

Shivan S.Desai
ADVOCATE

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TITLE REPORT

To,
REALCON RESIDENCY LLP,
having Registered office at 378,
MMM Road Amritsar,
Amritsar PB 143001.

I. I have perused the photocopies of the following documents:

- a) Survey Records Form I & XIV bearing Survey No. 186/5 of Village Siolim, Bardez - Goa.
- b) Registo Do Agrimensor
- c) Manual Form I & XIV
- d) Form IX
- e) Form III
- f) Deed of Declaration Succession or Qualification of heirs dated 11/06/1998, drawn at page no 20 onwards of Book No 4 in the office of the Civil Registrar cum Sub-Registrar and Notary Ex Officio Pernem



- g) Inventory Proceedings bearing No. 336/2020/C filed before the Court of the Civil Judge Junior Division at Mapusa – Goa
- h) Proceedings bearing Special Civil Suit No. 104/2006/B filed before the Civil Judge Senior Division at Mapusa
- i) Terms of Comprise dated 15/12/2011 filled before the Civil Court Senior Division at Mapusa in Special Civil Suit bearing No. 104/2006/B along with Compromise Decree dated 15/12/2011 passed by the Civil Court Senior Division at Mapusa in Special Civil Suit bearing No. 104/2006/B
- j) Deed of Sale dated 15/12/2011 duly executed before the Sub-Registrar of Bardez under registration no BRZ-BK1-05833-2011, Book no 1, CD number BRZD259 on 15/12/2011



- k) Deed of Sale dated 10/04/2015 which came to be registered before the Sub-Registrar of Bardez under registration no BRZ-BK1-05357-2015, Book No 1, CD number BRZD764 on 10/04/2015
- l) Deed of Rectification dated 30/06/2016 executed before the Sub-Registrar of Bardez under Registration No BRZ-BK1-02981-2016, CD No. BRZD780 dated 30/06/2016
- m) Survey Plan

PERMISSIONS :

- n) Survey Report dated 07/01/2021 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa – Goa
- o) Correspondence Certificate dated 21/07/2020 bearing No. 9(02)-56/DSLR-2020/3582 issued by Dormiana Nazareth, Superintendent of Survey and land Records, Panaji, Goa



- p) Land Use Zoning Certificate dated 31/03/2015 bearing Ref. No. TPBZ/ZON/1367/SIOLIM/TCP-15/1117 issued by Deputy Town Planner, Town and Country Planning Department, Mapusa – Goa
- q) Land Use Zoning Certificate dated 04/12/2020 bearing Ref. No. TPBZ/ZON/8119/SIO/TCP-20/4515 issued by Deputy Town Planner, Town and Country Planning Department, Mapusa – Goa
- r) Nil Encumbrance Certificate dated 31/12/2020 bearing No. 3236/2020
- s) Nil Encumbrance Certificate dated 31/12/2020 bearing No. 3237/2020

II. **DESCRIPTION OF THE PROPERTY:**

SCHEDULE I

All that immovable property denominated as “DONGOR MARGO” situated within the limits of Village Panchayat



of Siolim of the District of North Goa, State of Goa, nor described in the Land Registration Office Of Bardez and not enrolled in the Taluka Revenue Office bearing old Cadastral Survey no 803 and presently surveyed under survey no 186/5 of Village Siolim Bardez Goa, originally admeasuring 5424 square meters and the same is bounded as under:

East: By property bearing survey no. 186/6 of Village Siolim Bardez Goa.

West: By property bearing survey no 186.4, 186/4-A and 186/4-B of Village Siolim Bardez Goa.

North: By property bearing survey no 190/1 of Village Siolim Bardez Goa.

South: By Public Road.

