villas (8 Nos), swimming pool, Utility Block, Security cabin and compound wall in the property surveyed under Survey No.204/3 of Village Socorro, Bardez, Goa.

NOC dated 28/11/2024 under Ref No.DHS/2024/DHS0901/00031/126 has been issued by the Primary Health Centre, Porvorim, for proposed construction of Residential Villas (8 Nos), swimming pool, Utility Block, Security cabin and compound wall in the property surveyed under Survey No.204/3 of Village Socorro, Bardez, Goa.

Construction Licence dated 16/12/2024 under Ref No.VP/SOC/2286/2024-2025 has been issued by the Office of the Village Panchayat of Socorro, for proposed construction of Residential Villas (8 Nos), swimming pool, Utility Block, Security cabin and compound wall in the property surveyed under Survey No.204/3 of Village Socorro, Bardez, Goa.

Technical Clearance Order dated 24/04/2025 under Ref No.TPB/9964/SOC/TCP-2025/3785 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa, for proposed construction of Residential Villas (12 nos), swimming pool



(Revised Plan) surveyed under Survey No.204/3 of Village Socorro, Bardez, Goa.

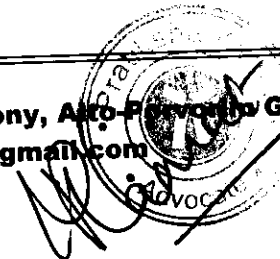
NOC dated 16/05/2025 under Ref No.DHS/2025/DHS0901/00031/48 has been issued by the Primary Health Centre, Porvorim, for proposed construction of Residential Villas (12 Nos), swimming pool (Revised Plan) in the property surveyed under Survey No.204/3 of Village Socorro, Bardez, Goa.

Construction Licence dated 21/05/2025 under Ref No.VP/SOC/557/2025-2026 has been issued by the Office of the Village Panchayat of Socorro, for proposed construction of Residential Villas (12 Nos), swimming pool (Revised Plan) in the property surveyed under Survey No.204/3 of Village Socorro, Bardez, Goa.

Form I and XIV dated 13/03/2025 in respect of Survey No.204/3 of Village Socorro admeasuring an area of 21,675 sq mts shows the name of M/s Chakshu Properties Private Limited in the Occupants Column.

V. Opinion: -

By virtue of the above and upon perusal of the various documents produced, I am of the opinion that said M/s Chakshu Properties Private Limited, having its registered address at 3/D-2, Court Chambers, 35, New Marine Lines, Mumbai 400020 are the absolute owners in possession of all that immovable Property known as "VADEM" or "CUMBIACHEM BATA" or "MOLOI", surveyed under Survey No.204 Sub Division No.3, situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under Description No.21936 and not enrolled in the Land Revenue Office of Bardez for Matriz Predial and

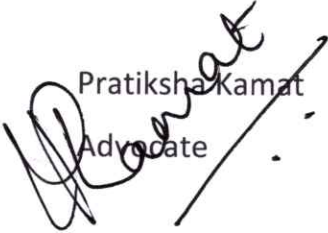




admeasuring an area of 21,675 sq mts, more particularly described herein above and have a clear and marketable title to the same subject to the production of latest Nil Encumbrance Certificate. The ongoing construction in the said property is legal and after obtaining all required approvals/permissions.

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

Urban Land Ceiling Act is not applicable.


Pratiksha Kamat
Advocate