The said property shall hereinafter referred to as the
SAID PROPERTY

TRACING OF PARTIES TITLE:

1. The **SAID PROPERTY** is neither described nor inscribed in the Land Registration Office.

Inscription and Description Certificates are



records maintained during the Portuguese Regime wherein the record of title was maintained. Portuguese Regime in Goa continued upto 1961 and post 1961, the Land Registration records are not updated. However the said records are still recognized by the Courts and departments for the purpose of title to the property. In terms of the system then prevailant, every property had a description number which describes the property and a corresponding inscription number which records the name of the owner of the same which document is referred to as Description & Inscription Certificate. In terms of the Portuguese Law which is still applicable in Goa and in terms of the principles of law laid down by the courts in Goa, the Inscription & Description Certificate (Land Registration Certificate) is a title document for all legal and practical purposes and therefore the same is a vital document for assessment of title to the property.



2. Registo Do Agrimensor reveals that the **SAID PROPERTY** bearing old Cadastral Survey No. **803** originally belonged to Balcrisna Trivicrama Naique Bandodcar, son of Trivicrama Naique Bandodcar and of Radabai.

3. Survey Report dated 07/01/2021 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa – Goa reveals that the **SAID PROPERTY** bearing old Cadastral Survey No. 803 corresponds to survey No. 186/5 and 186/13 of Village Siolim, Bardez – Goa.

4. Correspondence Certificate dated 21/07/2020 bearing No. 9(02)-56/DSLRL-2020/3582 issued by Dormiana Nazareth, Superintendent of Survey and land Records, Panaji, Goa reveals that the **SAID PROPERTY** bearing old Cadastral Survey No. 803(part) corresponds to Survey No. 186/5(part) of Village Siolim, Bardez – Goa. The **Correspondence Certificate** issued by Directorate of Settlement and



Land Records would establish the co-relation between the old cadastral survey record and the present Goa Settlement records and assists in identifying the property for the purpose of due diligence.

5. Cadastral Survey Records and Registo Do Agrimensor are land records which were promulgated during the Portuguese Regime under theCodigo De Registo Rules. Under the said Rules, the said cadastral Survey Records and Registo Do Agrimensor were prepared on the basis of Ownership of the property and not just on the basis of possession. Although the said Registo is not a document of title, the same is indicative of the ownership status at the time of the survey.
6. The said Cadastral Survey No. 803 read with the Registo Do Agrimensor establishes that the **SAID PROPERTY** originally belonged to Balcrisna



Trivicrama Naique Bandodcar, son of Trivicrama
Naique Bandodcar and of Radabai.

7. Inventory Proceedings bearing No. 336/2020/C filed
before the Court of the Civil Judge Junior Division
at Mapusa – Goa reveals as under :

A. THAT Balcrisna Naique Bandokar alias
Balcrisna Trivicrama alias Balcrisna Trivicrama
Naique Bandodcar alias Balcrisna Trivicrama
Naique Bandivadecar alias Balkrishna Naik
Bandiwadekar and his wife, Caveri Naique both
passed away on 16/11/1958 and 26/06/1932
respectively leaving behind their legal heir
namely Vaman Balkrishna Naik Bandowadekar
alias Vamona Balcrishna Naique Bandivadekar
alias Vamona Balacrisna Naique Bandorcar alias
Vamona Balcrishna Naique Bandivadecar alias
Vamona Balcrisna Naique Banderkar alias
Vaman Naik Bandodcar alias Vamona Naique
alias Vaman Balkrishna Naik Banaulikar alias

Vaman Balkrishna Naik Bandiwadekar married to Ramabai Vaman Naik alias Ramabai Vamoa Naique Bandiradecar alias Ramabai Vamona Naique Bandiradecar alias Ramabai Naique Bandorcar alias Ramabai.

B. THAT the said Vaman Balkrishna Naik Bandowadekar alias Vamona Balcrishna Naique Bandivadekar alias Vamona Balacrisna Naique Bandorcar alias Vamona Balcrishna Naique Bandivadecar alias Vamona Balcrisna Naique Bander car alias Vaman Naik Bandodcar alias Vamona Naique alias Vaman Balkrishna Naik Banaulikar alias Vaman Balkrishna Naik Bandiwadekar and his wife, Ramabai Vaman Naik alias Ramabai Vamoa Naique Bandiradecar alias Ramabai Vamona Naique Bandiradecar alias Ramabai Naique Bandorcar alias Ramabai both passed away on 13/05/1984 and 02/12/1983 respectively leaving behind



their sole and universal legal heir their only son i.e Eknata Naique Bandodkar alias Eknata Naique Bandodcar alias Ekanta Naique Bandodkar alias Ecanta Vamona Naique Bandivadecar alias Ecanta Vamona Naique Bandodkar alias Ekanath Naik alias Eknath Vaman Naik Bandivodkar alias Eknath Vaman Naik Bandiwadekar married to Devcabai Ecanath Naique Bandivadecar alias Devikabai Eknath Naik Bandevdekar alias Devica Naique Bandorcar alias Devikibai Ecanta Naique Bavdivadekar alias Devikabai Eknath Naik Bandevdekar alias Devka Naique Bandorcar alias Devikabai Eknath Naik Bandivdeker under the regime of communion of assets.

C. THAT the said Eknata Naique Bandodkar alias Eknata Naique Bandodcar alias Ekanta Naique Bandodkar alias Ecanta Vamona Naique Bandivadecar alias Ecanta Vamona Naique



Bandodkar alias Ekanath Naik alias Eknath Vaman Naik Banidvodkar alias Eknath Vaman Naik Bandiwadekar and his wife, Devcabai Ecanath Naique Bandivadecar alias Devikabai Eknath Naik Bandevdekar alias Devica Naique Bandorcar alias Devikibai Ecanta Naique Bavdivadekar alias Devikabai Eknath Naik Bandevdekar alias Devka Naique Bandorcar alias Devikabai Eknath Naik Bandivdeker both passed away on 10/05/2002 and 25/07/1992 respectively leaving behind their following sole and universal legal heirs:

- i. Balcrisna Ecanta Naique Bandivadecar alias Balkrishna Ecanta Naique alias Bandorcar alias Bandiwadekar alias Bandivadekar married to Kaveri Balkrishna Naique alias Kaveri Balcrisna Naik alias Kaveri alias Geeta Balkrishna Naique Bandiorcar alias Bandiwadekar alias Bandivadekar



- ii. Avdhuta Ecanta Naique Bandivadecar alias
Bandorcar alias Bandiwadeker alias
Avadhuta Ecanta Naique Bandivadecar alias
Bandivadekar married to Smita Avdhuta
Naique alias Bandorcar alias Smita Avdhut
Naik alias Bandiwadekar alias Bandivadekar
- iii. Paramanand Ecanta Naique alias
Paramananda Ecanta Naique Bandorcar
alias Bandiwadekar alias Bandivadekar
married to Maya Paramanand Naique
Bandorcar alias Bandiwadekar alias
Bandivadekar

8. Deed of Declaration Succession or Qualification of
heirs dated 11/06/1998, drawn at page no 20
onwards of Book No 4 in the office of the Civil
Registrar cum Sub-Registrar and Notary Ex Officio
Pernem reveals THAT Ramabai Vaman Naik alias
Ramabai Vamona Naique Bandivadecar alias
Ramabai Naique Bandorcar alias Romabai passed



away on 02/12/1983 and later her husband, Vaman Balkrishna Naik Bandiwadekar alias Vamona Balcrishna Naique Bandivadecar alias Vamona Balcrisna Naique Bandorcar alias Vamon Naik Bandodcar alias Vamona Naique passed away on 13/05/1984 leaving behind their sole legal heir, Eknata Naique Bandodkar alias Eknata Naique Bandodcar alias Ekanta Naique Bandodkar alias Ecanta Vamona Naique Bandivadecar alias Ecanta Vamona Naique Bandodkar alias Ekanath Naik alias Eknath Vaman Naik Banidvodkar alias Eknath Vaman Naik Bandiwadekar married to Devcabai Ecanath Naique Bandivadecar alias Devikabai Eknath Naik Bandevdekar alias Devica Naique Bandorcar alias Devikibai Ecanta Naique Bavdivadekar alias Devikabai Eknath Naik Bandevdekar alias Devka Naique Bandorcar alias Devikabai Eknath Naik Bandivdeker and later the said Devcabai Ecanath Naique Bandivadecar alias Devikabai Eknath Naik Bandevdekar alias Devica

Naique Bandorcar alias Devikibai Ecanta Naique Bavdivadekar alias Devikabai Eknath Naik Bandevdekar alias Devka Naique Bandorcar alias Devikabai Eknath Naik Bandivdeker passed away on 25/07/1992 leaving behind her widower and half sharer and moiety holder, the said Eknata Naique Bandodkar alias Eknata Naique Bandodcar alias Ekanta Naique Bandodkar alias Ecanta Vamona Naique Bandivadecar alias Ecanta Vamona Naique Bandodkar alias Ekanath Naik alias Eknath Vaman Naik Banidvodkar alias Eknath Vaman Naik Bandiwadekar and three sons as her sole and universal legal heirs namely: Balcrisna Ecanata Naique Bandivadecar married to Kaveri Balcrisna Naik; Avdhuta Ecanata Naique Bandivadecar married to Smita Audhut Naik and Paramanand Ecanata Naique Bandorcar married to Maya Paramanand Naique Bandorcar



9. On 13/10/2006, a suit bearing Special Civil Suit No. 104/2006/B for Declaration and Cancellation of Deed of Declaration, Succession or Qualification of Heirs was filed before the Civil Judge Senior Division at Mapusa by Smt. Archana Milind Naique Bandivadecar and her daughter Apurva Milind Naik Bandivadekar thereby declaring that the Deed of Declaration, succession or Qualification of Heirs dated 11/06/1998 drawn at page no 20 onwards of Book No 4 in the office of the Civil Registrar cum Sub Registrar and Notary Ex Officio Pernem to be declared null, void and cancelled and also declaratory decree be passed to the effect that the said Smt. Archana Milind Naique Bandivadecar and her daughter Apurva Milind Naik Bandivadekar are the co-heirs/successors of the said Late Devicabai and Ecanata Vamona Naique Bandorcar.

10. Terms of Comprise dated 15/12/2011 were filled before the Civil Court Senior Division at Mapusa in Special Civil Suit bearing No. 104/2006/B by the



said Smt. Archana Milind Naique Bandivadecar and her daughter Apurva Milind Naik Bandivadekar and Balkrishna Ecanata Naique Bandorcar alias Bandivadekar and his wife Kaveri Balkrishna Naique Bandorcar alias Bandivadekar; Avdhuta Ecanata Naique Bandorcar alias Bandivadekar and his wife Smita Avdhut Naique Bandorcar alias Bandivadekar and Pramanand Ecanata Naique Bandorcar alias Bandivadekar and his wife, Maya Paramanand Naique Bandorcar alias Bandivadekar and in pursuance to the same Compromise Decree dated 15/12/2011 was drawn by the Civil Court Senior Division at Mapusa in Special Civil Suit bearing no104/2006/B on the terms that Smt Archana Milind Naique Bandivadekar and her daughter, Apurva Milind Naik Bandivadekar do not challenge the deed of declaration, succession or qualification of heirs dated 11/06/1998 and admit that the said deed of declaration, succession or qualification of heirs legal and valid and further the said Smt



Archana Milind Naique Bandivadekar and her daughter, Apurva Milind Naik Bandivadekar and Balkrishna Ecanata Naique Bandorcar alias Bandivadekar and his wife Kaveri Balkrishna Naique Bandorcar alias Bandivadekar; Avdhuta Ecanata Naique Bandorcar alias Bandivadekar and his wife Smita Avdhut Naique Bandorcar alias Bandivadekar and Pramanand Ecanata Naique Bandorcar alias Bandivadekar and his wife, Maya Paramanand Naique Bandorcar alias Bandivadekar have agreed to sell the SAID PROPERTY and property surveyed under no 186/13 of Village Siolim to Shri Mohit Agarwal and Shri Ajay Kumar Jain, etc.

11. In pursuance to the Compromise Decree dated 15/12/2011 passed by the Civil Court Senior Division at Mapusa in Special Civil Suit bearing No. 104/2006/B, vide Deed of Sale dated 15/12/2011 duly executed before the Sub-Registrar of Bardez under registration no BRZ-BK1-05833-2011, Book



no 1, CD number BRZD259 on 15/12/2011, the said Balkrishna Ecanata Naique Bandorcar alias Bandivadekar and his wife Kaveri Balkrishna Naique Bandorcar alias Bandivadekar; Avdhuta Ecanata Naique Bandorcar alias Bandivadekar and his wife Smita Avdhut Naique Bandorcar alias Bandivadekar and Pramanand Ecanata Naique Bandorcar alias Bandivadekar and his wife, Maya Paramanand Naique Bandorcar alias Bandivadekar sold the SAID PROPERTY along with another property known as KER surveyed under No. 186/13 of Village Siolim admeasuring 100 square meters in favor of Shri Mohit Agarwal and Shri Ajay Kumar Jain.

12. Vide Deed of Sale dated 15/12/2011, the said Shri Mohit Agarwal and Shri Ajay Kumar Jain became owners for the equal share of the SAID PROPERTY admeasuring 5425 sq. mts. i.e. out of total area admeasuring 5425 sq. mts., the said Shri Mohit Agarwal and Shri Ajay Kumar Jain are individually entitled for 2712.50 sq. mts.



13. Vide Deed of Sale dated 10/04/2015 which came to be registered before the Sub-Registrar of Bardez under registration no BRZ-BK1-05357-2015, Book No 1, CD number BRZD764 on 10/04/2015, the said Shri Mohit Agarwal sold a portion admeasuring an area of **600 square meters** out of his half share admeasuring 2712.50 sq. mts. forming part of the SAID PROPERTY in favour of Mrs. Upma Agarwal AND the said Deed of Sale dated 10/04/2015 was signed by the said Shri Ajay Kumar Jain as Confirming Party.

14. Due to oversight/mistake, the description bearing No. 29148 and 29149 drawn up at Folio 32 reverse and 33 respectively, both of Book B-75 (N) of Land Registration Record of Bardez and the inscription Number 21982 drawn up at folio 131 reverse of Book G-28 of Land Registration Record of Bardez were not incorporated in the principal Deed of Sale dated 15/12/2011 which mistake was duly rectified



vide Deed of Rectification dated 30/06/2016 executed before the Sub-Registrar of Bardez under Registration No BRZ-BK1-02981-2016, CD No. BRZD780 dated 30/06/2016 by the said Balkrishna Ecanata Naique Bandorcar alias Bandivadekar and his wife Kaveri Balkrishna Naique Bandorcar alias Bandivadekar; Avdhuta Ecanata Naique Bandorcar alias Bandivadekar and his wife Smita Avdhut Naique Bandorcar alias Bandivadekar and Pramanand Ecanata Naique Bandorcar alias Bandivadekar and his wife, Maya Paramanand Naique Bandorcar alias Bandivadekar and Shri Mohit Agarwal and Shri Ajay Kumar Jain.

15. Vide Deed of Sale dated 07/12/2020 duly executed before the Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3178-2020, dated 09/12/2020, the said Shri Mohit Agarwal along with his wife, Mrs. Isha Agarwal and Shri Ajay Kumar Jain along with his wife, Mrs. Navita Jain sold a



PLOT “B” admeasuring an area of **1150 square meters** forming part of the SAID PROPERTY in favour of Realcon Residency LLP.

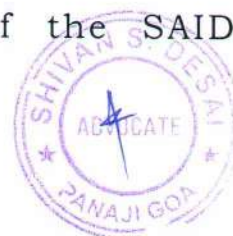
16. Vide Deed of Sale dated 07/12/2020 duly executed before the Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3158-2020, dated 07/12/2020, the said Shri Mohit Agarwal along with his wife, Mrs. Isha Agarwal and Shri Ajay Kumar Jain along with his wife, Mrs. Navita Jain sold a PLOT “A” admeasuring an area of **3675 square meters** forming part of the SAID PROPERTY along with property surveyed under no 186/13 of Village Siolim, admeasuring 100 sq. mts. in favour of Realcon Residency LLP.

17. However Deed of Rectification dated 30/06/2016 executed before the Sub-Registrar of Bardez under Registration No BRZ-BK1-02981-2016, CD No. BRZD780 dated 30/06/2016 reveals that THE SAID PROPERTY was described under description



No. 29148 and 29149 drawn up at Folio 32 reverse and 33 respectively, both of Book B-75 (N) of Land Registration Record of Bardez and inscribed under inscription Number 21982 drawn up at folio 131 reverse of Book G-28 of Land Registration Record of Bardez whereas Deed of Sale dated 07/12/2020 reveals that THE SAID PROPERTY is neither described nor inscribed which NEEDS CLARIFICATION.

18. In pursuance to Deed of Sale dated 07/12/2020 duly executed before the Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3158-2020, dated 07/12/2020 and Deed of Sale dated 07/12/2020 duly executed before the Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3178-2020, dated 09/12/2020, the said Realcon Residency LLP became absolute owner in possession of the PLOT admeasuring an area of **4825 square meters** forming part of the SAID



PROPERTY along with property surveyed under no
186/13 of Village Siolim, admeasuring 100 sq. mts.

Form III, Form IX and Manual Form I & XIV :

19. in respect of the SAID PROPERTY bearing Survey
No. **186/5** of Village **Siolim**, Bardez – Goa clearly
shows the name of Vaman Balkrishna Naik and after
deleting the said name, the names of Eknath Vaman
Naik Bandiwadekar; Balcrisna Ecanata Naique
Bandiwadekar; Audhuta Ecanata Naique
Bandiwadekar and Paramananda Ecanata Naique
Bandiwadekar were added as Occupant in
Occupants Column.

20. Certificate dated 19/01/2021 issued by Adv. Ralph
Mascarenhas, Calangute, Bardez – Goa reveals that
Public Notice dated 26/11/2020 was published in
daily newspaper Navhind Times and Gomantak on
27/11/2020 in respect of the **SAID PROPERTY**,
admeasuring **5425 sq. mts.** bearing Survey No.



186/5 of Village **Siolim**, Bardez – Goa and no objections were received in pursuance to the said Public Notice. In this respect, conclusion is based on the Certificate dated 19/01/2021 issued by Adv. Ralph Mascarenhas, Calangute, Bardez – Goa.

21. Certificate dated 19/01/2021 issued by Adv. Savio Monteiro, Patto, Panaji – Goa reveals that Public Notice dated 12/08/2020 was published in daily newspaper Navhind Times and Gomantak on 14/08/2020 in respect of the **SAID PROPERTY**, admeasuring **5425 sq. mts.** bearing Survey No. **186/5** of Village **Siolim**, Bardez – Goa and no objections were received in pursuance to the said Public Notice. In this respect, conclusion is based on the Certificate dated 19/01/2021 issued by Adv. Savio Monteiro, Patto, Panaji – Goa.

22. In light of above, considering the fact that the Registo Do Agrimensor, Survey Report, Form III,



Form IX, Manual Form I & XIV, Inventory Proceedings bearing No. 336/2020/C filed before the Court of the Civil Judge Junior Division at Mapusa – Goa, Deed of Declaration Succession or Qualification of heirs dated 11/06/1998, Compromise Decree dated 15/12/2011 passed by the Civil Court Senior Division at Mapusa in Special Civil Suit bearing No. 104/2006/B, Deed of Sale dated 15/12/2011, Deed of Sale dated 10/04/2015, Deed of Rectification dated 30/06/2016, Deed of Sale dated 07/12/2020 and Deed of Sale dated 07/12/2020 and the Survey Records in respect of the **SAID PROPERTY**, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners, I am of the opinion that the said **REALCON RESIDENCY LLP** has clear and marketable title in respect of the PLOT admeasuring an area of **4825 square meters** forming part of the SAID PROPERTY



along with property surveyed under no 186/13 of Village Siolim, admeasuring 100 sq. mts. subject to the Observation made at **PARA 17 ABOVE**

IV. **In addition to above, I have to make the following observations:**

1. No tenants/Mundkars are reflected in the survey records of the **SAID PROPERTY**.
2. The Urban Ceiling Act is not applicable to the State of Goa.
3. No Conversion Sanad has been furnished to establish that the **SAID PROPERTY** is converted from agricultural to non-agricultural purposes.
4. Land Use Zoning Certificate dated 04/12/2020 bearing Ref. No. TPBZ/ZON/8119/SIO/TCP-20/4515 issued by



Deputy Town Planner, Town and Country Planning Department, Mapusa – Goa has been furnished which reveals that the **SAID PROPERTY** falls in “Partly Settlement Zone, Partly Natural Cover with No Development Slopes, proposed 10.00 mtrs. wide road is passing through the property and effected by proposed 25.00 mts. wide road” as per the Regional Plan for Goa 2021.

5. No NOC is furnished from the Forest Department to establish that the **SAID PROPERTY** is not identified as a Forest Land.

V. **EVIDENCE OF POSSESSION:-**

The **SAID PROPERTY** bearing Survey No. 186/5 of Village Siolim, Bardez - Goa reflects the names of Mohit Agarwal and Ajay Kumar Jain in Form I & XIV issued by the Department of Survey, Government of Goa. **It is advisable that the name**



of the present owner needs to be mutated in the Survey Records and the names appearing in the Form I & XIV needs to be deleted and partition needs to be carried out to the extent of PLOT admeasuring an area of 4825 square meters forming part of the SAID PROPERTY.

VI. ENCUMBRANCE ON PROPERTY:-

I have taken search in the Office of the Sub-Registrar of Mapusa, Bardez - Goa and have not found any registered mortgages in respect of the **SAID PROPERTY**. Nil Encumbrance Certificate dated 31/12/2020 bearing No. 3237/2020 and Nil Encumbrance Certificate dated 31/12/2020 bearing No. 3236/2020 in respect of the PLOT admeasuring an area of **4825 square meters** forming part of the SAID PROPERTY is furnished to establish that there is no encumbrance in the **SAID PROPERTY**.



CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that **REALCON RESIDENCY LLP** has clear and marketable title in respect of the PLOT admeasuring an area of **4825 square meters** forming part of the SAID PROPERTY along with property surveyed under no 186/13 of Village Siolim, admeasuring 100 sq. mts. subject to the Observation made at **PARA 17 and PARA V ABOVE**

➤ **General Qualifications and Assumptions**

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out at 'I' above.
- For the purpose of issuing this report on title:
 - (a) I have not carried out a negative search in respect of litigations (i) in relation to the **SAID PROPERTY** and/or (ii) against the larger property;



- (b) I have taken the title documents under which Balcrisna Trivicrama Naique Bandodcar, son of Trivicrama Naique Bandodcar and of Radabai acquired the Land as the root of title.
- For the purpose of issuing this report on title, I have assumed:
 - (a) the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, as set out at 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;
 - (b) that the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force;

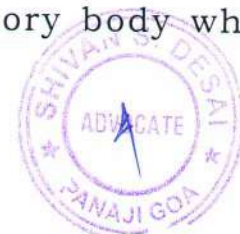


- (c) that all the documents relating to the **SAID PROPERTY** and furnished to me have been validly executed and delivered by the parties to them;
- (d) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- (e) that there are no pending litigations in respect of the **SAID PROPERTY**; and
- (f) that names of persons spelt differently in different documents in respect of the **SAID PROPERTY** are the same person;
- The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore



disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

- This report on title is confined to the **SAID PROPERTY** only.
- The search conducted at the Office of the Sub-Registrar of Mapusa, Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.
- The availability/existence of the access to the SAID PROPERTY is not within the scope of this report
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which



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would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

Place:-Panaji-Goa.

Date:- 01/03/2021



(Adv. Shivan S. Desai)